

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
Vice Mayor					Mayor	



**MINUTES**

**Meeting of the Twin Falls City Council  
Monday, February 9, 2015  
City Council Chambers - 305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG  
CONFIRMATION OF QUORUM  
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA  
PROCLAMATION: None**

**GENERAL PUBLIC INPUT**

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for February 3 – February 9, 2015, total: \$40,540.86.
2. Consideration of a request to approve the January 2 and January 26, 2015, City Council Minutes.

**Purpose:**

Action  
Action

**By:**

Sharon Bryan  
Leila A. Sanchez

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to approve a contract with CH2MHill for Design of the Headworks Expansion at the Waste Water Treatment Plant for an amount not to exceed \$707,450.
2. Consideration of a request to negotiate and enter into an agreement with the Twin Falls School District to construct irrigation improvements in the vicinity of the new South Hills Middle School and to use funds budgeted for the Castlewood Pressure Irrigation station for the work.
3. Presentation of an update on the construction of the Hankins Water Tank.
4. Public input and/or items from the City Manager and City Council.

**Purpose:**

Action  
Action  
Presentation

**By:**

Troy Vitek  
Lee Glaesemann  
Lee Glaesemann

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS: 6:00 P.M.**

1. Consideration of a request for a [Zoning District Change and Zoning Map Amendment](#) from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North.
2. Consideration of a request for [Vacation](#) of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North.

PH/Action  
PH/Action

Brad Wills  
%Twin Falls School District  
Tim Vawser/EHM Engineers  
% Northern Passage Inc.

**ITEM FOR CONSIDERATION:**

1. Consideration of a request to approve the final plat of the Northern Passage Subdivision, #5, consisting of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4.

Action

Tim Vawser/EHM Engineers  
% Northern Passage Inc.

**V. ADJOURNMENT:**

*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.*

**Present:** Suzanne Hawkins, Jim Munn, Shawn Barigar, Chris Talkington, Gregory Lanting, Don Hall,

**Absent:** Rebecca Mills Sojka

**Staff Present:** City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Planner I Jonathan Spendlove, Assistant City Engineer Troy Vitek, Project Engineer Lee Glaesemann, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None  
PROCLAMATION: None

#### GENERAL PUBLIC INPUT

Mayor Hall thanked the Brownie Scouts with Silver Sage Council for their Valentines Card.

### AGENDA ITEMS

#### I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for February 3 – February 9, 2015, total: \$40,540.86.
2. Consideration of a request to approve the January 2 and January 26, 2015, City Council Minutes.

#### **MOTION:**

Vice Mayor Hawkins moved to approve the Consent calendar as presented. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

#### II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to approve a contract with CH2MHill for Design of the Headworks Expansion at the Waste Water Treatment Plant for an amount not to exceed \$707,450.

Assistant City Engineer Vitek explained the request. On May 21, 2013, a bond was passed by the citizens in the amount of \$38m. \$32m of this bond was earmarked for the Waste Water Treatment Plant (WWTP) to provide additional capacity. The City has approached CH and asked them to provide an additional scope of services to complete the Design for the Headworks Expansion. CH has provided a Scope of Work attached along with a contract in the amount of \$707,450. Staff recommends that City Council allow the City Engineer to sign Task Order No. 15 Amendment 1 for the amount not to exceed \$707,450.

City Manager Rothweiler stated that the savings is associated with the waste water treatment plant portion of the project. There were two pieces of the bond issue for \$38m: (1) \$32m was set aside for the waste water treatment facility and (2) \$6m was set aside for the collection facility. The savings discussed was on the original project and the original cost moving forward. Capacity fees have been collected. Capacity fees are fees that are paid by industrial, residential, and all users of the system, which is to buy capacity into the plant and those funds can only be used for the waste water treatment facility, specifically the collection systems or anything that would assist for the overall capacity at the plant. \$5.1m could be possibly available for the proposed project. This would not include the \$6m that has been set aside and earmarked for collection projects.

Discussion followed.  
-Compensation Table  
-Breakdown of costs

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The project can be stopped at any time if it is found that the contract is not viable and is not to exceed \$707,460. The contract is for the design portion only.

MOTION:

Councilmember Barigar moved to approve the contract with CH2M Hill for Design of the Headworks Expansion at the Waste Water Treatment Plant for an amount not to exceed \$707,450. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Consideration of a request to negotiate and enter into an agreement with the Twin Falls School District to construct irrigation improvements in the vicinity of the new South Hills Middle School and to use funds budgeted for the Castlewood Pressure Irrigation (PI) station for the work.

Project Engineer Glaesemann explained the request. The Twin Falls School District is preparing to construct a new middle school near 3600 North and Harrison Street South. As part of their work they must construct gravity irrigation improvements and a PI station to serve the school property.

Currently, there are subdivisions adjacent to the new school property that were required to be constructed with pressurized irrigation piping, but were not required to construct a pressurized irrigation station. Providing the pressurized irrigation water to these subdivisions is the City's responsibility. The City does not have the ability to provide sufficient pressurized canal company water to their systems therefore is providing potable water for their irrigation system.

At this time the City has the opportunity to work with the School District to develop a new PI station on the School property. The pressurized irrigation station would require the upsizing of piping that the school must already install and the installation of pressurized irrigation piping to connect to the subdivisions. Some additional easements would also be needed.

Staff is seeking Council approval to negotiate and enter into an agreement with the School District to include the additional work into their construction scope and the City will pay for their portion of the improvements. The agreement would also include necessary easements to allow for the construction of a city pressurized irrigation station. The City would construct the pressurized irrigation station under a separate construction contract.

The current budget includes \$225,000 for the construction of a pressurized irrigation station at the Castlewood Subdivision. Investigation and modeling is still being performed but initial estimates for the irrigation improvements are between \$100,000 and \$120,000. The cost of the PI station construction is not included in this estimate. Funds for the construction of the South Hills pressurized irrigation station are being considered for inclusion in the next budget cycle.

Staff recommends approval to negotiate and enter into an agreement with the Twin Falls School District to construct irrigation improvements in the vicinity of the new South Hills Middle School and to use funds budgeted for the Castlewood PI station for the work.

Discussion followed:

- Potable and non-potable water
- Areas the station will serve
- Lawntaps

Project Engineer Glaesemann stated the City is currently using potable water for the subdivisions because the City does not have any canal company water that is pressurized to be able to put into those pipes. The new station will tie into those pipes and potable water will be shut off.

The School District will be responsible for their PI station. The City will not share PI water with the school. Approximately 160 shares of water will be delivered through the PI station amounting to 160 acres worth of water.

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MOTION:

Councilmember Barigar moved to approve the request to negotiate and enter into an agreement with the Twin Falls School District to construct irrigation improvements in the vicinity of the new South Hills Middle School and to use funds budgeted for the Castlewood PI station for the work as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

3. Presentation of an update on the construction of the Hankins Water Tank.

Project Engineer Glaesemann explained the request using a PowerPoint presentation. In 2013, the City of Twin Falls purchased 4.75 acres of property located on the southeast corner of Hankins Road and Marie Street for the construction of a 5 million gallon potable water storage tank. The tank is being constructed south of the City's existing tank and pumping station. The tank is needed to fulfill the requirements of a development agreement between the City, Urban Renewal Agency, and Clif Bar. This will also improve fire flows and allow additional growth on the southeast side of the City.

On August 18th, the Council awarded the project to Performance Systems, Inc. of Meridian Idaho and construction began on September 8, 2014. Construction is scheduled to be completed in June of 2015. The critical components of the project are on schedule but the Contractor has indicated that some tasks are about 5 days behind schedule and adjustments are being made to make up the time.

As of February 4th, \$2,127,617.22 has been invoiced on the project.

Discussion followed.

-Construction project liability

-Funding

Project Engineer Glaesemann explained that the contractor is specifically required to provide safety on their job site.

City Manager Rothweiler stated the City does not have any liability for the project.

Project Engineer Glaesemann explained that per the development agreement with Clif Bar and the URA, the budget for the work is \$7,300,000. The funding sources shown in the agreement are \$3,500,000 City (reserves), \$2,628,000 URA (TIF) and \$1,172,000 URA (other sources). The City is using percentage ratios for the actual amounts that are being spent on the contract. The City Manager Rothweiler stated that the City's share is 52% of the project and the balance will come from the TF Urban Renewal Area 1, because of the direct benefit to the other areas with a connected water system. The Clif (TIF) is paying for their proportionate share which is the \$2,628,000.

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

City Manager Rothweiler stated that Monday is President's Day, and the regular City Council meeting will be held on Tuesday, February 17, 2015, at 5:00 p.m.

Councilmember Lanting invited the community to attend a design workshop on Thursday, February 19, 2015, 6:00 p.m. to 8:00 p.m. at the Historic Ballroom located at 205 Shoshone Street North in Twin Falls. Concepts and options for the project area will be presented at the workshop, and participants will have the opportunity to provide comments and input on things they would like to see move forward in design

Mayor Hall stated that he spoke with KLIX radio and Councilmembers agreed to meet at the station every two weeks.

Recess at 5:37 p.m.

Reconvened at 6:00 p.m.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:**

**IV. PUBLIC HEARINGS:           **6:00 P.M.****

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1. Consideration of a request for a [Zoning District Change and Zoning Map Amendment](#) from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North.

Brad Wills, representing the applicant, 222 Shoshone Street W., explained the request. The purpose of this request is to amend the current zoning land use designation for the Sackett Farms Subdivision Lot 1 from R-1 VAR to R-2. Both R-1 VAR and R-2 are described in City Code 10-4-3.1 and 10-4-4.1 as a low density area: "This district is intended to promote residential development and to provide a low density residential environment."

Currently the property is R-1 Variable. Changing from an R-1 Variable to an R-2 does not necessarily mean drastically changing from large lots to smaller lots. The three subdivisions currently nearby that are R-1 VAR, are the Temple Subdivision with an average of 12,000 sq.ft. lots, Morning Sun Phase 7 which is across the street from the proposed project with an average of 10,500 sq. ft. , and Pioneer Subdivision located on Filer and Carriage Lane which is an R-1 VAR with lots that can be 8,000 sq. ft.

In an R-2 zone the average sq. ft. of Hometowne, Northern Passage, Settler's Ridge, Northern Sky, Fieldstone and Sunterra is 9,400 sq. ft. An R-1 does not necessarily mean the developer will go down to the 6,500 sq. ft. It is market driven and the side of town being discussed lends itself to larger lots.

The rule in the R-1 is that new subdivision lots have to be equal to 85% of the overall square footage of existing platted lots that are within 150' of the exterior of the proposed subdivision, or a minimum of 18,500 sq. f.t, whichever is less. Where the LDS Church is located and has a six acre parcel, whoever develops the property has to be within 85% of that lot square footage or a minimum of 18,500 sq. ft. The City owns a two acre lot requiring the applicant to be within 85% of that two acre lot. Any lots within 150 ft. of the City owned lot the developer will end up at 18,500 sq. ft. lots. Morning Sun lots back up to the development and are 15,000 sq. ft. lots, and any lot that will be designed has to be 12,900 sq. ft.

The subdivision will have a large buffer. Hankins is 116' right of way, Filer is 72' right of way, and the school will shelter the division. The applicant is asking this be changed to an R-1 Var. The School District intends to sell a portion of the property through a public auction to a potential developer to help fund the school projects. Allowing this to go from R-1 Var to R-2 does not necessarily mean smaller lots, but will give the buyer the ability to make lots between 10,000 sq. ft. to 11,000 sq. ft. for the entire development and not just the interiors.

The Planning & Zoning Commission on January 13, 2015, unanimously recommended for approval to rezone this site from R-1 VAR to R-2.

Discussion followed.

Councilmember Lanting asked if the property that is to be sold will likely be a PUD allowing the Council more control of the lot sizes. Brad Will stated he imagines that this will not be a PUD. He believes it will be purchased and developed as a residential subdivision.

Councilmember Talkington asked if the R-2 is granted, the interior can go down to a minimum of 6,500 sq. ft., and along Hankins Road and traveling roads the lots will be larger. Brad Wills stated that the request is to allow the perimeter lots to be zoned R-2 to also allow a minimum of 6,500 sq. ft. lots.

Planner I Spendlove explained the request.

The Twin Falls School District purchased the property in 1990 from Melvin Sackett. The land has since been leased for agricultural purposes. The Sacket Farm Conveyance Plat went through the public hearing process and was recorded in June 2008. This conveyance plat was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, a public hearing was held requesting this site for annexation under the current zoning of R-1 VAR. The City Council adopted Ordinance #3075 accepting this area for annexation. In November 2014, this area was approved for a Comprehensive Plan Amendment from Agricultural to Medium Density, and a Water Service Boundary change to include this area.

This is a request for a Zoning District Change and Zoning Map Amendment for approximately 52 Acres. The Comprehensive Plan and Future Land Use Map designate this area as Medium Density. Medium Density allows for residential density from single family to multi-family residential developments. The areas immediately surrounding this parcel is currently zoned R-1 VAR within the Area of Impact. The area to the West, across Hankins Road, is within city limits and was developed under the R-1 VAR code as it is written today.

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The areas to the North and South were developed quite some time ago under a now defunct Rural Residential or R-1:43000 Zoning District. In 2004 the City renegotiated the Area of Impact Agreement. That agreement amended RR and R-1:43000 zoning districts in favor of the comparable current zoning of AG (Agricultural) and SUI (Suburban-Urban Interface) that we have today and expanded the R-Var zoning district along the expanded easterly Area of Impact borders. This was partially done to curb growth on the fringes towards City limits in favor of a more compact urban development pattern.

Twin Falls School District #411 has submitted a Preliminary Plat for this area that staff is currently reviewing. A copy of that Preliminary. At this time the school is platting 3 total lots; one (1) for the proposed new elementary school itself, one (1) to the west of the school approximately the same size as the schools lot, and one (1) encompassing the remainder of the land towards the south. For the council's information, as currently shown on the preliminary plat, no residential development is shown at this time.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the R-2 Zoning District.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: 1- to determine whether the request is in conformance with the Comprehensive Plan and 2- to evaluate the request to determine the extent and nature of the amendment requested.

On January 13, 2015 the Commission determined the request was in compliance with both of the (2) main objectives and voted to recommend approval of the request to rezone this site from R-1 VAR to R-2, as presented, by a vote of 7 for and 0 against.

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

Elizabeth Bryant, 3397 Highlawn Drive, submitted a letter for the record. (attached)

John Martin, 624 N. Hankins, stated he and his wife are in favor of the request. He lives adjacent to the Mel Sackett farmhouse.

Mayor Hall closed the public testimony portion of the hearing.

MOTION:

Councilmember Talkington moved to approve the request for a [Zoning District Change and Zoning Map Amendment](#) from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North. The motion was seconded by Vice Mayor Hawkins.

Discussion followed.

Councilmember Lanting stated he would like to see a zone between R-1 VAR and R-2. In addition, A PUD would guarantee the requirement of a minimum of 8,000 sq. ft.

Councilmember Talkington stated that unless there was a PUD the remaining acres could possibly be turned into 6,000 sq. ft. duplexes. He believes the developer may go into maximizing density to maximize their return.

Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Consideration of a request for [Vacation](#) of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North.

Tim Vawser, EHM Engineers, representing the developers, stated he would like to explain the request for the vacation and the approval of the final plat. The developers would like to replat the area in order for the School District to have a buildable lot for their site. The first step of the process is to vacate portions of subdivisions which were platted in 2009. Northern Passage #1 and #2 are virtually built out at this point. Northern Passage #3 and #4 are platted and in escrow.

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The School District contacted the Shotwells and the Shotwells agreed to sell them a 10 acre piece pending vacation of the subdivision. The vacation would include Federation Road and Grandview Drive right of way which is scheduled to be kept in place. There are 46 lots, adjacent right of ways and easements that need to be, in effect, obliterated to start over again. Currently this is platted as loop roads that come out at Federation and Grandview. The reconfiguration of 15 lots needs to take place to create a cul de sac bulb area and a configuration of those lots as well as a small portion of Northern Passage #4 to create a cul de sac rather than a through road.

Approval of the vacation will allow the platting of a large parcel as well as the reconfiguration of lots to serve the School District in the area.

Discussion followed.

Councilmember Lanting asked when the School District begins to build will Federation Road go through at this point or will it have to wait until Northern Passage #3 is build out. Tim Vawser stated that the applicant will be building enough of Federation Road to serve the School District and to get the internal looping in their parking lots, but at this point, nothing past the east boundary of the School District parcel is planned. He does expect this to accelerate lot sales within the area so Federation will most likely go forward in a more accelerated time frame. Right now Canyon Trails #6 paving will take place as soon as the paving plants open this spring. Federation will be built to that point or at least a major portion of it. Basically there is an equivalent of two more phases of two subdivisions to get to the point to build out Federation. Northern Passage is built out so within a couple of phases, if lot sales start, this could be finished out relatively quickly.

Councilmember Lanting stated his concern of traffic flow in the area. Tim Vawser stated he does not like to speculate as far as when things will be built out, but they will be building a full 24' road or larger on Grandview in front of the school. City staff has asked for consideration as far as fencing along the frontage of Grandview so that parents don't block Grandview by unloading students. Federation will be a stub street and will take the basis of the traffic getting students in and out of school. Along with that the School District has had a drop lane on Federation designed into their site plan so that parents pulling off will be pulling off the travel way to drop children off.

Councilmember Lanting asked if students who live in Settler's Ridge, Northern Passage, Northern Sky, etc., will be able to get down Federation Road to walk to school. Tim Vawser stated that foot traffic, though it might be a path of least resistance for students, would be expected to be addressed in the near future. The school still has quite a time frame out for final completion as well.

Councilmember Lanting asked if there are any types of sidewalks at Grandview for the students living in Hometowne. Tim Vawser stated that fronting the School District property and Hometown there are sidewalks but unfortunately there are two unplatted homes and unless they go forward there will not be a sidewalk.

Planner 1 Spendlove explained the request.

In 2004 a joint application for annexation of 376 Acres was approved. The annexation of this particular area assigned the R-2 Zone as it stands today. The subdivisions titled Northern Passage #3 and Northern Passage #4 were approved by City Council in 2006 and recorded in 2009. No further zoning history is known at this time.

The vacation of the lots will consolidate this land into one lot, thus facilitating the option for a Re-Plat and re-organization of the land into more suitable lots for a future Elementary School. There is a request for approval of Northern Passage Subdivision #5 preliminary plat being presented to the Commission this evening. This preliminary plat shows the replatting of the vacated parcel into 16 lots; 15 single family residential lots and 1 lot to allow for development of a new public elementary school.

The vacation of roadways is needed to enable the creation of a suitably sized lot for the Future Elementary School. Although the vacation will create some dead end streets, this issue will be addressed during the future platting process for the school. The preliminary plat is being presented to the Commission this evening.

Staff is unaware of any currently installed utilities in the area of this vacation. We have received approval letters from all applicable utility companies.

Vacation of platted subdivisions, including public easements and row, require a recommendation by the Commission followed by another public hearing and decision by the City Council.

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On January 13, 2015 the Commission held a public hearing on this request. The public hearing was opened and had one public comment from an adjacent neighbor who lives on the west side of Grandview Drive N. They were concerned the additional traffic generated by the new elementary school could impact their farming business during the farming season. The public hearing was closed. Upon conclusion of the Commission's deliberation Commissioner Tatum made a motion to recommend approval of the vacation request, as presented, to City Council with staff recommendations. Commissioner Boyd seconded the motion. All members voted in favor of the motion.

Recommended for approval, as presented, with the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to submittal of all utility letters and any conditions that may be required prior to adoption of the ordinance.

Staff recommends the Council approve the vacation request, as presented, and subject to the conditions placed on the Commission's recommendation to the City Council.

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

Chance Requa, 4140 N 2700 E., stated he is speaking on behalf of the farms that are in the area (two families and one business) on the west side of Grandview. The concern is the traffic. Grandview, north of Pole Line is a country road. It is not anywhere near capacity to what was done to Grandview, south of Pole Line, adjacent to the hospital where it has four lanes right at its mouth. The only exits on Grandview would be the one stop light at Pole Line and then down around towards the Gun Club, which is the only access to Federation. He is also concerned of bean and spud trucks and machinery travelling on Grandview Drive. The width of Grandview Drive is hardly wide enough to accommodate two trucks as it is and is concerned of moving that width with the flow of school traffic. If Federation Road is not finished when the school opens, students will be walking on Grandview to and from school. Without Federation Road being finished students will walking through farmland and construction. He asked what can be done to have Federation Road completed before the school is finished and running so students will not be in a dangerous and hazardous area and to alleviate some of the traffic on Grandview.

Brad Wills, 222 Shoshone Street West, explained that he and Brady Dickenson will take Council's concerns into consideration regarding student safety.

Mayor Hall closed the public testimony portion of the hearing.

Councilmember Talkington asked City staff that if the vacation is approved prior to issuing a building permit can the Council hold the School District accountable for providing safe access on Federation Road through an improvement.

City Attorney Wonderlich stated that the vacation and the subdivision request is by the developer of the properties. It is staff's recommendation that if a condition is placed, for example, development of Federation Road, Council may attach this to the approval of either the vacation or the replatting.

Mayor Hall asked staff that generally when developed happens the developer completes the roadway or at least half the roadway and upgrades roads. He asked how this works with the School District.

Planner I Spendlove stated that the portion of the roads the school would be adjacent to would be improved. The other sections would not be until they are developed. Federation Road will be built to where the school owns the property.

Councilmember Talkington asked if the request could be tabled until the School District comes back with an agreement from the user immediately to the east.

City Attorney Wonderlich stated that he understands that the School District is driving the request but this is not a School District's request but the developers. The Council approved Northwest Passage 3 & 4, and the developer is asking the Council to vacate and replat. For example when discussing the development along the School District or the future school, what is being discussed is the development along Northern Passage # and the new #5 not the school. The

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developer will have to come in with a developer's agreement and an agreement to develop curb, gutter, and sidewalk along that block at that time. This would also include the part adjacent to the school.

Mayor Hall closed the public hearing.

Vice Mayor Hawkins asked staff if it would be better to put the condition on the vacation or on the replatting. City Attorney Wonderlich recommended attaching it to the replatting

Councilmember Talkington moved to approve the Vacation of 13 acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North as presented and with the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to submittal of all utility letters and any conditions that may be required prior to adoption of the ordinance

The motion was seconded by Councilmember Lanting.

Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

**ITEM FOR CONSIDERATION:**

1. Consideration of a request to approve the final plat of the Northern Passage Subdivision, #5, consisting of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4.

Tim Vawser, EHM Engineers, explained the request. The request is for approval of the final plat of Northern Passage #5. This will create 15 single family lots. The developer has no wish to do any duplexes or any type of development like that in there. All of these are 8,000 sq. ft. or more except for the school district lot which is essentially less right of way of a 10 acre parcel. He asked Council that if the request is approved and if the need for a condition comes for any type of pathway or an any off site connection it would be in a temporary manner as opposed to something in the vain of a hardened sidewalk, because ultimately street improvements, irrigation improvements will ruin anything that goes in at this point when development takes place.

Planner I Spendlove explained the request.

Staff recommends the Council approve the final plat of the Northern Passage Subdivision #5, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to approval and publication of an ordinance for the Vacation of the requested portion of Northern Passage Subdivisions #3 & #4.

MOVED:

Councilmember Lanting moved to approve the final plat of the Northern Passage Subdivision, #5, consisting of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.

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3. Subject to approval and publication of an ordinance for the Vacation of the requested portion of Northern Passage Subdivisions #3 & #4.

The motion was seconded by Councilmember Barigar.

Councilmember Barigar asked Brad Wills and/or Brady Dickenson what is the timeline for completion of the school.

Brady Dickenson stated that the time of completion of the school is September of 2016.

MOTION:

Councilmember Talkington moved to amend the motion that the applicant be required to provide a temporary improved safety walking lane from the end of the improvements on Federation Road to the School District property as part of the platting. The motion was seconded by Vice Mayor Hawkins.

Discussion followed.

Councilmember Lanting stated he believes that the Council is a little ahead of themselves because they have an opportunity later during the SUP, etc. for the School District, to attach those things at that point and for that reason he didn't put it in his original motion. This will give the School District some time to go to the developers and work out something.

City Manager Rothweiler stated that staff would recommend that when looking at temporary easement or temporary pathway associated with this project that maintenance be the responsibility of the developer and not the responsibility of the City.

Councilmember Talkington added to his motion the temporary easement or temporary pathway associated with this project that maintenance be the responsibility of the developer and not the responsibility of the City. Vice Mayor Hawkins agreed with the addition.

Vice Mayor Hawkins stated she does not want to wait to request a temporary path until a request for a Special Use Permit is presented. She does not want to have it missed down the road while it is being addressed tonight. The people in the neighborhood know the traffic and know the amount of farm equipment that travels on that road and believes it would be amiss to not have some other way for students to get to the school. Since it will be a one year and one half before the school is opened, the Council needs to hold someone accountable to have a path put through there.

Roll call votes showed Councilmembers Hawkins, Hall, and Talkington voted for the motion. Councilmembers Munn, and Barigar, Lanting voted against the motion. Failed 3 to 3.

Councilmember Lanting stated that a condition can be placed on the Special Use Permit.

Discussion followed on the appropriate location or time of the condition.

Councilmember Lanting stated that he would like to see the condition on the Special Use Permit and if he does not see it he will appeal the request to the Council for review.

Councilmember Barigar stated that he would encourage the developers as well as the future purchasers of the property to consider not only pedestrian access but vehicular access. He stated he is less concern about kids being able to walk to school, than a single vehicular access to the school. The design of the new schools is more accommodating of heavier traffic flows but again it's all on Grandview coming in from one place and he would encourage those involved solutions on getting Federation through to help alleviate that.

Roll call vote on the main motion showed all members present voted in favor of the motion. Approved 6 to 0.

City Attorney Wonderlich stated that Gary Nelson would like to comment.

Gary Nelson, 246 9<sup>th</sup> Avenue N., representing Canyon Trails Subdivision # 6 and #8, stated the development of Prospector Way will be developed and will be taking Federation up to a certain point. On Phase 8 he will be responsible for Federation up to where it joins Grandview Estates Subdivision and would like to participate in a way that would allow Federation to develop sooner. Even though it has been his plan to do #7 before #8, he would consider making improvements to that portion of Federation to enable it to happen further.

V. **ADJOURNMENT**: The meeting adjourned at 7:07 p.m.

Leila A. Sanchez  
Deputy City Clerk/Recording Secretary

cc: Renae'  
Travis  
Council

January 30, 2015

Twin Falls City Council  
305 Third Avenue East  
Twin Falls Idaho, 83301

Dear Council Members.

I am writing this letter to plead with you to disallow R-2 zoning change for the 500, 600, and 700 blocks on the east side of Hankins Road North. The existing neighborhoods in this area are all much bigger lot sizes and the integrity of these existing neighborhoods should be respected.

I know "progress" and increased population size is the Holy Grail of most of the Council members, but if you are not thinking of the people who are already here and giving their properties equal consideration to proposed development, you are not representing me. Come to think of it, you don't represent me in any case because I live in Twin Falls County so cannot even vote for or against any Council member.

I don't have a lot of hope of stopping the Twin Falls School District juggernaut, but I wanted to add my position for consideration.

Sincerely

*Elizabeth Bryant*

Elizabeth Bryant  
3397 Highlawn Drive  
Twin Falls, Idaho, 83301