

COUNCIL MEMBERS

Suzanne	Nikki	Shawn	Chris	Gregory	Don	Ruth
Hawkins	Boyd	Barigar	Talkington	Lanting	Hall	Pierce
Vice Mayor		Mayor				



5:00 P.M.

AGENDA

**Meeting of the Twin Falls City Council
Monday, May 16, 2016
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho**

PLEDGE OF ALLEGIANCE TO THE FLAG
CALL MEETING TO ORDER
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATIONS: None
GENERAL PUBLIC INPUT

AGENDA ITEMS	<u>Purpose:</u>	<u>By:</u>
<p>I. <u>CONSENT CALENDAR:</u></p> <ol style="list-style-type: none"> 1. Consideration of a request to approve the Accounts Payable for May 10- 16, 2016. 2. Consideration of a request to approve the Twin Falls Tonight Concert Series to be held Wednesday evenings between June 29 and August 17, 2016, at the intersection of Main Avenue North/West and Gooding Street. 3. Consideration of a request to approve the "Bed Races" for the Multiple Sclerosis Society to be held on Saturday, June 11, 2016, from 11:00 a.m. to 6:00 p.m. in the 100 Block of Main Avenue. 	Action Action Action	Sharon Bryan Ron Fustos Ron Fustos
<p>II. <u>ITEMS FOR CONSIDERATION:</u></p> <ol style="list-style-type: none"> 1. Formal ceremony promoting Officer Dusty Solomon to the position of Sergeant. 2. Consideration of a request to accept the bid from Boise Mobile Equipment for the Light Rescue Apparatus and optional items at the total bid price of \$123,831.00. 3. Consideration of a request to award the Twin Falls Waste Water Collection System – Odor Control Canyon Springs project to RSCI in the amount of \$751,421. 4. Presentation on the status of the City Hall/Public Safety Complex projects. 5. Public input and/or items from the City Manager and City Council. 	Presentation Action Action Presentation	Craig Kingsbury Ron Clark Troy Vitek Hummel Architects
<p>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></p> <p style="text-align: center;">6:00 P.M.</p>		
<p>IV. <u>PUBLIC HEARINGS:</u></p> <ol style="list-style-type: none"> 1. A public hearing for the review of the Community Development Block Grant awarded to the City of Twin Falls in the amount of \$149,586.00 for updates and improvements to the Twin Falls Senior Center. 2. Consideration of a request for a Special Use Permit to construct and operate a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive. <u>c/o Gerald Martens on behalf of IOL Properties.</u> (app. 2788) 3. Consideration of a request for a Special Use Permit for a city operated communication tower located at 1630 Washington Street South. <u>c/o City of Twin Falls - IS Department</u> (app 2789) 	PH PH/Action PH/Action	Jeanette Roe Gerald Martens Jonathan Spendlove
<p>V. <u>ADJOURNMENT:</u> <u>Executive Session 74-2016 (1)(b)</u> To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.</p>		

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.

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
 7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.



Date: Monday, May 16, 2016

To: Honorable Mayor and City Council

From: Staff Sergeant Ron Fustos, Twin Falls Police Department

Request:

Consideration of a request to approve the Twin Falls Tonight Concert Series to be held Wednesday evenings between June 29 and August 17, 2016, from 6:00 p.m. to 9:00 p.m. at the intersection of Main Avenue North/West and Gooding Street.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Robin Dober, on behalf of the Twin Falls Tonight Committee, has submitted this Special Event request to host the 18th Annual Twin Falls Tonight Concert Series. The Twin Falls Tonight Concerts are an annual outdoor concert event held in downtown Twin Falls, usually held on Main Avenue between Shoshone Street and Idaho Streets. Due to the Main Avenue construction project, this event will move to Main Avenue and Gooding Street. The concert series will be held for eight consecutive Wednesdays, beginning June 29, 2016, and ending August 17, 2016. The event will begin each Wednesday at 6:00 p.m. and end at 9:00 p.m. The event incorporates live amplified music, a bounce house for children, and the market on Main Avenue. The band "stage" will be located on Main Avenue at the intersection of Gooding Street across from the Twin Falls School District Office. Alcohol will be served and catering will be provided by Soran's Catering. Identification will be checked by Twin Falls Tonight Committee members and wristbands will be issued accordingly. The 2016 Concert Series will hold events on the following Wednesdays: June 29; July 6, 13, 20, 27; August 3, 10, and 17, 2016.

The Committee has arranged for a lost child booth and first aid booth at this year's concerts.

Parking for the events will be the public and street parking areas in downtown Twin Falls.

Based upon last year's attendance, the committee estimates that 800 to 1200 people frequent the event each Wednesday evening. Based on the recommendations of the Twin Falls Police Department, the committee has hired four (4) Twin Falls County Deputies to provide security for the concerts.

Approval Process:

Consent of the City Council

Budget Impact:

None

Agenda Item for May 16, 2016
From Staff Sergeant Ron Fustos
Page Two

Regulatory Impact:

N/A

Conclusion:

This Special Event Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

Attachments:

None

RF:aed



Date: Monday, May 16, 2016

To: Honorable Mayor and City Council

From: Staff Sergeant Ron Fustos, Twin Falls Police Department

Request:

Consideration of a request to approve the “Bed Races” Fundraiser for the Multiple Sclerosis Society to be held on Saturday, June 11, 2016, from 11:00 a.m. to 6:00 p.m. in the 100 Block of Main Avenue between Shoshone Street and Gooding Street.

Time Estimate:

Staff requests that this item be placed on the Consent Calendar.

Background:

Ingrid Ellis, on behalf of the Multiple Sclerosis Society, has submitted a Special Event Application to hold the 7th Annual Bed Races Fundraiser event to benefit the Multiple Sclerosis Society on Saturday, June 11, 2016, from 11:00 a.m. to 6:00 p.m. This event will be held in the 100 Block of Main Avenue between Shoshone Street and Gooding Street. The event organizer requests the closure of Main Street in this area to allow beds to be on display in the parking stall areas. The actual bed races will take place in the street. Barricades will be provided by the applicants, and they will be responsible for the street closure and the re-opening of the street. The applicants will also provide their own cleanup crew in and around the area affected by the event.

Alcohol will not be served at this event, other than from local businesses in the area that are licensed to sell from their own establishments. There will not be any live or amplified music.

From 10:30 a.m. until 6:00 p.m., Main Avenue will be closed from Shoshone Street to Gooding Street.

Downtown business owners have been advised of this event. No negative responses have been received from business owners.

Approval Process:

Consent of the Council

Budget Impact:

There will not be any budget impact to the City of Twin Falls.

Agenda Item for May 16, 2016
From Staff Sergeant Ron Fustos
Page Two

Regulatory Impact:

N/A

Conclusion:

This Special Event Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

Attachments:

None

RF:aed



Date: Monday, May 16, 2016, Council Meeting

To: Honorable Mayor and City Council

From: Chief Craig Kingsbury, Twin Falls Police Department

Request:

Formal ceremony promoting **Officer Dusty Solomon** to the position of Sergeant before the City Council.

Time Estimate:

The presentations will take approximately 10 minutes.

Background:

Dusty Solomon began her employment as a full-time Police Officer with the Twin Falls Police Department on August 15, 2007.

Dusty was born in Boise, Idaho, and grew up in southern Idaho. After graduating from Wendell High School, Dusty obtained a Bachelor of Arts Degree in Elementary Education from Lewis-Clark State College in Lewiston, Idaho.

Dusty joined the Twin Falls Police Department's Reserve Officer Program in April 2007, obtained full-time status as a Communications Specialist in June 2007, and became a Patrol Officer in August 2007. In July 2009, Dusty became a member of the Crisis Negotiations Unit and maintains her certification as a hostage negotiator from the International Association of Hostage Negotiators. Dusty also serves as the Department's Crisis Intervention Team Instructor and recently received her Coordinator's Certification from CIT International.

Dusty was awarded her Basic Certification from the State of Idaho Peace Officer Standards and Training Council in June 2008; her Intermediate Certification in August 2009; and her Advanced Certification in September 2013.

After a very competitive promotional process, Dusty was selected for the position of Sergeant. She assumed her supervisory duties on May 1, 2016.

Approval Process:

None

Budget Impact:

None

Agenda Item for May 16, 2016
From Chief Craig Kingsbury
Page Two

Regulatory Impact:

None

Conclusion:

Chief Kingsbury will be formally promoting Sergeant Dusty Solomon before the City Council on May 16, 2016.

Attachments:

None

aed



Date: Monday, May 16, 2016, City Council Meeting

To: Honorable Mayor and City Council

From: Ron Clark, Fire Chief

Request:

Consideration of a request to accept the bid from Boise Mobile Equipment for the Light Rescue Apparatus and optional items at the total bid price of \$123,831.00.

Time Estimate:

Chief Clark's presentation will take approximately five (5) minutes in addition to time needed to answer questions.

Strategic Plan:

Focus Area 3 – Secure Community: Goal SC1: Maintain public safety at the highest practical level. Initiative SC1.2: The City will maintain fire apparatus, equipment and facilities to the highest standards.

Background:

The Fire Department was approved to go to bid on a light rescue apparatus in the 2015-16 budget. The \$175,000.00 line item will cover the cost of a 2016 Dodge Ram chassis to be purchased from Mountain Home Auto Ranch through the Idaho State bid for a cost of \$45,616.16 and the up fitting of the rescue box from Boise Mobile Equipment for a cost of \$123,831.00. The total cost being \$169,447.16.

Bids were sent out to five (5) manufactures and we received two (2) for consideration.

Approval Process:

Budget Impact:

This is a pre-approved budget item.

Regulatory Impact:

Conclusion:

Chief Clark and the truck specification committee would like to recommend Boise Mobile Equipment of Boise, Idaho, be awarded the contract.

Attachments:

None



Date: Monday, May 16, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Request the council authorize staff to award a project for the Twin Falls Waste water Collection System – Odor Control Canyon Springs project to RSCI in the amount of 751,421.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

On October 29, 2015 and November 5, 2015, staff publicly advertised a construction project called the Twin Falls Waste Water Collection System Odor Control Project. The project is located at the bottom of Canyon Springs Grade adjacent to the roadway and Perrine Coulee. Staff has previously bid and awarded a portion of the project to an equipment supplier. This bid is specifically to construct and install the odor control equipment. On the bid opening date of November 12, 2015 the City received zero (0) bids for the project. State bidding law allows staff to negotiate on the open market if no bids are received and we negotiated with both RSCI and PSI construction. After negotiations were completed it was found RSCI provided the lowest price.

Budget: This is budgeted by TIFF funds available through the URA Chobani TIFF fund and City Sewer Reserves.

Conclusion:

Staff recommends council authorize staff to sign a contract with RSCI for construction of the project in the amount of 751,421.

Attachments:

1. RSCI price proposal
2. CH2MHill recommendation
3. Bid Tabulation



MT 36115
OR 68403
ID RCE-1066
ID 12164-U-1-2-3
WA RECORSO33QK
NV 0067472
www.rscigroup.com

April 26, 2016

CH2M
322 East Front Street, Suite 200
Boise, Idaho 83702

Attention: Greg Walker

Reference: Twin Falls Wastewater Collection System – Odor Control Canyon Springs

Mr. Walker,

Thanks for taking the time to review our proposal for work on the above mentioned project. Please accept this correspondence as our final revised proposal that includes all labor, equipment, materials, and supervision to perform the work indicated.

Our proposal is based on the drawings and specifications dated September 2015 along with the changes summarized below:

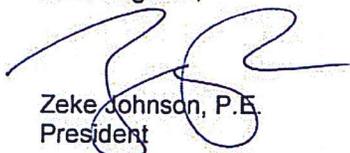
- Utilize existing manhole frame opening for Dissipation Structure penetration. Includes oversized FRP Floor Plate.
- Provide a FRP non water tight sleeved penetration through enclosure wall.
- Provide FRP flange connection located within enclosure for assistance for future removal.
- Well will be located per the drawings, and RSCI includes associated earthwork and traffic control.
- The well will be provided in accordance with the attached information and profile.
- The stainless steel well screen is not included. However, optional pricing is provided.

PRICE PROSAL: \$749,621 (See Attached Breakdown)

EXCLUSIONS / CLARIFICATIONS: Prevailing Wages / Davis Bacon
Idaho Power Fees
Supply/installation of Idaho Power Conduit
Building Permit
We assume bank material at the well site is stable
All boulders to be utilized from excavation

We appreciate the opportunity to propose on the listed scope of work. If you have any questions regarding this proposal, then please do not hesitate to contact me at (208) 472-0195 or via email zeke@rscigroup.com.

Best Regards,



Zeke Johnson, P.E.
President



MT 36115
 OR 68403
 ID RCE-1066
 ID 12164-U-1-2-3
 WA RECORSO33QK
 NV 0067472
 www.rscigroup.com

BID BREAKDOWN:

Field Office Overhead	\$61,820
Bonds & Insurance	\$12,600
Traffic Control	\$5,500
Selective Demolition	\$1,000
Concrete Work	\$74,478
Winterization for Concrete	\$0
Metal Fabrications	\$12,053
Misc. Architectural Work	\$21,020
HVAC Fiberglass Ductwork	\$57,050
Electrical Work	\$39,642
Site / Civil Work	\$28,400
Buried Piping	\$21,690
Non-Potable Well	\$42,500
Landscaping & Restoration	\$17,500
Process Piping	\$22,500
Install Odor Control Equipment	\$15,640
TOTAL COST	\$433,393
RSCI Overhead	\$40,262
RSCI Profit	\$29,644
TOTAL LUMP SUM BID	\$503,299

Unit Price No. 1 – Rock Excavation 500 BCY Unit Price = \$150/BCY Total = \$75,000

Unit Price No. 2 – Trench for Idaho Power 2,400 LF Unit Price \$34/LF Total = \$81,600
 (Includes excavation, sand encasement, and backfill)

Assignable Contract – Odor Control System (Including Sales Tax) Total = \$88,722

Allowance – Permit, Inspection and Connection Fees Total = \$1,000

TOTAL BID PROPOSAL \$749,621

OPTION – Supply and Install Stainless Steel Well Screen Total = \$1,800



CH2MHILL

CH2M HILL
322 E Front Street
Suite 200
Boise, ID
83702
Tel 208.345.5310
Fax 208.345.5315

May 3, 2016

RE: CITY OF TWIN FALLS – Construction of TWIN FALLS WASTEWATER COLLECTION SYSTEM ODOR CONTROL

Dear Troy,

As you are aware no bids were received for this project in response to the Invitation to Bid. CH2M HILL subsequently solicited bids from two preferred contractors and received pricing from each for the project. Bids were received from both of the prequalified companies as indicated on the attached bid tabulation sheet.

We have reviewed the bids submitted and recommend award to the apparent low bidder, Record Steel and Construction, Inc. dba RSCI.

Sincerely,

CH2M HILL

Greg S. Walker, P.E.
Project Manager

OWNER:City of Twin Falls
 PROJECT: Collection System Odor Control
 BID OPENING: N/A - Negotiated Bids
 ENGINEER: CH2M

		Bidder		Bidder	
DESCRIPTION		Performance Systems, Inc. dba PSI		Record Steel and Construction, Inc. dba RSCI	
1	Addenda Acknowledged	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
2	Bid Signed	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
3	Contractor's License No.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
4	Bid Bond	<input type="checkbox"/>		<input type="checkbox"/>	
5	Naming of Subcontractors	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
6	Affidavit of Payment of All Taxes	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
7	Evidence of Authority to Sign	<input type="checkbox"/>		<input type="checkbox"/>	
		Unit Price	Line Total	Unit Price	Line Total
5.1. Lump sum work		\$	531,911	\$	503,299
5.3. Unit Price Work					
	5.3.2 Unit Price Item No. 1	500	\$ 150 \$ 75,000	\$ 150	\$ 75,000
	5.3.2 Unit Price Item No. 2 (Not Included)		\$ -	\$	-
5.4. Major Equipment					
	5.4.4 Assignable Contract		\$ 88,722	\$	88,722
5.5. Allowances			\$ 1,000	\$	1,000
5.6 Base Bid			\$ 696,633	\$	668,021
Options					
	Trench for Idaho Power	2400 lf		\$	81,600
	Well Screen Option			\$	1,800
Base Bid with Options				\$	751,421



Date: Monday, May 16, 2016
To: Honorable Mayor and City Council
From: Mandi Thompson, Grant Manager

Presentation:

A public hearing for the review of the Community Development Block Grant awarded to the City of Twin Falls in the amount of \$149,586.00 for updates and improvements to the Twin Falls Senior Center.

Time Estimate:

City Staff will be present for the hearing. Jeanette Roe from the Senior Center and Scott Bybee, engineer on the project, will present a review of project activities and accomplishments to date, a summary of all expenditures to date, a general description of remaining work and any changes made to the scope of work, budget, schedule, location or beneficiaries. The estimated amount of time this item will take is 10 minutes.

Background:

The Twin Falls Senior Center, through the City of Twin Falls, was awarded a Community Development Block Grant in the amount of \$149,586 in 2014. The scope of work for the facility improvements include replacement of HVAC system and duct network, replacement of entry and lobby doors, and ADA improvements to front entryway and parking lot. A requirement of the grant is a minimum of two formal public hearings must be held during different phases of the grant; one at the time of application and one between 50% and 100% of project construction completion.

Approval Process:

None.

Budget Impact:

There is no budget impact. Although the City of Twin Falls is acting as the fiscal agent for this grant, all grant management and in-kind match is being provided by the Twin Falls Senior Center.

Regulatory Impact:

None.

Conclusion:

A public hearing is a requirement of the grant process and will fulfill our obligation for citizen participation.

Attachments:

1. Notice of Public Hearing

Notice of Public Hearing on the Status of Funded Activities

The City of Twin Falls has received an Idaho Community Development Block Grant in the amount of **\$149,586.00** from the Idaho Department of Commerce. This funding is allocated to the State of Idaho from the U.S. Department of Housing and Urban Development. These funds are currently being used to construct improvements to the Twin Falls Senior Center.

The hearing will include a review of project activities and accomplishments to date, a summary of all expenditures to date, a general description of remaining work and any changes made to the scope of work, budget, schedule, location or beneficiaries.

The hearing has been scheduled for **Monday, May 16, 2016 at 6:00 p.m.** and will be held at **Twin Falls City Council Chambers, located at: 305 3rd Avenue East, Twin Falls, ID 83301.** Project information will be available for review at the Twin Falls City Hall in the Grants and Community Relations Manager's Office. Verbal and written comments will be accepted up to and at the hearing.

Information provided at the public hearing will be available, upon request, five days prior to the hearing. Special accommodation or alternative formats for non-English speaking persons and persons with disabilities will be available, upon request, with minimum of five (5) days' notice prior to the hearing. The hearing will be held in a facility that is accessible to persons with disabilities. For more information, contact Mandi Thompson, Grants and Community Relations Manager at (208) 735-7237.

This Notice can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

Se le puede proveer esta notificación en un formato accesible para las personas discapacidades y/o personas con conocimientos limitados del inglés a pedido.

Shawn Barigar, Mayor

Name and Title of Chief Elected Official

PO Box 1907 / 103 Main Avenue E.

Street Address and P.O. Box

Twin Falls, ID 83303-1907

City/State/Zip

Publish: Times News
Thursday, May 5, 2016



Public Hearing: **MONDAY, May 16, 2016**

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Community Development Department

ITEM IV-

Request: Request for a **Special Use Permit** to construct and operate a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive. c/o Gerald Martens on behalf of IOL Properties. (app. 2788)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 6100 sq ft new bldg ; 0.98 Acre Lot
IOL Properties 1415 Park View Drive Twin Falls, ID 83301	Current Zoning: R-2 PRO	Requested Zoning: SUP, Medical/Dental Facility
	Comprehensive Plan: Urban Village/Urban Infill	Lot Count: 1 lots
	Existing Land Use: Undeveloped	Proposed Land Use: Medical/Dental Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens EHM Engineers 621 N College Rd. Ste 100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	North: R-2 PRO PUD; undeveloped portion of the Eastpark PUD	East: R-2 PRO PUD; undeveloped portion of the Eastpark PUD
	South: R-1 VAR; Cheney Drive, Residential	West: Locust St N; R-4, Vacant Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-18, 10-10, 10-11-1 thru 9, 10-13-2.2, Eastpark PUD Agreement #213	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the Administrator shall set a public hearing date before the City Council to consider testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

Approval of this request will have marginal impact on the City budget with the change of the property to a commercial use, and increased sales tax.

Regulatory Impact:

Approval of this request will allow the applicant to operate a medical facility on specific property within Twin Falls.

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

In 1995, the Eastpark PUD (#213) went through the public hearing process for the Zoning Entitlement. The PUD Agreement was recorded in 1998. Portions of this PUD have previously been developed (locations of current businesses: Pier 1 Imports, Home Depot, McAlisters). The Eastpark Professional Subdivision #1 was platted & recorded in 2005. This subdivision created a single lot on the NE Corner of Locust and Cheney Dr.

Analysis:

The request is to construct and operate a dental facility on property located at the NE corner of Locust St N and Cheney Dr. The property is zoned R-2 PRO PUD. The property was platted in 2005 as a 1 lot subdivision.

The Eastpark PUD Agreement #213 references the Permitted and Special Uses within the areas designated R-2 PRO (Residential-Professional Office Overlay) Zoning District for this particular property. Additionally, the recorded Eastpark PUD Agreement #213 contains a provision requiring any Special Use Permit to be presented to the City Council for action, instead of the Planning and Zoning Commission.

Per City Code 10-4-18: The PRO Zoning District requires a medical facility to acquire a Special Use Permit prior to being legally established.

Per City Code 10-10: A Medical Office has a parking requirement of one (1) space for every two hundred fifty (250) square feet of floor area.

Conformance with the parking requirement will be completed prior to issuance of a certificate of occupancy.

Per City Code 10-11-1 thru 9: Required improvements such as landscaping, screening, parking, storm drainage, and others, shall be installed at the time of building permit. Staff reviews all building permits for compliance with the required improvements prior to issuing the permit. However, if the Council feels this particular use creates an unusual impact, a condition could be placed on this permit to mitigate that impact.

Per the Recorded Eastpark PUD #213 Agreement: The following additional development restrictions have been placed on this property:

- All buildings constructed on this property “will be constructed using residential style architecture and will have an architectural finish aesthetically pleasing”.
- All professional buildings in this area will be limited to single story construction.
- Buildings within three hundred fifty (350) feet of Locust Street shall have a maximum size of ten thousand (10,000) square feet.
- Buildings Facing Cheney Drive will be positioned such that all parking will occur north of the building.

- Building setbacks: All buildings adjacent to Locust St N and Cheney shall be setback sixty (60) feet from Center Line.
- Landscaping: Perimeter landscaping along Locust St N and Cheney shall be installed at a depth of twenty (20) feet from back of curb, or future

The PUD Agreement also contains other building standards above and beyond the base zoning code. These items will be reviewed and enforced at the time of Building Permit submittal.

The site plan and elevations submitted by the applicant appear to be in compliance with the requirements listed within the PUD Agreement and City Code. However, this is not an official review. Official Reviews take place at the time of Building Permit Submittal.

Possible Impacts: The 6000 square foot medical office/facility will have an impact on the area due to the development occurring on vacant property. The typical impacts for these types of projects tend to be increased vehicular trips, and light intrusion. The increase in vehicular trips will occur due to a new business locating to the area. However, the position of the business on the corner of two collectors will allow for patrons to easily access the greater road network in the area. This business on its own shouldn't degrade the roadways to an unacceptable level.

Light intrusion can occur when new businesses construct parking lot lighting. Code requires a certain level of light to be present for parking lot safety. The intrusion of this light onto adjacent properties can occur if the light source is visible from adjacent properties. A condition requiring all light to be downward facing and the light source, or diode, to be shielded from nearby residential properties would be appropriate.

Other than the typical impacts previously stated. Medical Offices and Facilities typically have minimal impacts to neighboring properties due to their hours of operation, all business activities taking place indoors, and generally well maintained landscaping.

Conclusion:

Should the Commission approve this request, as presented, staff recommends 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 all lighting being downward facing and the light source being shielded from nearby residential properties.

Attachments:

1. Narrative
2. Zoning Vicinity Map
3. Future Land Use Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos

REASON FOR REQUEST
SPECIAL USE PERMIT

The proposed facility is a one-story facility located at the northeast corner of the intersection of Locust Street North and Cheney Drive. The facility will be approximately 6100 square feet of business, treatment, and recovery areas. The building entrance is at the northeast corner of the building that will minimize impact to the residential area to the south. The primary traffic access and building address will be from Locust Street North.

The facility will normally operate between 6 am to 6 pm Monday thru Friday other than for emergency situations. All activities will occur within the building and will not contribute to area noise, dust, or odors.

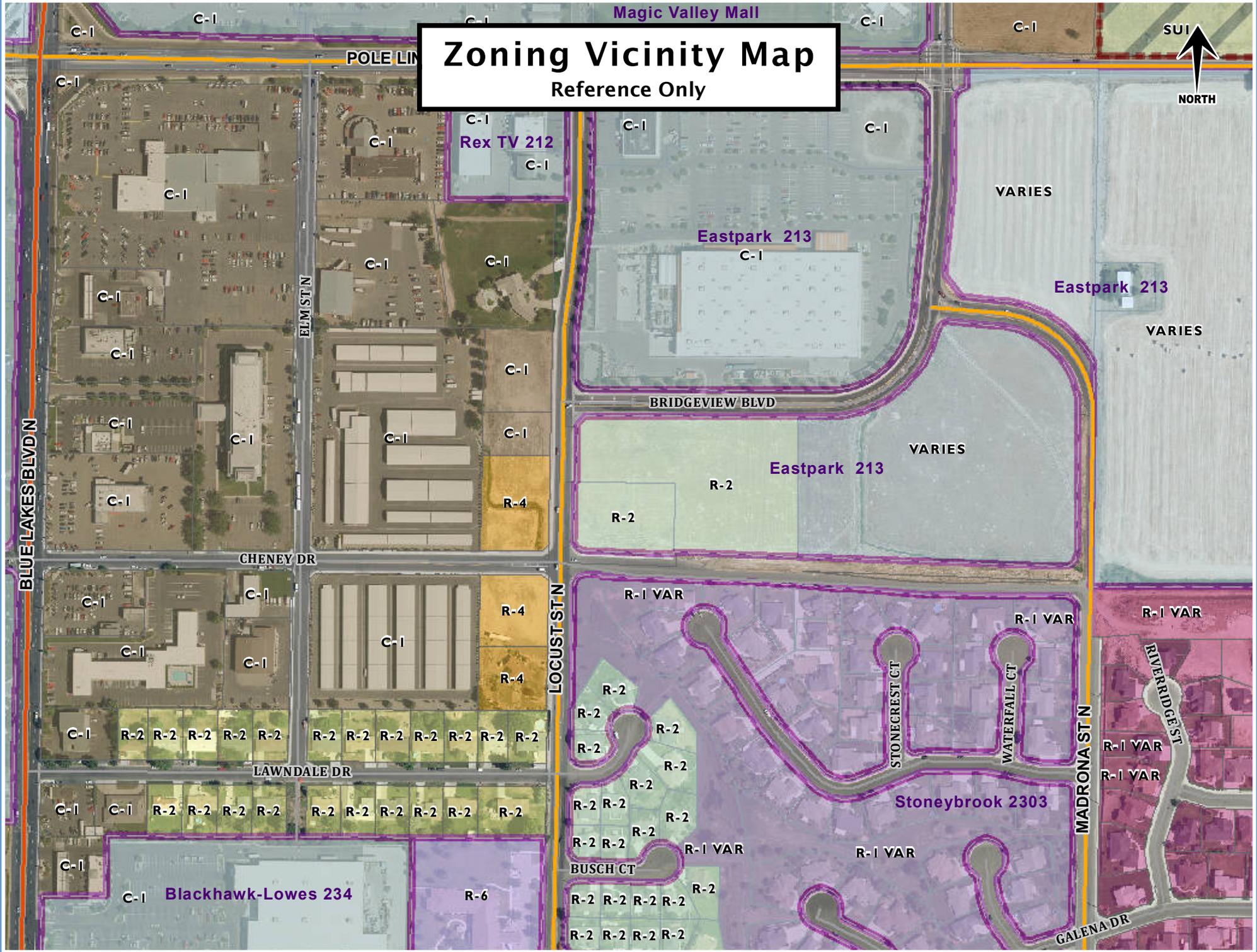
Normal staffing will consist of 8-10 doctors, nurses and business personnel

The lot will be landscaped per City of Twin Falls requirements for collector streets.

All refuse facilities and the required backup electrical generator will be screened from all roadways and neighboring properties.

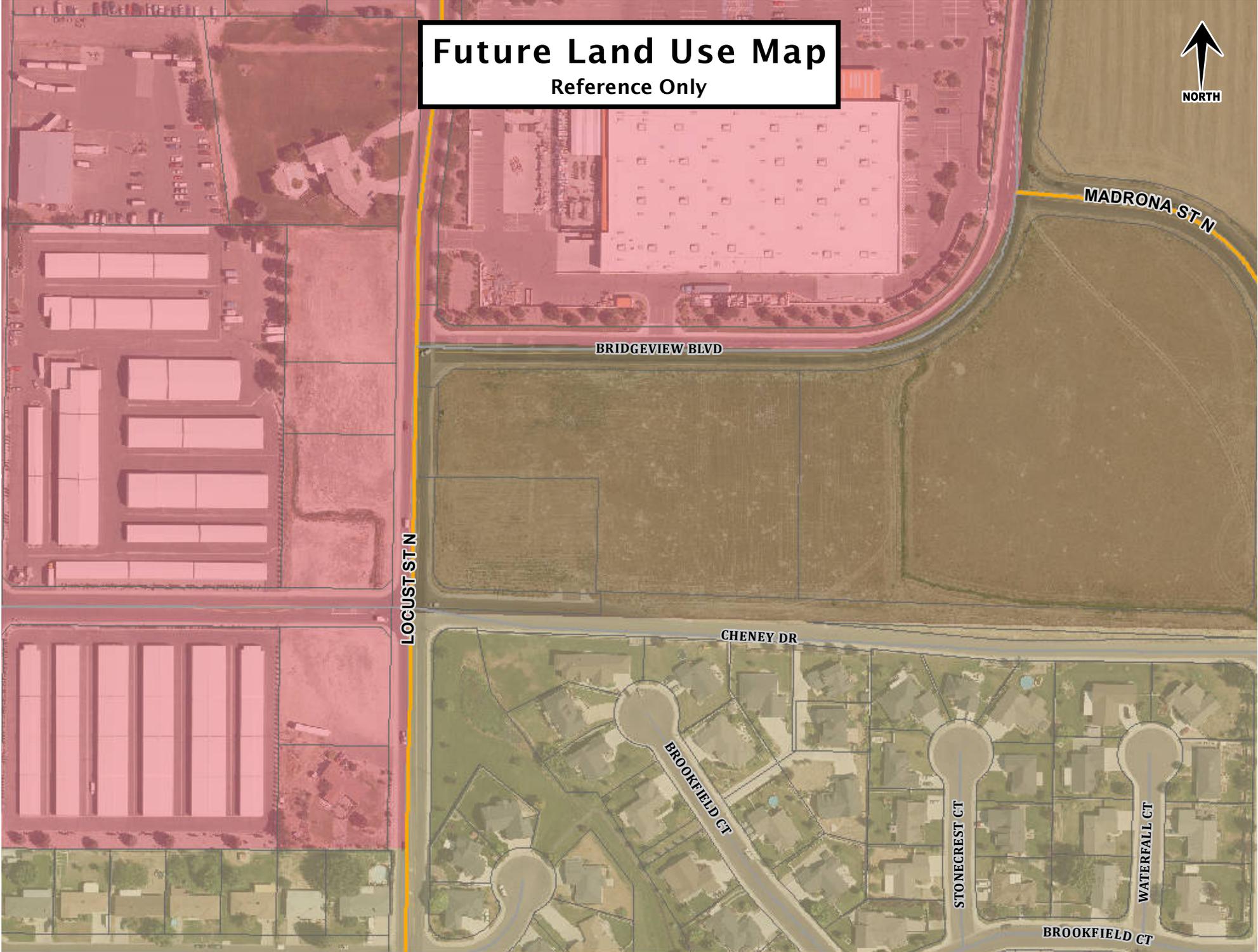
Zoning Vicinity Map

Reference Only



Future Land Use Map

Reference Only



LOCUST ST N

BRIDGEVIEW BLVD

MADRONA ST N

CHENEY DR

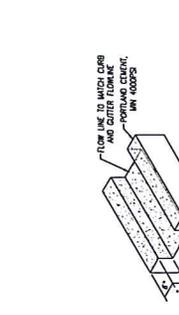
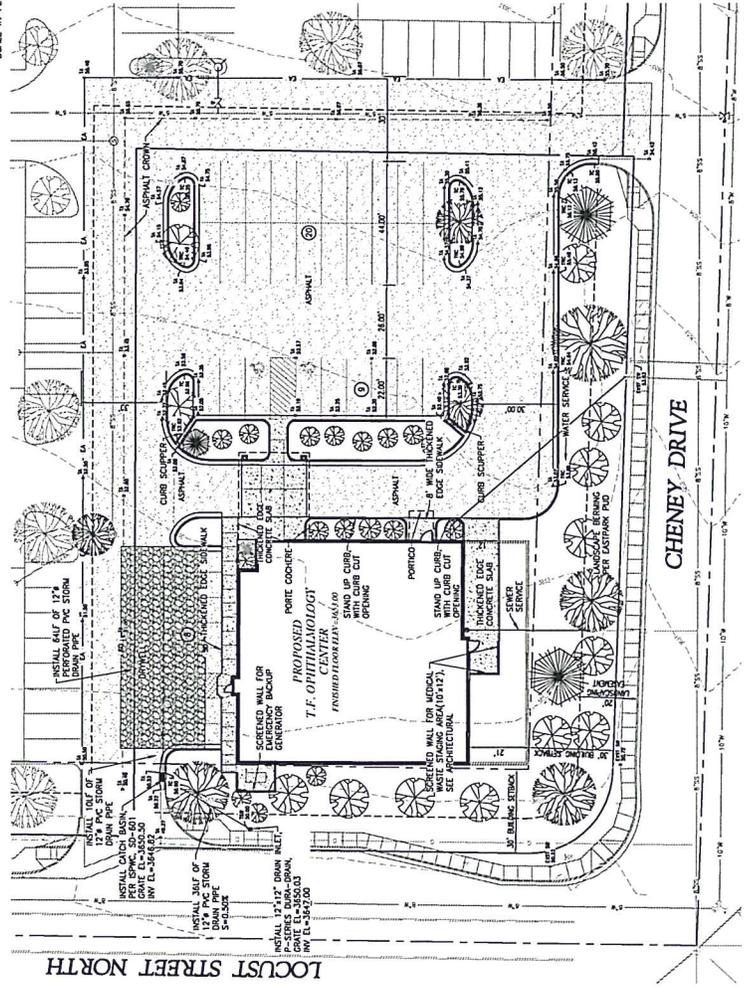
BROOKFIELD CT

STONECREST CT

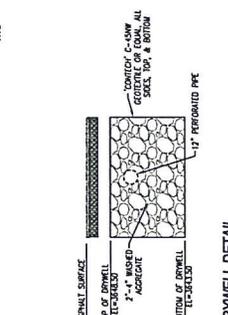
WATERFALL CT

BROOKFIELD CT

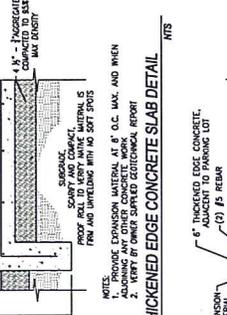
**LOT 1, BLOCK 1
EASTPARK PROFESSIONAL
SUBDIVISION NO. 1**
A Planned Unit Development



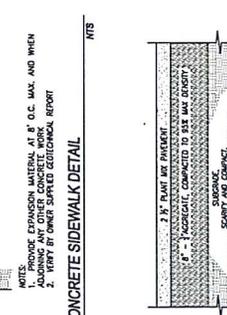
SCUPPER SECTION
NTS



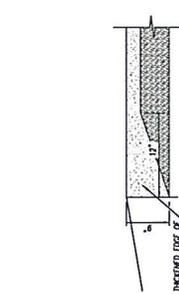
DRYWELL DETAIL
NTS



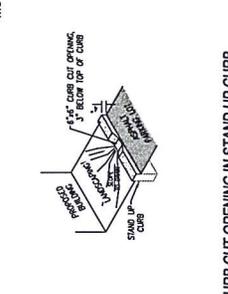
THICKENED EDGE CONCRETE SLAB DETAIL
NTS



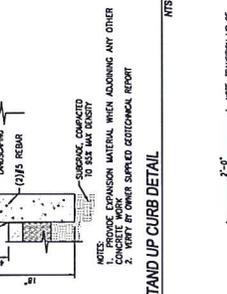
CONCRETE SIDEWALK DETAIL
NTS



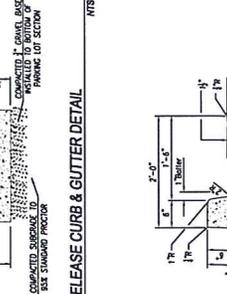
THICKENED EDGE OF ASPHALT DETAIL
NTS



CURB CUT OPENING IN STAND UP CURB
NTS



STAND UP CURB DETAIL
NTS



RELEASE CURB & GUTTER DETAIL
NTS



STANDARD CURB & GUTTER DETAIL
NTS



TYPICAL ASPHALT SECTION
NTS

BHM Engineers, Inc.
ENGINEERS / SURVEYORS / PLANNERS
221 North College Road, Suite 100 Twin Falls, Idaho 83301
P (208) 734-8888 FAX (208) 734-6049 WEB: bhm-inc.com

SITE PLAN
for
TWIN FALLS OPHTHALMOLOGY CENTER

APPROVED
DESIGNER: D. THOMAS
DRAWN: J. SKEEN
DATE: 3-11-2018
SCALE: AS SHOWN
PROJECT NO.: C-104-18-SIT
SHEET: C-2

DO NOT SCALE DIMENSIONS
CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND LOCATIONS OF
UTILITIES AND STRUCTURES ON
SITE PRIOR TO CONSTRUCTION.
DIMENSIONS OF UTILITIES AND
STRUCTURES SHALL BE AS SHOWN
ON PLANS UNLESS OTHERWISE
NOTED.

PROVIDE EXPANSION MATERIAL AT 8" O.C. MAX. AND WHEN
ALLOWED TO USE REBAR, LOT
2. VERIFY BY OWNER SUPPLIED GEOTECHNICAL REPORT

PROVIDE EXPANSION MATERIAL AT 8" O.C. MAX. AND WHEN
ALLOWED TO USE REBAR, LOT
2. VERIFY BY OWNER SUPPLIED GEOTECHNICAL REPORT

PROVIDE EXPANSION MATERIAL AT 8" O.C. MAX. AND WHEN
ALLOWED TO USE REBAR, LOT
2. VERIFY BY OWNER SUPPLIED GEOTECHNICAL REPORT

PROVIDE EXPANSION MATERIAL AT 8" O.C. MAX. AND WHEN
ALLOWED TO USE REBAR, LOT
2. VERIFY BY OWNER SUPPLIED GEOTECHNICAL REPORT





**TWIN FALLS
A.S.C.**

**TWIN FALLS
A.S.C.**



NW Corner of Property, Looking SE towards Residential Homes on South side of Cheney Drive.



Panoramic Picture of the SW Corner of property at the intersection of Locust and Cheney Drive.



Public Hearing: **Monday, May 16, 2016**

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planner 1

AGENDA ITEM V

Request: Request for a **Special Use Permit** for a city operated communication tower located at 1630 Washington Street South. c/o City of Twin Falls - IS Department (app 2789)

Time Estimate:

The applicant's presentation may take up to five (5) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 9.97 +/- acre total lot; 60' Tall wireless Communications Tower
Twin Falls IS Dept 321 2 nd Ave E Twin Falls, ID 83301	Current Zoning: R-4, Medium Density Residential	Requested Zoning: Special Use Permit/ Council Approval
	Comprehensive Plan: Neighborhood Center & Medium Density	Lot Count: 1 Lot
	Existing Land Use: City Operated Water Supply Tanks and Pump Station	Proposed Land Use: Wireless Communication Tower
Representative:	Zoning Designations & Surrounding Land Use(s)	
Kathy Markus IS Department Head kmarkus@tfid.org	North: R-4, Residential Use	East: R-4; Washington Street South; Residential Use
	South: 3600 North/Hwy 74, R-4 Aol, Residential Use	West: R-4, Residential Use
	Applicable Regulations: 10-1-4, 10-1-5, 10-7-17, 10-7-19, 10-11-1 thru 8	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the City Council shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Council for approval.

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The City has operated a water storage facility at this location at least since 1950.

In 1999, a Special Use Permit was granted to expand the existing water storage facility, well, and booster station on this property.

The City of Twin Falls is currently rebuilding the Wills Booster Pump station at this location.

Analysis:

This is a request for a Special Use Permit to install a new Freestanding Wireless Communication Facility. The applicant and representative have indicated in their narrative and supporting documents that a co-location in the area is not feasible in order to gain the coverage needed to service the airport. The plans show a tower of 60' tall with a small antenna array.

Per City Code 10-7-17: Wireless Communication Facilities: New freestanding towers are prohibited from being installed in Residential Zones. Wireless Facilities attached to utility poles, existing towers, or facades attached to non-residential buildings are permitted, subject to the provisions of City Code 10-7-17.

This property is Zoned R-4 Medium Density Residential. A new freestanding tower, would not be permitted if City Code 10-7-17 was the sole governing code section.

Per City Code 10-7-19: All uses on real property owned and operated by the City are permitted Uses. Any "New Use" not allowed otherwise within the Code, must be approved by the City Council after a public hearing at which interested persons have an opportunity to be heard.

The wireless tower is a "New Use", not previously permitted, and would need City Council approval to be legally established.

Conclusion:

Should the Council grant this request as presented; staff recommends approval be subject to 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.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Future Land Use Map
4. Applicant Submitted Site Plan
5. RF Study
6. Site Photos

The Magic Valley Regional Airport is located approximately five miles south of Twin Falls. Fire Station 4 is housed within this facility. These city departments require connectivity to the City of Twin Falls network for access to the fire software, accounting software, telephone system, internet, email, calendars, and data sharing. To accommodate the connectivity, a small canopy modem was placed on a tripod on top of the water tower at 1630 South Washington. This created limited connectivity, but the connection kept failing and the speeds were so slow the administrative assistant had to come into town to do her computer work. In the summer of 2015, the connectivity had a total failure.

With no communication to the airport, something had to be done to bring them back online. The equipment necessary to get adequate communication was heavier than the prior equipment, so it was determined that placing it on top of the water tower could damage the tower. The City employees worked together to create an inexpensive solution. Public Works crews dug a hole and cemented in a 60' monopole that had been removed from Fire Station 3. Information Services then placed an Ubiquity Air Fiber modem at the top of the pole.

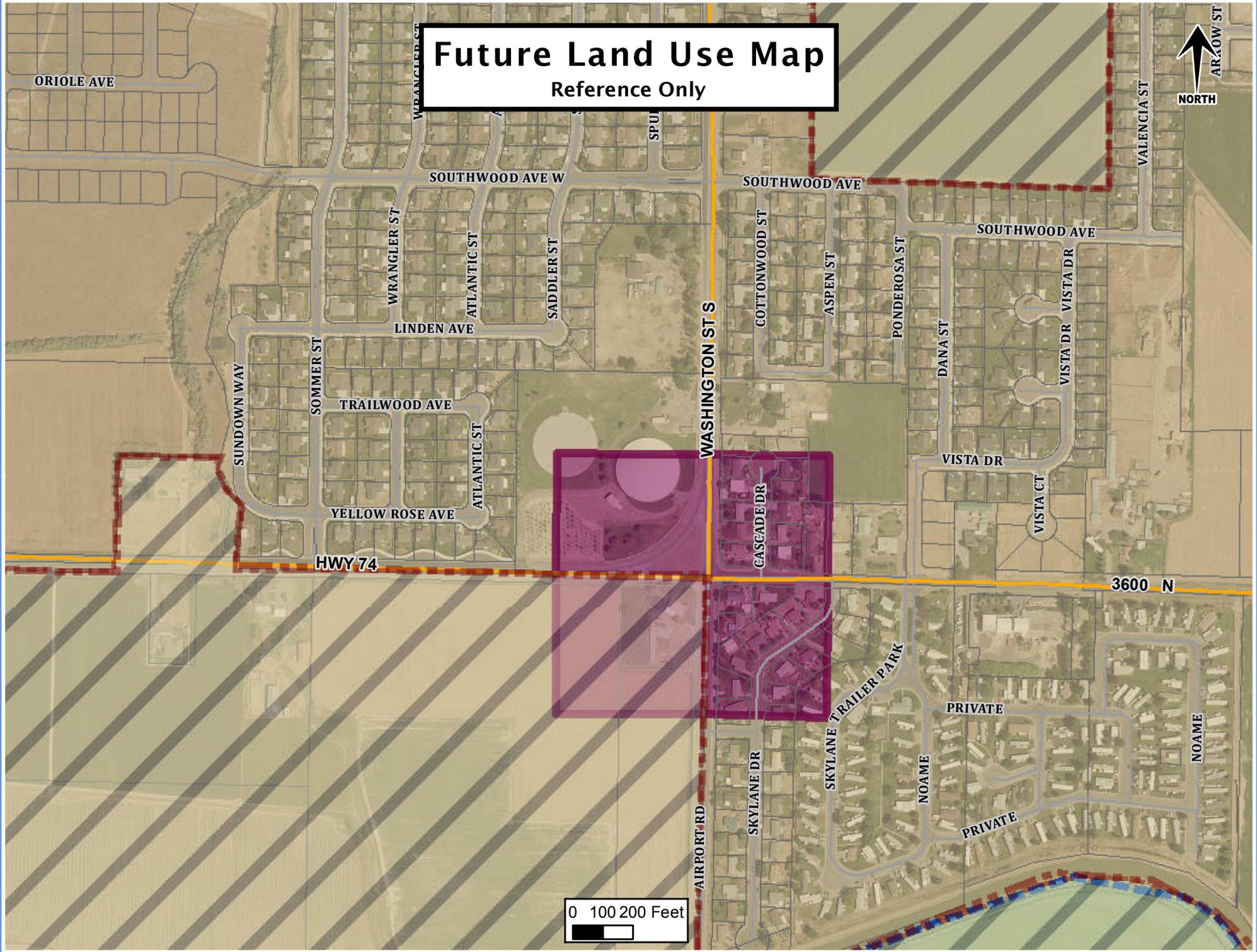
According to the RF Study prepared by Centerline Solutions, "The Antenna/tower at South Well is currently at the minimum height necessary to achieve and maintain the City's required microwave link performance." The antenna at South Well site cannot be lowered as the link is currently at risk for interference from clutter.

The City of Twin Falls has fiber that ends at 1630 South Washington. Until that fiber is extended to the Airport, this pole is necessary for communication.

The tower and the equipment on the tower will have no known impact on any of the neighboring properties.

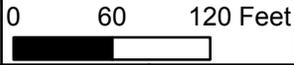
Future Land Use Map

Reference Only



New Tower Site Plan

Reference Only

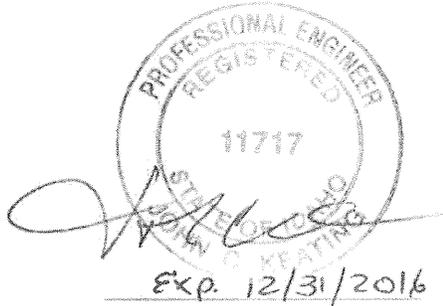


Certification

This report, prepared by Centerline Solutions LLC for the City of Twin Falls, ID, is intended to verify the need for the 60 foot tower height at the South Well end of an existing microwave path. The assessment includes a microwave path analysis performed using Pathloss5 (microwave analysis software), and USGS terrain and land use information.

Centerline Solutions LLC certifies that the assumptions are valid and that the data used within Centerline Solutions' control are accurate. Centerline Solutions LLC does not however certify the accuracy or correctness of any data provided to Centerline Solutions, LLC for this analysis and report by the City of Twin Falls, ID or other third parties working on behalf of the City.

I certify that the attached microwave path analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



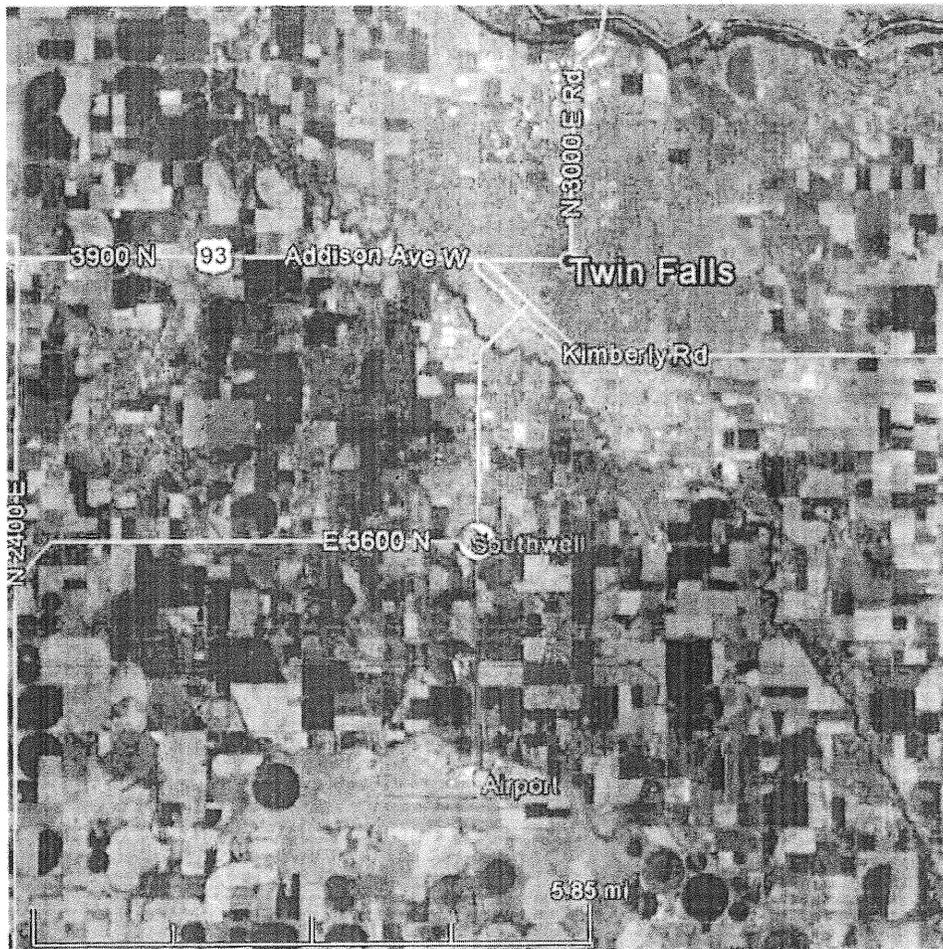
A circular professional engineer seal for the State of Idaho. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "REGISTERED" at the bottom. The center of the seal contains the number "11717". Below the seal, the name "JOHN C. KEATING" is written in a cursive signature. Underneath the signature, the text "Exp. 12/31/2016" is written.

John C. Keating, P.E.

03/31/2016

Twin Falls Airport – South Well Microwave Path

The following microwave path analysis report is prepared for the City of Twin Falls in Idaho. The analysis encompasses one 24GHz microwave link between South Well and Airport sites. The sites are existing and the equipment is currently in operation. The antenna coordinates, heights, parameters and equipment specifications are provided by the City of Twin Falls. The purpose of the evaluation is to determine if the South Well antenna height is engineered to the correct height for a retroactive zoning permit approval.



The 2.5 mile link is located south of the city of Twin Falls ID

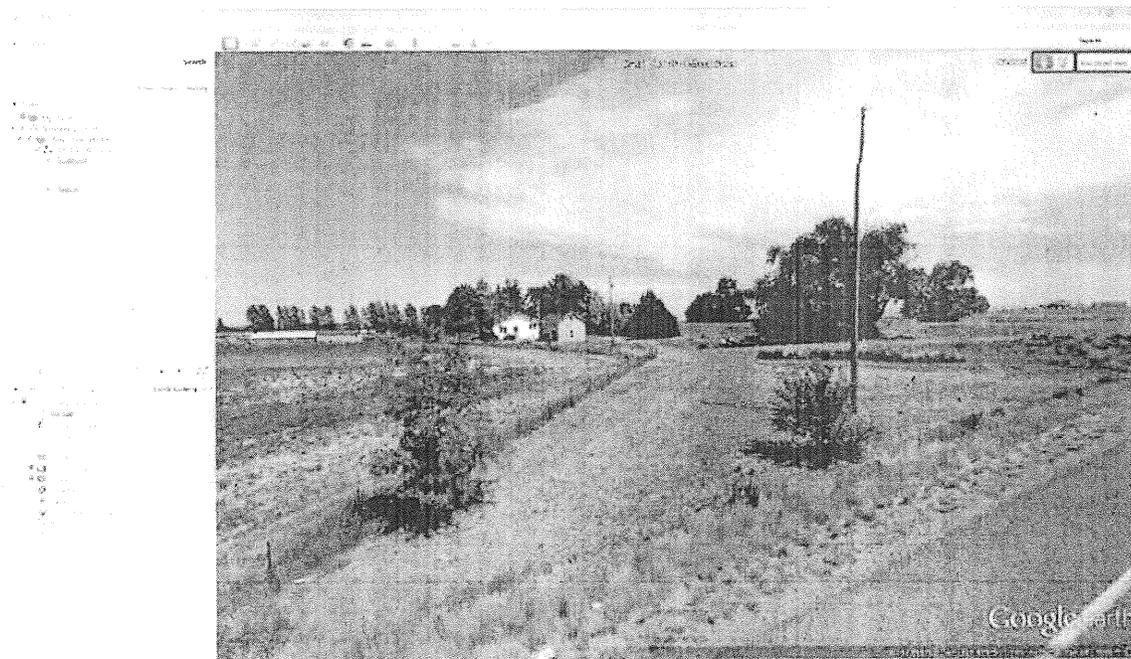
Path Profile – Terrain and Land Cover Description

Terrain elevation in the area is gradually increasing going from north to south; the delta in elevation is about 220ft. The height of the antenna at the airport is close to average height of land cover objects (clutter). The South Well location's height is well above clutter, this additional height is compensating for the low height at the airport end.

Typical ground clutter along the path consists of one and two story buildings, and trees with average height ranging from 20 to 30 feet. The path being analyzed consists of about 90% farm fields and open space with the remaining areas developed with low density buildings as indicated by earth imagery, USGS Landsat, dated 9/8/2013.

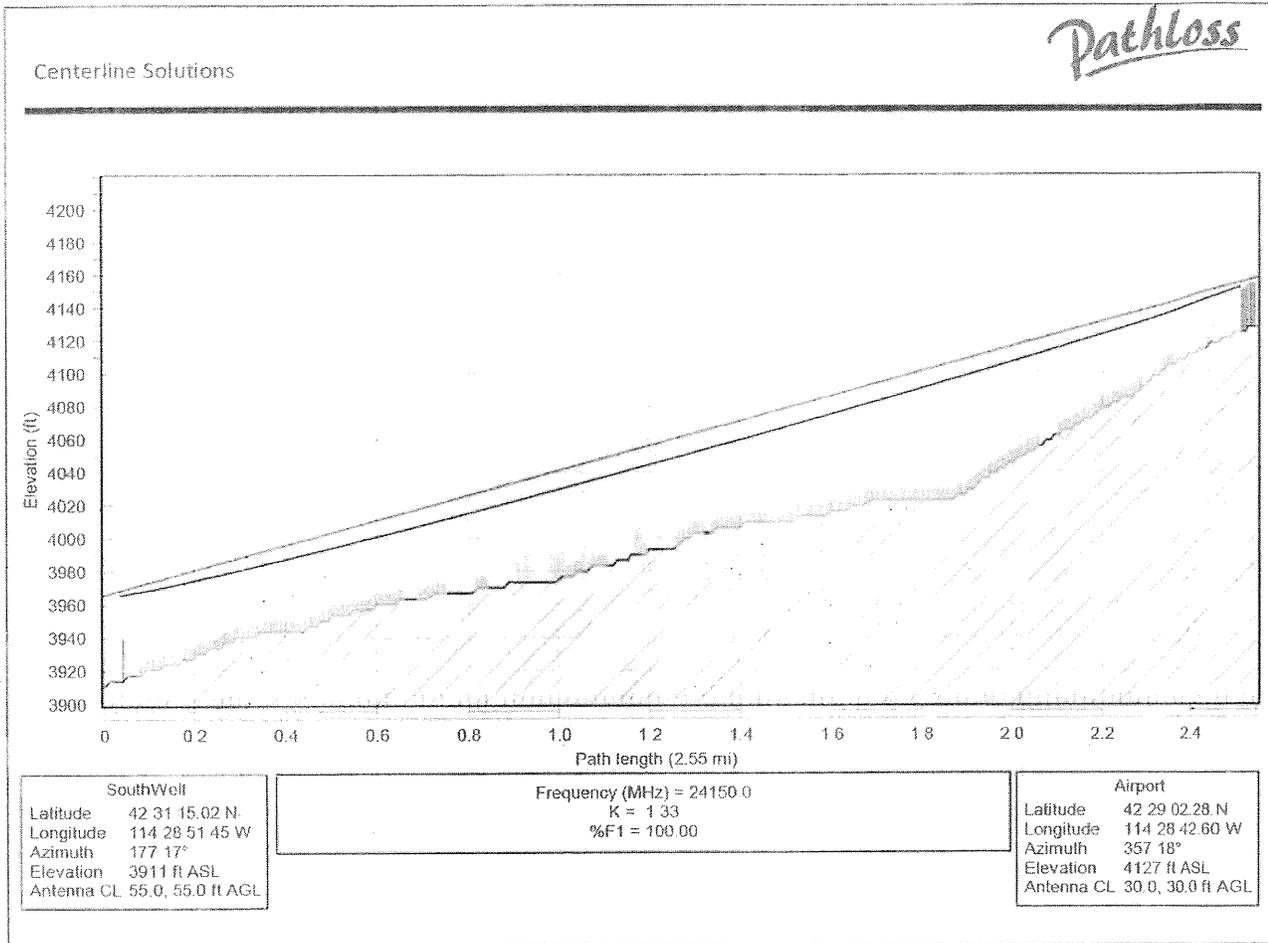
Average terrain clutter height estimations obtained from Multi Resolution Land Characteristics NED and NLCD 2011 data, with visual verification using Google Street View.

Typical Clutter



The existing building and trees follow typical farm patterns where trees are used on some property borders and surround most buildings. The clutter near the Airport site determines the minimum height for the site, as it is very close to the height of the existing antenna. The clutter near the South Well is taller but below the RF path. There are additional areas of tall clutter at 1.0 and 1.2 miles from South Well, currently these do not affect the RF path.

Path Profile Report





Centerline Solutions

F = 24150.00 MHz K = 1.33 %F1 = 100.0, 60.0

	SouthWell	Airport
Latitude	42 31 15.02 N	42 29 02.28 N
Longitude	114 28 51.45 W	114 28 42.60 W
True azimuth (°)	177.17	357.18
Vertical angle (°)	0.80	-0.83
Elevation (ft.)	3910.76	4127.30
Antenna model	airFiber AF-24 (TX)	airFiber AF-24 (TX)
Antenna gain (dBi)	33.00	33.00
Antenna height (ft)	55.00	30.00
TX loss (dB)	0.00	0.00
Antenna model	airFiber AF-24 (RX)	airFiber AF-24 (RX)
Antenna gain (dBi)	38.00	38.00
Antenna height (ft)	55.00	30.00
RX loss (dB)	0.00	0.00
Radio model	airFiber AF-24	airFiber AF-24
Polarization	Slant right	
Rain region	Boise, Idaho	

	TX power (dBm)		RX threshold level (dBm)		EIRP (dBm)		Receive signal (dBm)		Thermal fade margin (dB)		Flat fade margin - multipath (dB)	
64QAM 1500 Mbps	0.00	0.00	-66.00	-66.00	33.00	33.00	-62.06	-62.06	3.94	3.94	3.94	3.94
16QAM 1000 Mbps	0.00	0.00	-72.00	-72.00	33.00	33.00	-62.06	-62.06	9.94	9.94	9.94	9.94
QPSK MIMO 500 Mbps	0.00	0.00	-78.00	-78.00	33.00	33.00	-62.06	-62.06	15.94	15.94	15.94	15.94
QPSK SISO 250 Mbps	0.00	0.00	-80.00	-80.00	33.00	33.00	-62.06	-62.06	17.94	17.94	17.94	17.94
1/4 QPSK SISO 62.5 Mbps	0.00	0.00	-87.00	-87.00	33.00	33.00	-62.06	-62.06	24.94	24.94	24.94	24.94

	Worst month multipath %		Annual multipath %		Annual rain %		Total annual (2 way) %	Time in mode (2 way) %
64QAM 1500 Mbps	99.8671	99.8671	99.9732	99.9732	99.9069	99.9069	99.8534	99.8534
16QAM 1000 Mbps	99.9666	99.9666	99.9933	99.9933	99.9881	99.9881	99.9747	0.1213
QPSK MIMO 500 Mbps	99.9916	99.9916	99.9983	99.9983	99.9975	99.9975	99.9941	0.0194
QPSK SISO 250 Mbps	99.9947	99.9947	99.9989	99.9989	99.9983	99.9983	99.9962	0.0020
1/4 QPSK SISO 62.5 Mbps	99.9989	99.9989	99.9998	99.9998	99.9995	99.9995	99.9990	0.0029

Multipath fading method - Vigants - Barnett

Rain fading method - Crane



Centerline Solutions

	SouthWell	Airport
Latitude	42 31 15.02 N	42 29 02.28 N
Longitude	114 28 51.45 W	114 28 42.60 W
True azimuth (°)	177.17	357.18
Vertical angle (°)	0.80	-0.83
Path length (mi)		2.55
Elevation (ft)	3910.76	4127.30
Frequency (MHz)	24150.00	
Clearance tolerance (ft)		10.0
SouthWell TX Antenna height	55.00 ft	
Airport RX Antenna height		30.00 ft

Clearance criteria - Main

1st criteria K	1.33
1st criteria %F1	100.00
Minimum foreground clearance (ft)	2.00

Dist (mi)	Elev (ft)	Struct (ft)	Clear (ft)	K (ft)	%F1 (ft)	FH (ft)	Crit
2.51	4124.0	26	1.7	0.0	2.7		1
2.52	4124.0	26	2.1	0.0	2.6		1
2.52	4124.0	26	2.4	0.0	2.5		1
2.52	4124.1	26	2.7	0.0	2.3		1
2.53	4125.6	26	1.5	0.0	2.2		1
2.53	4127.2	26	0.4	0.0	2.0		1
2.53	4127.3	26	0.7	0.0	1.9		1
2.54	4127.3	26	1.1	0.0	1.7		1
2.54	4127.3	26	1.5	0.0	1.5		1
2.54	4127.3	26	2.0	0.0	1.2		1
2.54	4127.3	26	2.5	0.0	1.0		1

SouthWell RX Antenna height	55.00 ft
Airport TX Antenna height	30.00 ft

Antenna Height Analysis and Summary

The reports above show the RF path performance and RF path clearance. The key indicators for path performance are the Receive Signal, Fade Margin and reliability percent. The key indicators for path clearance over land cover objects (clutter) is clearance distance measurements.

The fade margins and reliability on the Transmission Report indicate that link speed will not sustain the highest speeds causing the adaptive link to adjust to slower modulation. Designing links for 99.999% is the goal for high availability communications and only the lowest link speed (62.5Mbps) reaches this. The City of Twin Falls requires link data throughput speed 300Mbps. The link as currently designed will meet that data throughput requirement with a calculated fade margin of 15.94dB and is estimated annual downtime (degraded time) of about 31 minutes per year (~99.9941% availability).

The Antenna Height Report along with the Profile Report show individual clutter points along the path. The clearance over clutter objects that come within 10ft of the line of site path are listed with each measurement. The clutter points along the path are set to a defined height for each type. The clutter heights are averages for the area and actual heights have a 10ft tolerance. Any or all of the clutter points identified above have potential to interfere with the signal. The specific points identified are near the Airport site range from 0.4ft to 2.7ft of clearance, we recommend the antenna at the Airport site be raised or moved to clear clutter by a margin of 10 feet. The antenna at South Well site cannot be lowered as the link is currently at risk for interference from clutter.

The antenna/tower at South Well is currently at the minimum height necessary to achieve and maintain the City's required microwave link performance.



NE Corner of property, looking Southward along Washington St South.



SE Corner of property, looking Northward along Washington St South.



Panoramic Picture of the SE Corner of property. Washington St S is on the Right side of photo. 3600 North on the Left side of photo.



Panoramic Photo showing the Southern boundary of the Property. Residential homes on the far left of the Picture. Tower shown on the Right side.



Back Yard property line of homes to the West. Tower visible in the back ground on right side of photo.