

COUNCIL MEMBERS:

SHAWN BARIGAR	DON HALL	SUZANNE HAWKINS	GREGORY LANTING	JIM MUNN, JR.	REBECCA MILLS SOJKA	CHRIS TALKINGTON
<i>Mayor</i>		<i>Vice Mayor</i>				



MINUTES
Meeting of the Twin Falls City Council
Monday, December 15, 2014
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

4:00 P.M.				
PLEDGE OF ALLEGIANCE TO THE FLAG				
CONFIRMATION OF QUORUM				
	Purpose	By:		
<p>Attendees to include:</p> <ul style="list-style-type: none"> • Members of the local Idaho Legislative Delegation • City of Twin Falls Council Members • City Staff Members <p style="text-align: center;">Agenda</p> <p>4:00 P.M. Welcome and Introductions</p> <p>4:05 P.M. Roundtable discussion of possible upcoming issues of the 2015 Legislative Session</p> <ul style="list-style-type: none"> ○ Discussion on the State of the City of Twin Falls Economy – Travis Rothweiler <ul style="list-style-type: none"> ▪ Update on the City of Twin Falls ▪ Local Economy and Projects ▪ Reorganization ▪ Current Projects ○ Area of Annexation – Mitchel Humble ○ Discussion on Public Transportation in Twin Falls – Mandi Thompson ○ Public Works, Water Rights and Transportation Issues – Jacqueline Fields ○ Urban Renewal and Economic Development – Melinda Anderson <p>5:15 P.M. Discussion of local delegation’s perspective</p> <p>5:25 P.M. Final Thoughts.</p>				
5:30 P.M.				
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA				
PROCLAMATIONS: None				
GENERAL INPUT				
I. CONSENT CALENDAR:				
1. Consideration of a request to approve the Accounts Payable for December 9 – 15, 2014, TOTAL: \$421,467.43.	Action	Sharon Bryan		
II. ITEMS FOR CONSIDERATION:				
1. Discussion and possible action on the Citizens’ City Facilities Committee recommendation to acquire the Banner Furniture Building on Main Street, transform the existing City Hall and Police Station into a Public Safety Complex and to use unrestricted cash reserves to pay for the project.	Discussion/ Possible Action	Co-Chairs/Citizens Committee for Facilities		
2. Public input and/or items from the City Manager and City Council.				
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:				
6:00 P.M.				
IV. PUBLIC HEARINGS:				
1. Request for Annexation of a 40 (+/-) acre parcel and a Zoning District Change and Zoning Map from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North.	PH/Action	Gerald Martens, EHM Engineers, Inc. on behalf of Northeast Investments, LLC		

V. <u>ADJOURNMENT:</u>		
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Any person(s) needing special accommodations to participate in the above noticed meeting could contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208)735-7287.

4:00 P.M.

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Gregory Lanting, Jim Munn (5:30 p.m.), Rebecca Mills Sojka, Chris Talkington

Present: Stephen Hartgen, Maxine Bell, Lance Clow, Lee Heider, Jim Patrick, Clark Kaufmann, and Nancy Duncan with the City of Kimberly

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Managers Mitchel Humble and Brian Pike, Chief Financial Officer Lorie Race, Economic Development Director Melinda Anderson, City Engineer Jacqueline Fields, Assistant City Engineer Troy Vitek, Grant Writer Mandi Thompson, Human Resource Director Susan Harris, Fire Chief Ron Clark, I/S Tami Lauda, Deputy City Clerk Leila A. Sanchez

Attendees to include:

- Members of the local Idaho Legislative Delegation
- City of Twin Falls Council Members
- City Staff Members

Agenda

4:00 P.M. Welcome and Introductions

Mayor Hall brought the meeting to order at 4:04 p.m.

Mayor Hall thanked the local legislators and Nancy Duncan, Kimberly City Council for their attendance.

- 4:05 P.M. Roundtable discussion of possible upcoming issues of the 2015 Legislative Session
- Discussion on the State of the City of Twin Falls Economy – Travis Rothweiler
 - Update on the City of Twin Falls
 - Local Economy and Projects
 - Reorganization Current Projects
 - Area of Annexation – Mitchel Humble
 - Discussion on Public Transportation in Twin Falls – Mandi Thompson
 - Public Works, Water Rights and Transportation Issues – Jacqueline Fields
 - Urban Renewal and Economic Development – Melinda Anderson

City Manager Travis Rothweiler gave the introduction and a PowerPoint presentation.

He reviewed the new organizational structure and introduced Deputy City Manager for Public Safety Brian Pike and Deputy City Manager for Community Services and Development Mitchel Humble.

Discussion followed on the citizen survey and transportation funding.

City Engineer Jacqueline Fields spoke on transportation and water rights.

Grant Writer Mandi Thompson spoke on public transportation. She has applied for and received a grant for a transit development plan. The plan is to have this completed in six months.

City Manager Rothweiler discussed NPO status and the City of Kimberly. The City is working with Sarah Michael, Region IV Mobility Manager for Community Transportation Association of Idaho (CTAI), on transportation.

Grant Writer Thompson explained she is working with the Idaho Transportation Department to discuss how the NPO is formed. When the next census is certified the City will have a year to create the NPO.

Councilmember Barigar stated the the City, industry partners, the College of Southern Idaho, and the Chamber of Commerce have been actively involved in transportation.

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Economic Development Director Melinda Anderson gave a brief review of the Main Avenue Design Project, new businesses downtown, small projects, and comprehensive legislation.

5:15 P.M. Discussion of local delegation's perspective

5:25 P.M. Final Thoughts.

City Manager Rothweiler and Mayor Hall thanked the legislators for attending today's meeting.

Recess at 5:28 p.m.

Reconvened at 5:57 p.m

5:30 P.M.

Mayor Hall called the meeting to order at 5:30 P.M.

He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him and Boy Scouts from Troop 59. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None

PROCLAMATIONS: None

GENERAL INPUT: None

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for December 9 – 15, 2014.

MOTION:

Councilmember Lanting moved to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hawkins and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

6:00 P.M.

IV. PUBLIC HEARINGS:

1. Request for Annexation of a 40 (+/-) acre parcel and a Zoning District Change and Zoning Map from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North.

Deputy City Manager Humble explained the notice process for the public hearing. There was a typo that was mailed out to property owners within 300' with an inaccurate date of December 10. Another letter was sent out with the correct date of December 15, 2014. Signage was also placed on the property. A citizen showed up at the December 10, 2014, public hearing. She was informed of correction.

Councilmember Mills Sojka stated her concern of other surrounding property owners not having the correct information of tonight's public hearing.

Council discussion followed.

City Attorney Wonderlich stated that the corrected notice was sent out 14 to 15 days prior to the meeting.

The consensus of the Council was to move forward with the public hearing.

Gerald Martens, on behalf of the applicant, explained the request. He gave a brief history of the development process for the Urban Village.

On November 25, 2014, the Commission unanimously recommended the C-1 PUD / Master Development Plan as an appropriate zoning designation upon annexation.

On overhead projection he showed a summary of the project design.

Discussion followed:

- Lighting
- Functionality of open space
- Pathway systems and pedestrian safety

Gerald Martens stated the light source will not escape the boundary of the property and will have uniform architectural lighting criteria for the entire project.

The required green space provided for the project, without the discretionary green space, exceeds 20% of the site. The functionality of the green space encompasses jurisdictional wetlands in which limitations are placed. Green Space south of the proposed gated entry to the townhomes is a small park that will be incorporated into the townhome or office development. The pathway through the property will be landscaped on both sides and will provide a pleasant environment for users of the trail. Within the property boundary there are no public designated type parks. There will be a 10' wide walkway.

- Traffic calming plans on Pole Line Road
- Park designated west of the property and north of Cheney
- Crossing Pole Line Road
- Trail connection

Assistant City Engineer Vitek explained there is no warrant for a signal at the location but Gerald Martens stated he will be do a traffic study to address traffic and roadway design. Illumination is currently being discussed.

Mayor Hall stated for the record that if the request is approved that consideration be made to slowing the traffic down at the Pole Line location for safety reasons.

Assistant City Engineer Vitek stated for the record that on Mountain View there are approaches that are proposed to be private easements and he is currently in discussion with Gerald Martens to making these tracts. Staff is having difficulty with addressing and giving an easement a road name.

Gerald Martens stated The Bishops Storehouse project, as developed, will complete Mountain View in its entirety including utilities.

Johnny Watson, applicant, stated that the idea of urban village is small scale 14,000 s.f. with low traffic volume. A Bishop's Storehouse is a small grocery store without a cash register. It is an avenue to help those in need to get basics for their family.

Planner I Spendlove reviewed the request.

Discussion followed.

Gerald Martens stated there will be a property owners association and an architectural review committee.

Planner I Spendlove stated that the underlying zone will be R1 in which the minimum lot size will have to be met. This will also include the townhouses. The density cannot be increased. The Planning & Zoning Commission did not discuss the non-commercial storehouse.

On November 25, 2014, a public hearing before the Planning & Zoning Commission took place. Upon conclusion of the public hearing and deliberations Commissioner Munoz made a recommendation that the Zoning District Change & Zoning Map Amendment, as presented and including staff recommendations, is an appropriate Zoning District. Commissioner Derricott seconded the motion. All members present voted in favor of the motion.

1. Subject to site plan amendments per Building, Engineering, Fire and Zoning Officials for compliance with City Code requirements and standards.
2. Subject to development in compliance with the Master Development Plan and the PUD Agreement as approved.
3. Subject to all development within Area B being uniform in "Use".

Staff concurs with the Commission's recommendation.

-Area D - Height restriction of 35'

-Concern of pedestrian safety due to increased traffic and requiring traffic calming

Deputy City Manager Humble explained that a few years back traffic calming was required at the apartments near the college

Mayor Hall opened up the public testimony portion of the hearing.

Chris Stearns, 2404 Julie Lane, stated her concern of the increase of traffic on Eastland and Pole Line and the truck traffic coming on Mountain View to Bishop's Storehouse.

David Sparks, 1999 Pole Line Road East, spoke in favor of the request.

Nathan Welch, 1345 Mountain View Drive, stated he represents some of the neighbors in the area who are in favor of the changes made to the development.

Kevin Bradshaw, 1193 Eastridge Circle, stated his concern is the difficulty of turning left from Julie Lane to Eastland. The narrowing of the street to Bridgeview is another concern.

Ross Conland, 2197 Julie Lane, spoke in favor of the request.

Lynn Rasmussen, 576 Buckingham Drive, spoke in favor of the request

Mayor Hall closed the public testimony of the hearing.

Gerald Martens described the appearance of the Bishop's Warehouse. The turn lanes and access will be designed to accommodate the trucks that come and go. Troy Vitek alluded to part of the agreement that a traffic study will be provided before moving forward with any of the commercial aspects of the project. Traffic concerns have been brought up at every meeting and as pointed out, the best section of the road are the two frontages of the property that were built by the developer to four lanes as part of the Northeast Sewer project approximately 6 - 7 years ago at a cost of \$1 M. Installed is adequate sewer and water that benefits the entire neighborhood. As part of the project, Meadowview Drive will be an extended drive through in the first phase that will provide an alternative traffic route and potentially eliminate some of the conflict at Julie Lane. Groundwater right exists and the developer will be enhancing and taking the spill from the city's irrigation pump station that is located on the southwest corner and adding that to the water in the wetlands.

Discussion followed.

-Notification process of the public hearing

-Traffic study

-Option to require a pedestrian/bicycle crossing upon approval of the Engineering Department

-Left turn on Julie Lane onto Pole Line

-Rapid flashing beacon

-Future plan for the area

-Eastland Road lanes

-Transportation plan

-Parking lot landscaping islands

Gerald Martens stated that an accurate traffic study can be done at the storehouse, townhouses, residential, and office, portions. In the PUD agreement density is specified. The only part of the property that a traffic study would require some speculation is the commercial portion.

Deputy City Manager Humble explained that a pedestrian crossing would come into play with the results of the traffic study and platting. It is not inappropriate to place this condition on tonight's request.

Assistant City Engineer Vitek stated that a traffic study does not warrant a crosswalk at Julie Lane.

Deputy City Manager Humble stated that the Transportation Plan does not have a priority list. A section of Pole Line Road is included in the impact fee capital improvement.

Mayor Hall closed the public testimony portion of the hearing.

MOTION:

Councilmember Talkington moved to approve Annexation of a 40 (+/-) acre parcel and a Zoning District Change and Zoning Map from R-1 VAR to C-1 PUD to allow a planned mixed use development compatible with the Urban Village/Urban Infill designation, as described in the Twin Falls Vision 2030 - A Comprehensive Plan, and consisting of a combination of mixed residential, professional office and light commercial uses on property located at the southwest corner of Pole Line Road East and Eastland Drive North subject to the following conditions:

1. Subject to site plan amendments per Building, Engineering, Fire and Zoning Officials for compliance with City Code requirements and standards.
2. Subject to development in compliance with the Master Development Plan and the PUD Agreement as approved.
3. Subject to all development within Area B being uniform in "Use".
4. Subject to the applicant conducting a traffic study and determining an appropriate pedestrian/bicycle crossing, upon approval of the Engineering Department, on Mountain View and Pole Line, and to be paid for by the applicant.

The motion was seconded by Councilmember Lanting.

Discussion followed.

Vice Mayor Hawkins stated the traffic in the area is definitely growing; however, the condition of the roads outside the boundary discussed is not the developer's responsibility.

Councilmember Barigar thanked the developer and neighbors for working together to make improvements.

Councilmember Mills Sojka stated she would approve the request with two recommendations for city staff (1) to prioritizing and fully build out Eastland and (2) create guidelines and detailed zoning for urban village /urban infill.

Roll call vote showed all members present voted in favor of the motion.

Gary Storrer, 1042 Wildwood Way, stated that drivers primarily use the inside lane on Eastland Road and would encourage staff to find a way to encourage drivers to use the outside lanes.

II. ITEMS FOR CONSIDERATION:

1. Discussion and possible action on the Citizens' City Facilities Committee recommendation to acquire the Banner Furniture Building on Main Street, transform the existing City Hall and Police Station into a Public Safety Complex and to use unrestricted cash reserves to pay for the project.

Gary Garnand, Co-Chair, on behalf of the 22 citizens of the committee thanked the Council for allowing their input. He gave an overview of the meetings held and spoke on the following motions passed by the committee:

- Proceed immediately with the process of identifying a location for a future city hall.
- To focus primarily on the Original Townsite location.
- To focus and tour the following properties:
 - Old Banner Furniture Building located at 201 Main Avenue East
 - Former Latham Motors dealership located at 510 2nd Avenue South
 - Former Twin Falls Clinic and Hospital Building located at 666 Shoshone Street East
- To limit committee discussion on the Banner building and the Clinic building.
- To use unrestricted cash reserve to pay for the remodeling for the Banner Building for the City Hall.
- To have the committees' co-chairs present to the City Council recommending the Banner building for a City Hall and to be paid from cash reserves.

Discussion followed.

-Meeting procedure and setting the agenda

Greg Paulson, Co-Chair, stated his reasons for choosing the Banner building. The committee, at length, discussed how much square footage was needed for a City Hall and if a space needs assessment should be done. In the December 4, 2014, minutes, Clint Sievers stated, "He doesn't believe there is a need for a program now. The city is currently utilizing about 20,000 square feet

therefore it is safe to assume the Clinic building and Banner buildings would accommodate a City Hall now and into the future. The space needs program gives you the detail of the quantity of conference room and offices, and it can be laid out in a floor plan. The space needs program does not need to be done to know the buildings are big enough." Clint Sievers was then asked how long the Banner building will be big enough. He responded, "Based on the information he has received from Travis Rothweiler regarding growth with two employees per year, it is estimated there is approximately an excess of 20,000 square feet. By estimating the square footage for two people a year, it was estimated that it would take 30 to 40 years for the City to grow into the building."

In conclusion, Greg Paulson stated that the open space at the Banner building will give the City an opportunity to design the building according to their needs.

Jill Skeem, Co-Chair, spoke on the December 11, 2014, meeting agenda. Terry Kramer, Eric Watte. Andy Daleiden from Kittelson were placed on the agenda. Because discussion and possible action on a recommendation to the Council regarding facilities was placed on top of the agenda, it blocked speakers from representing information. She spoke against the recommendation. Her concern is not having sufficient information to make a decision and disagreed on the committee process.

Eric Watte, former Clinic and Hospital, gave a PowerPoint presentation describing the former Twin Falls Clinic & Hospital building.

Discussion followed.

Councilmember Barigar asked Mr. Watte what new information is presented tonight that was not presented to the committee members.

Eric Watte stated that the average cost is closer to \$50 per sq. ft.

Mayor Hall stated Commissioner Leon Mills is present for any questions.

Mayor Hall opened up the meeting for committee members to comment.

Daphne Mallory, Twin Falls, stated she did not feel she had sufficient information to make a decision.

Alan Horner, 688 Sun Terrace Drive, spoke in favor of the recommendation.

A letter from Barry Knoblich was entered into the record.

Lori Ward, 1070 Laurelwood Court, spoke in favor of the recommendation.

Travis Quast, 661 Sun Terrace, spoke in favor of the recommendation.

Ed Ditlefsen; 270 Meadows Lane, spoke in favor of the recommendation

David Moore, 230 Coronado Avenue, spoke in favor of the recommendation.

Brian Dobbs, 471 Cypress Way, spoke in favor of the recommendation.

Kevin Bradshaw, 193 Eastridge Circle, recommended a public hearing be held and requested more input from an outside source.

Lisa Fairbanks, 123 Main Avenue East, spoke in favor of the recommendation.

Liyah Babayan, 250 Camarillo Way, asked how many committee members spoke to the downtown merchants to understand what climate they wanted to create as far as morale and culture and a downtown they envisioned and the revitalization of downtown.

Gary Garnand stated the committee requested that the Council make sure to include a way to develop art in the community in the facility. The City invited all those interested to serve on the committee.

Jill Skeem stated she obtained a 2005 Space Needs Assessment for the City and in it stated that by 2015 the City would need 55,800 s.f. by the year 2015 with 5,000 s.f. for future growth. This did not include police and fire or the Council Chambers. This did include Parks & Recreation (700 s.f). Her concern is the Banner building right now is 30,000 s.f. at a cost of \$4.5m and no parking. This would include Council Chambers, which was not included in the 2015 assessment. She believes the building is not big enough, there is a lack of accessibility for citizens, and it will not generate business downtown.

Greg Paulson stated he believes the Banner building gives the most design flexibility because of the structure and the grid system.

Mayor Hall made the recommendation to table the request and to revisit it at a later date.

MOTION:

Councilmember Mills Sojka motioned to hold a public hearing on January 5, 2015, at 6:00 p.m. The motion failed due to a lack of a second.

MOTION:

Councilmember Talkington motioned to accept the recommendations of the Citizens Facilities Committee to take the Banner building and to be funded for renovation with reserve funds. The motion was seconded by Councilmember Lanting.

Discussion followed.

City Manager Rothweiler spoke on the 2005 Space Needs Study. The study was completed prior to the acquisition of the Hansen building. All facilities and structures were located in the main campus and the Council Chambers was in the old city hall.

Chief Finance Officer Race showed a spreadsheet sample of foot traffic at the Utility Office.

Deputy City Manager Humble stated that foot traffic at the Hansen building over the week of Veterans Day was approximately 30 customers per day. The high day was 27 and low day was 22.

City Manager Rothweiler stated the Banner facility is in private ownership and would become tax exempt. He is unclear of the ownership of the former Clinic and Hospital.

Council discussion followed.

Councilperson Mills Sojka spoke on a public hearing process. She spoke in favor of using multiple avenues for citizen engagement for input on a \$7m - \$10m project. She does not feel she has quite enough information on how to address parking issues and accessibility at the Banner site. She does not believe public lots should be counted as the city's personal parking. The plaza was a vital argument to proponents of the Banner location at the December 11, 2014, and she asked for the cost and funding of the Rogerson plaza. She believes the taxpayers need to know the total cost of the project.

Councilmember Lanting explained that the Twin Falls Urban Renewal Agency is currently considering whether or not to go out for bids for the demolition of the Rogerson building. The plaza is one of Otak's thought processes in helping revitalize downtown. The plan is for the Rotary Club to help URA to build the plaza. He spoke on the plan for Hansen Street, parking survey, and areas for employees to park.

Economic Development Director Anderson stated that the URA will know the cost for the five block Main Avenue Redesign project that would include the plaza the end of May. The Twin Falls Community Foundation and Twin Falls Rotary Club have raised \$400,000 for the plaza that will be available for use in the construction of the plaza. The purchase cost of the Rogerson was \$450,000.

MOTION:

Roll call vote on the motion showed Councilmembers Barigar, Hall, Hawkins, Lanting, Munn and Talkington voted in favor of the motion. Councilmember Mills Sojka voted against the motion. Approved 6 to 1.

MOTION:

Councilmember Munn motioned to direct staff to proceed with a development of Request For Qualifications (RFQ) to select an architect to design the Banner building for a new city hall and to ask a selected architect to design the renovation of public safety that may include the main fire station. The motion was seconded by Councilmember Talkington.

City Manager Rothweiler clarified that the City is required to go through an RFQ process.

Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

V. ADJOURNMENT: The meeting adjourned 9:18 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary

Leila Sanchez

From: Rebecca Mills Sojka <rmills.sojka@gmail.com>
Sent: Monday, December 15, 2014 5:35 PM
To: Travis Rothweiler
Cc: Leila Sanchez; Don Hall
Subject: Fwd: Thanks

I received this statement from a committee member who cannot attend tonight.

He would like it read into the record, from Barry Knoblich.

Thanks,
Rebecca

Begin forwarded message:

From: "Barry " <baservant@cableone.net>
Date: December 15, 2014 at 3:53:07 PM MST
To: "Rebecca Mills Sojka" <rmills.sojka@gmail.com>
Subject: FW: Thanks

My comment could be read into the record if that will help.

-----Original Message-----

From: Barry [<mailto:baservant@cableone.net>]
Sent: Monday, December 15, 2014 8:44 AM
To: 'Jill Skeem'
Subject: RE: Thanks

I cannot attend. I was embarrassed that our committee had asked people to come and provide information and would not hear them. How we treated our fellow citizens that had taken the time to provide information was rude and uncalled for. I am sure no one on the committee would want to be treated in the same manner. It was a shameful display. The decision will be fine but that type of behavior is disappointing.