

COUNCIL MEMBERS

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



AGENDA
5:00 p.m.

Meeting of the Twin Falls City Council
Monday, July 25, 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>
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for July 19-25, 2016. 2. Request to approve the Monday, July 18, 2016, City Council Minutes. 3. Request to approve a Clif Bar Baking Company Benefit event to be held at Elevation 486 located at 195 River Vista Place, on August 5, 2016. 4. Request to approve the 6 th Annual Parktacular event to be held at the Twin Falls City Park on Sunday, August 7, 2016. 5. Request to approve the 6 th Annual Kermes event, also known as the Hispanic Food Festival, to be held at the Twin Falls City Park on August 14, 2016. 6. Request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4 to Sunterra Way.	Action Action Action Action Action Action	Sharon Bryan Sharon Bryan Justin Diamond Justin Diamond Justin Diamond Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for Select Bid Packages of the Public Safety Campus Project. 2. Request to discontinue the service of hanging banners over Shoshone Street, effective October 4, 2016. 3. Update on current City of Twin Falls projects. 4. Presentation of the City Manager’s Recommended Budget for FY 2017 for Strategic Plan Focus Areas 1-3 (Healthy, Learning and Safe Community) followed by citizen input. 5. Public input and/or items from the City Manager and City Council.	Action Action Update Presentation/ Public Input	Brian Pike Kathy Markus Troy Vitek Travis Rothweiler
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u> 6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> 1. Request for a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North.	PH/Action	Jonathan Spendlove Rex Harding/Riedesel Engineering, Inc.
V. <u>ADJOURNMENT:</u>		

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.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - a. wait to be recognized by the mayor
 - b. approach the microphone/podium
 - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
 - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

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 (2) 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.

COUNCIL MEMBERS

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



MINUTES

**Meeting of the Twin Falls City Council
Monday, July 18, 2016 - City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho**

4:00 P.M.

Tour of the Future City Hall

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	Purpose:	By:
I. <u>CONSENT CALENDAR:</u> 1. Request to approve the Accounts Payable for July 12 - 18, 2016. 2. Request to approve the Monday, July 11, 2016, City Council Minutes. 3. Request to approve the 5 th Annual Magic Valley Beer Festival to be held in the Twin Falls City Park on Saturday, August 6, 2016, from 12:00 p.m. to 6:00 p.m.	Action Action Action	Sharon Bryan Sharon Bryan Ron Fustos
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Request to accept the bid from Taser International, Inc., for the purchase of wearable body cameras, software, and integration and implementation services for \$127,510. 2. Presentation of the City Manager’s Recommended Budget for FY 2017 for Strategic Plan Focus Areas 7 (Responsible Community) and Focus Area 8 (Internal Organization) followed by citizen input. 3. Public input and/or items from the City Manager and City Council.	Action Presentation	Captain Anthony Barnhart Travis Rothweiler
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u> 6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u> 1. Request for a Special Use Permit to construct and operate a medical/dental office on property located at the south east corner of Bridgeview Blvd. and Locust Street North. % Gerald Martens on behalf of Temple View Properties. (app.2795)	PH/Action	Jonathan Spendlove Gerald Martens
V. <u>ADJOURNMENT:</u> 1. 74-206. EXECUTIVE SESSION 1(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.		

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.

Tour of the Future City Hall 4:00 PM

Mayor Barigar called the City Council meeting to order at 4:10 PM.

Mayor Shawn Barigar, Vice Mayor Suzanne Hawkins, Council members Nikki Boyd, Chris Talkington, Don Hall, Ruth Pierce, City Manager Travis Rothweiler, Deputy City Manager Mitch Humble and Deputy City Manager Brian Pike took a tour of the Future City Hall building.

Twin Falls City Council Meeting 5:00 PM

Present: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Don Hall, Ruth Pierce

Absent: Greg Lanting

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Captain Anthony Barnhart, Planner 1 Johnathan Spendlove, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Barigar called the meeting to order at 5:00 P.M. He then asked all present, who wished, to recite the pledge of Allegiance to the Flag.

CONFIRMATION OF QUORUM

A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

City Manager Rothweiler asked that the Red Robin Gourmet Burger and Brew Alcohol License Ownership Transfer be added to the Consent Calendar.

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

Mayor Barigar reviewed the Public Input Procedures and said that they would have 3 minutes to speak.

Jessie Stroup, Twin Falls, handed out tickets to the City Council to attend the Brigitte Gabriel Presentation.

Nancy Taylor, Twin Falls, Idaho resident commended the City Council and City Staff for their professionalism.

Lucy Wills, Twin Falls resident, said that the past few meetings has gotten in the way of city business and public comment has become a bitter and angry attention seeking tactic for a few.

Terry Edwards, Jerome, Idaho resident reminded the City Council the victim is the 5-year-old little girl and not they, are the victims, and that the City Council needs to do their jobs.

Glenneda Zuiderveld, Jerome, Idaho resident looking for a house for the victims and her family. She asked if the City Council could help her find an house for the family.

Councilmember Hall asked about the go fund me account set up for the family.

Councilmember Hall suggested she check with Magic Valley Realtors.

Vice Mayor Hawkins suggested that she check with the Twin Falls Housing Authority.

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for July 12 - 18, 2016.
2. Request to approve the Monday, July 11, 2016, City Council Minutes.
3. Request to approve the 5th Annual Magic Valley Beer Festival to be held in the Twin Falls City Park on Saturday, August 6, 2016, from 12:00 p.m. to 6:00 p.m.
4. Alcohol License transfer of ownership to Red Robin Gourmet Burgers and Brews, 1824 Blue Lakes Blvd North, Twin Falls, Idaho.

MOTION:

Councilmember Talkington moved to add the Red Robin Gourmet Burgers and Brews, 1824 Blue Lakes Blvd North, Twin Falls, Alcohol License ownership transfer to the Consent Calendar and approve the Consent Calendar. The motion was seconded by Councilmember Hall. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

II. ITEMS FOR CONSIDERATION:

1. Request to accept the bid from Taser International, Inc., for the purchase of wearable body cameras, software, and integration and implementation services for \$127,510.

Captain Barnhart gave staff report.

Councilmember Talkington asked if they have set up regulations as to who is filmed, how long records are kept.

Captain Barnhart said that they have all of that in place.

MOTION:

Councilmember Hall moved to award the bid to Taser International Inc., for the purchase of wearable body cameras, software and integration and implementation services in the amount of \$127,510. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

2. Presentation of the City Manager's Recommended Budget for FY 2017 for Strategic Plan Focus Areas 7 (Responsible Community) and Focus Area 8 (Internal Organization) followed by citizen input.

City Manager Rothweiler reviewed the Budget for FY 2017 for Strategic Plan Focus Areas 7 and 8 using visuals.

Council discussion ensued on the following:

Single can rate for senior citizens.

Fixed costs for large blue cans and smaller blue cans

Victim Coordinator position needed.

Virginia training success.

City Manager Rothweiler discussed grants for more police officers.

Public input:

Paul Thompson, Twin Falls, Idaho encouraged the City Council to continue doing the great work that they are doing.

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

City Manager Rothweiler reported on the Eastland Road Construction Rebuild Project.

City Manager Rothweiler reminded City Council that on Friday, July 22, 2016 at 3:00 PM is a retirement celebration for Fire Chief Ron Clark.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

1. Vice Mayor Hawkins reported on the ribbon cutting event with the Boys and Girls Club house building project.
2. Councilmember Hall gave thanks to Gerald Marten for the work he did on the Boys and Girls Club house building project.
3. Frontier and Falls road is really bad.

IV. PUBLIC HEARINGS: 6:06 PM

1. Request for a Special Use Permit to construct and operate a medical/dental office on property located at the south east corner of Bridgeview Blvd. and Locust Street North. % Gerald Martens on behalf of Temple View Properties. (app.2795)

Gerald Martens, Temple View Properties, reviewed the request for a Special Use Permit.

Councilmember Talkington asked if the property will have a pressurized irrigation system.

Gerald Martens reviewed the irrigation system.

Planner I Spendlove gave staff report.

Public hearing open for public comment: None
Public hearing closed.

Councilmember Talkington asked how many private pressurized irrigation systems are in the City of Twin Falls.

Gerald Martens explained how the private pressurized irrigation systems work.

MOTION:

Councilmember Talkington moved approval a Special Use Permit to construct and operate a medical/dental office on property located at the south east corner of Bridgeview Blvd. and Locust Street North 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 and Compliance with the Eastpark PUD Agreement #213.

2. Subject to a PI system being approved by the City Engineering Department prior to issuance of a certificate of occupancy.
3. Subject to all lighting being downward facing and the light source being shielded from nearby residential properties.

The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0

4. ADJOURNMENT:

1. 74-206. EXECUTIVE SESSION 1(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general.

MOTION:

Councilmember Hall moved to adjourn to Executive Session Idaho Code Section 74-206 1(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general. 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

Adjourned at 6:19 PM

Sharon Bryan, Deputy City Clerk

http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=551



Date: Monday, July 25, 2016, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request from Olivia Plew, on behalf of the Clif Bar Baking Company, to approve the Clif Bar Baking Company Benefit event. This private fundraising event will be held at Elevation 486 located at 195 River Vista Place, Twin Falls, on August 5, 2016.

Time Estimate:

Due to the nature and location of this event, there is no anticipated requirement for Police response. Staff is, therefore, requesting that this item be placed on the Consent Calendar.

Background:

The Clif Bar Baking Company Benefit is a fundraising event hosted by the Clif Bar Baking Company. There is expected to be less than 500 people attending and tickets are to be sold in advance of the event. The event will be held in the outdoor plaza of Elevation 486. During the event there will be amplified sound and live music.

The Clif Bar Baking Company Benefit will begin at 8:00 p.m. and will conclude at 11:00 p.m.

There will be no alcohol provided by the event organizers; however, alcohol will be served by Elevation 486 staff.

Approval Process:

Consent of the Council

Budget Impact:

There are no anticipated calls for service being generated for the Twin Falls Police Department. The event is also being held at a private venue with private security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have reviewed and approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Agenda Item for July 25, 2016
From Sergeant Justin Dimond
Page Two

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music if necessary. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall terminate the event.

Attachments:

None

JD:aed



Date: Monday, July 25, 2016, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request by Braden Way, representing non-profit Christian Radio Station 88.1 The Bridge, to approve the 6th Annual Parktacular event to be held at the Twin Falls City Park on Sunday, August 7, 2016.

Time Estimate:

Since this is an annual event that typically requires little to no additional Police response, I am submitting this Special Event Application for consideration on the Consent Calendar.

Background:

Brayden Way submitted a Special Event Application for the 6th Annual Parktacular event to be held in the Twin Falls City Park on Sunday, August 7, 2016. The event will begin at 12:15 p.m. and will conclude at 6:00 p.m. This event is a family friendly summer event. No alcoholic beverages will be served. There will be live Christian music played from the band shell. Local food vendors will be on hand, as well as local business booths, bouncy houses, and other events for children.

The event organizers will be responsible for a clean-up plan within the City Park and other areas affected by the event. Should electrical issues arise within the City Park, the event organizers will be responsible for any costs incurred due to call outs for electrical service.

While it is possible that the live band may become a noise disturbance issue for the residential neighborhood near the City Park, we have had very few complaints in past years. Should the amplified sound become an issue, the Patrol Supervisor will be advised to contact Braden Way regarding noise complaints. There were no calls for service generated by the 2015 Parktacular Event.

The Twin Falls Police Department Staff and other relevant City Staff members have reviewed and approved this application.

Approval Process:

Consent of the Council

Budget Impact:

Since no alcohol will be served at this event and there have been no calls for Police service at past events, Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security.

Agenda Item for July 25, 2016
From Sergeant Justin Dimond
Page Two

Regulatory Impact:

N/A

Conclusion:

Staff recommends that the City Council approve the Special Event Application submitted for the 6th Annual Parktacular event based on the information provided.

Staff recommends that the on-duty Supervisor be given authority to order event organizers to mitigate the sound of amplified music. If the noise complaints become habitual, the Patrol Supervisor shall be granted the authority to order the music to be terminated.

Attachments:

None

JD:aed



Date: Monday, July 25, 2016, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request from Armondo Corero, on behalf of St. Edward's Church, to approve the 6th Annual Kermes event, also known as the Hispanic Food Festival. This fundraising event will be held at the Twin Falls City Park on August 14, 2016.

Time Estimate:

This is the 6th year this annual event is being held and there were no calls for service requiring a Police response from last year's event. Staff is requesting that this item be placed on the Consent Calendar.

Background:

The Kermes event, also known as the Hispanic Food Festival, is a fundraising event for St. Edward's Parish and the St. Edward's Catholic School. With this being the sixth year for this event, the number of participants has grown over the last few years from approximately 150 in attendance to an estimated 500 people for the 2016 Kermes event. During the event, there will be activities for children, including a bounce house. There will be 20 booths which will include food vendors and vendors selling miscellaneous items.

The 2016 Kermes event will begin at 12:00 p.m. and will conclude at 8:00 p.m. Live music will be provided; performances will be held in the Twin Falls City Park Band Shell.

There will be no alcohol provided by the event organizers.

Approval Process:

Consent of the Council

Budget Impact:

Due to no calls for service being generated for the Twin Falls Police Department at last year's event, no security is required. Therefore, there is no budget impact.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have met and approved this application request. Staff recommends that the City Council approve the Special Event Application based on the information provided.

Agenda Item for July 25, 2016
From Sergeant Justin Dimond
Page Two

The Twin Falls Police Department Staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music if necessary. If there are continued noise complaints, disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall terminate the event.

Attachments:

None

JD:aed



Date: July 25, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, P.E., Assistant City Engineer

Consent Request:

Consideration of a request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4, to **Sunterra Way**.

Time Estimate:

The staff presentation will take approximately 2 minutes.

Background:

Sun Dance Way was platted as roadway right-of-way in Sunterra Subdivision No. 4. After Sunterra Subdivision No. 4 was recorded, it was discovered that there is a street located in Morning Sun Subdivision No. 3 & 6 with a very similar name (Sundance Dr.). With emergency services in mind, and to prevent confusion on emergency calls, City staff would like to change the street name to **Sunterra Way**.

Approval Process:

City Code Section 8-1-3 states: The names of streets and avenues as given and shown on the map of the City adopted by the City Council on February 25, 1957, and on file in the office of the City Clerk, or as may hereafter be renamed by said Council, are hereby declared to be the names of the same. Names of all streets and avenues hereafter dedicated shall be approved by the City Council. (1958 Code, ch. IV, art. 1).

Budget Impact:

The Council's approval of this request will not impact the City budget.

Regulatory Impact:

None.

Conclusion:

Staff recommends that the Council approve the request to rename Sun Dance Way to Sunterra Way.

Attachments:

1. Plat maps.



Date: Monday, July 25, 2016
To: Honorable Mayor and City Council
From: Brian Pike, Deputy City Manager

Request:

Consideration of a request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for Select Bid Packages of the Public Safety Campus Project.

Time Estimate:

The presentation from Michael Arrington, STARR Corporation, will take approximately 20 minutes.

Background:

As per our CM/GC Contract Agreement with STARR Corporation, Michael Arrington will be presenting the GMP for two Bid Packages of the Public Safety Campus Remodel Project. As prescribed in section 2.2.3 of the Contract Agreement STARR Corporation offers the following:

1. Drawings, specification and Addenda used in the establishment of the GMP are enumerated and attached as Exhibit "A" for your review.
2. The following are clarifications and assumptions made in the preparation of the GMP:
 - a. The Asbestos survey provided is complete and accurate.
 - b. This GMP covers only the scope of work as defined:
 - i. Bid Package No. 1 – Select Demolition and Abatement (\$149,200.00)
 - ii. Bid Package No. 5 – Polished Concrete Finishing (\$24,225.00)
 - iii. Bid Package No. 6 – Masonry (\$14,690.00)
 - iv. Bid Package No. 8 – Millwork (\$209,560.00)
 - v. Bid Package No. 9 – Roofing (\$256,500.00)
 - vi. Bid Package No. 15 – Ceramic Tile (\$25,466.00)
 - vii. Bid Package No. 16 – Flooring (\$57,698.00)
 - viii. Bid Package No. 17 – Painting (\$56,000.00)
 - ix. Bid Package No. 21 – Plumbing (\$204,700.00)
 - x. Bid Package No. 22 – HVAC (\$341,000.00)
 - c. Pricing for Bid Package No. 9 Roofing is based upon no asbestos roofing tear off, alternate metal panel and alternate roof hatch as described and priced by Robison Roofing correspondence dated July 14, 2016.
 - d. Pricing for Bid Package 22 HVAC is based upon VE email from Brizee Heating dated July 12, 2016.
 - e. The proposed GMP contains general condition, allowances and contingency. These items will be finalized in the upcoming GMP to complete the remaining scope of work. These items will be included in the upcoming GMP to complete the remaining scope of work.
3. The proposed GMP as outlined above is attached as Exhibit "B" for your review.
4. This GMP must be accepted by July 27, 2016.

The approval of the aforementioned Bid Packages along with Allowances in Exhibit "B" will allow the project to commence while select bid packages are rebid and the full project GMP is refined. The project is scheduled to begin on August 8, 2016.

Approval Process:

Council approval to accept the GMP for select Bid Packages and Allowances as outlined in Exhibit "B" for the Public Safety Campus Project in the amount of 1,709,226.00

Budget Impact:

This request utilizes \$1,709,226.00 of the \$3,553,347.18 budgeted for this project.

Conclusion:

Staff recommends that the Council approve the request as presented...

Attachments:

1. STARR Corporation email, Exhibits A and B



July 22, 2016

Mr. Travis Rothweiler
Sent via email to: trothweiler@tfid.org

Re: City of Twin Falls, Public Safety Campus—Select Bid Packages—Section 2.2.3 of Prime Contract

Travis-

As prescribed in Section 2.2.3 of the Contract Agreement we offer the following statement:

1. Drawings, Specifications, and Addenda used in the establishment of the GMP are enumerated and attached as Exhibit "A".
2. The following are clarifications and assumptions made in preparation of the GMP
 - a. Asbestos survey provided is complete and accurate.
 - b. This GMP covers only the scope of work as defined in Bid Package No. 1 Select Demolition and Abatement, No. 5 Polished Concrete Finishing, No. 6 Masonry, No. 8 Millwork, No. 9 Roofing, No. 15 Ceramic Tile, No. 16 Flooring, No. 17 Painting, No. 21 Plumbing, and No. 22 HVAC. This will allow the project to commence while select packages are rebid and the full project GMP is refined. An additional GMP will be established following the Rebid of Select packages. All work associated with this GMP cannot be completed without the authorization of the upcoming GMP.
 - c. Pricing for Package No. 9 Roofing is based on No Asbestos roofing tear off, alternate metal panel, and alternate roof hatch as described and priced in Robison Roofing correspondence dated July 14, 2016.
 - d. Pricing for Package No. 22 HVAC is based on VE Email from Brizee Heating date July 12, 2016.
 - e. The proposed GMP contains General Condition, allowances, and contingency. These items will be finalized in the upcoming GMP to complete the remaining scope of work.
3. Proposed GMP, organized as outlined, is attached as Exhibit "B".
4. Anticipated Substantial completion date is September 15, 2017. This is based on an August 8, 2016 start date.
5. This GMP must be accepted by July 27, 2016.

We are pleased to be part of the construction team and look forward to working with the City of Twin Falls on this historic project.

Sincerely,
Starr Corporation

Michael Arrington
President

Exhibit "A"
Twin Falls – Public Safety Campus
Police Administration Building / Police Operations Building
Drawings / Specifications / Addenda

Drawing No.	Title
	PUBLIC SAFETY CAMPUS – POLICE ADMINISTRATION BID SET – 06/02/2016
	GENERAL
G0.00	COVER SHEET
G0.02	DRAWING INFORMATION
G0.04	WALL TYPES AND RATED ASSEMBLIES
G2.01	EXITING AND OCCUPANCY PLANS
	CIVIL
C0.01	CIVIL NOTES
C1.01	SITE DEMOLITION PLAN
C1.02	SITE PLAN
C5.01	SITE DETAILS
	LANDSCAPE
L1.00	LANDSCAPE PLAN
	DEMOLITION
D2.01	DEMO FLOOR PLANS
D2.02	ROOF DEMO PLAN
D3.01	DEMO BUILDING ELEVATIONS
D9.01	DEMO CEILING PLANS
	ARCHITECTURAL
A1.01	COMPOSITE SITE PLAN
A2.01	COMPOSITE FLOOR PLANS
A2.02	LEVEL 0 – FLOOR PLAN – AREA A
A2.03	LEVEL 1 – FLOOR PLAN – AREA B
A2.04	LEVEL 2 – FLOOR PLAN – AREA A
A2.05	COMPOSITE ROOF PLAN
A2.91	ROOF DETAILS
A2.92	ROOF DETAILS
A3.01	BUILDING ELEVATIONS
A3.10	BUILDING SECTIONS
A3.11	BUILDING SECTIONS
A4.11	EXTERIOR WALL SECTIONS
A4.12	EXTERIOR WALL SECTIONS
A4.91	EXTERIOR DETAILS
A5.01	ENLARGED FLOOR PLANS
A5.02	ENLARGED FLOOR PLANS
A5.11	INTERIOR WALL SECTIONS
A6.01	STAIR PLANS AND SECTIONS
A7.01	DOOR SCHEDULE & TYPES
A7.11	FRAME TYPES
A7.91	HOLLOW METAL FRAME DETAILS
A7.92	ALUMINUM FRAME DETAILS

Exhibit "A"
Twin Falls – Public Safety Campus
Police Administration Building / Police Operations Building
Drawings / Specifications / Addenda

A8.10	BASEMENT FINISH PLAN
A8.11	FIRST FLOOR FINISH PLAN
A8.12	SECOND FLOOR FINISH PLAN
A8.51	INTERIOR ELEVATIONS
A8.91	INTERIOR DETAILS
A9.02	LEVEL 0 – CEILING PLAN – AREA A
A9.03	LEVEL 1 – CEILING PLAN – AREA B
A9.04	LEVEL 2 – CEILING PLAN – AREA A
A9.91	CEILING DETAILS
	STRUCTURAL
S0.00	STRUCTURAL COVER SHEET
S0.01	STRUCTURAL SPECIFICATIONS AND SPECIAL INSPECTIONS
S1.01A	FOUNDATION PLAN – AREA A
S1.01B	FOUNDATION PLAN – AREA B
S1.02A	FLOOR PLAN – AREA A
S1.03A	ROOF FRAMING PLAN – AREA A
S1.03B	ROOF FRAMING PLAN – AREA B
S2.01	CONCRETE SCHEDULES/TYP. DETAILS
S2.02	CONCRETE SCHEDULES/TYP. DETAILS
S2.11	MASONRY SCHEDULES/TYP. DETAILS
S2.31	COLD-FORMED STEEL WALL – SCHEDULES/TYP. DETAILS
S2.32	COLD-FORMED STEEL BEAM – SCHEDULES/TYP. DETAILS
S2.41	WOOD – SCHEDULES/TYP. DETAILS
S3.01	FOUNDATION DETAILS
S3.21	ROOF FRAMING DETAILS
	MECHANICAL
M0.00	HVAC ADMIN COVER SHEET
M0.01	ADMIN ENERGY COMPLIANCE
M0.02	ADMIN ENERGY COMPLIANCE
M1.00	HVAC ADMIN PLAN DEMO BASEMENT
M1.01	HVAC ADMIN PLAN DEMO 1 ST FLOOR
M1.02	HVAC ADMIN PLAN DEMO 2 ND FLOOR
M1.03	HVAC ADMIN ROOF PLAN DEMO
M2.11	HVAC ADMIN PLAN NEW BASEMENT
M2.12	HVAC ADMIN PLAN NEW 1 ST FLOOR
M2.13	HVAC ADMIN PLAN NEW 2 ND FLOOR
M2.14	HVAC ADMIN ROOF PLAN NEW
M3.00	HVAC ADMIN SCHEDULES
M3.01	HVAC ADMIN SCHEDULES
M4.00	HVAC ADMIN DETAILS
F0.01	ADMIN FIRE SPRINKLER
	PLUMBING
P0.00	PLUMBING ADMIN COVER SHEET
P1.00	PLUMBING ADMIN DEMO PLAN BASEMENT
P1.01	PLUMBING ADMIN DEMO PLAN 1 ST FLOOR
P1.02	PLUMBING ADMIN DEMO PLAN 2 ND FLOOR

Exhibit "A"
Twin Falls – Public Safety Campus
Police Administration Building / Police Operations Building
Drawings / Specifications / Addenda

P2.11	PLUMBING ADMIN WASTE AND VENT PLAN BASEMENT
P2.12	PLUMBING ADMIN WASTE AND VENT PLAN 1 ST FLOOR
P2.13	PLUMBING ADMIN WASTE AND VENT PLAN 2 ND FLOOR
P2.14	PLUMBING ADMIN ROOF PLAN
P2.21	PLUMBING ADMIN WATER AND GAS PLAN BASEMENT
P2.22	PLUMBING ADMIN WATER AND GAS PLAN 1 ST FLOOR
P2.23	PLUMBING ADMIN WATER AND GAS PLAN 2 ND FLOOR
P3.00	PLUMBING ADMIN SCHEDULES
P4.00	PLUMBING ADMIN DETAILS
	ELECTRICAL
E0.00	ELECTRICAL COVER SHEET
ED1.00	BASEMENT ELECTRICAL DEMO PLAN
ED1.01	FIRST FLOOR ELECTRICAL DEMO PLAN
ED1.02	SECOND FLOOR ELECTRICAL DEMO PLAN
E0.01	ELECTRICAL SITE PLAN
E1.00	BASEMENT LIGHTING PLAN
E1.01	FIRST FLOOR LIGHTING PLAN
E1.02	SECOND FLOOR LIGHTING PLAN
E2.00	BASEMENT POWER PLAN
E2.01	FIRST FLOOR POWER PLAN
E2.02	SECOND FLOOR POWER PLAN
E2.03	ROOF POWER PLAN
E3.00	BASEMENT SYSTEMS PLAN
E3.01	FIRST FLOOR SYSTEMS PLAN
E3.02	SECOND FLOOR SYSTEMS PLAN
E4.00	BASEMENT FIRE ALARM PLAN
E4.01	FIRST FLOOR FIRE ALARM PLAN
E4.02	SECOND FLOOR FIRE ALARM PLAN
E6.00	ELECTRICAL PANEL SCHEDULES
E6.01	ELECTRICAL PANEL SCHEDULES
	PUBLIC SAFETY CAMPUS – POLICE OPERATIONS BID SET – 06/02/2016
	GENERAL
G0.00	COVER SHEET
G0.02	DRAWING INFORMATION
G0.04	WALL TYPES AND RATED ASSEMBLIES
G2.01a	EXITING AND OCCUPANCY PLAN
	DEMOLITION
D2.01	FIRST FLOOR DEMO PLAN
D2.03	DEMO ROOF PLAN
D3.01	DEMOLITION ELEVATIONS
D8.51	DEMO INTERIOR ELEVATIONS
D9.01	DEMO CEILING PLAN
	ARCHITECTURAL
A1.01	COMPOSITE SITE PLAN

Exhibit "A"
Twin Falls – Public Safety Campus
Police Administration Building / Police Operations Building
Drawings / Specifications / Addenda

A1.11	ENLARGED SITE PLAN
A2.01	COMPOSITE FIRST FLOOR PLAN
A2.11A	PARTIAL FLOOR PLAN – AREA A
A2.11B	PARTIAL FLOOR PLAN – AREA B
A2.11C	PARTIAL FLOOR PLAN – AREA C
A2.11D	PARTIAL FLOOR PLAN – AREA D
A2.13	ROOF PLAN
A2.91	ROOF DETAILS
A3.01	BUILDING ELEVATIONS
A3.10	BUILDING SECTIONS
A4.11	EXTERIOR WALL SECTIONS
A4.91	EXTERIOR DETAILS
A5.01	ENLARGED FLOOR PLANS
A5.11	INTERIOR WALL SECTIONS
A7.01	DOOR SCHEDULE & TYPES
A7.91	FRAME DETAILS
A8.01	FLOOR FINISH PLAN & SCHEDULE AREA A
A8.02	FLOOR FINISH PLAN & SCHEDULE AREA B & C
A8.03	FLOOR FINISH PLAN & SCHEDULE AREA D
A8.51	INTERIOR ELEVATIONS
A8.52	INTERIOR ELEVATIONS
A8.91	INTERIOR DETAILS
A9.01	COMPOSITE CEILING PLAN
A9.11A	PARTIAL REFLECTED CEILING PLAN – AREA A
A9.11B	PARTIAL REFLECTED CEILING PLAN – AREA B
A9.11C	PARTIAL REFLECTED CEILING PLAN – AREA C
A9.11D	PARTIAL REFLECTED CEILING PLAN – AREA D
A9.91	CEILING DETAILS
	STRUCTURAL
S0.00	STRUCTURAL COVER SHEET
S0.01	STRUCTURAL SPECIFICATIONS AND SPECIAL INSPECTIONS
S1.01	FOUNDATION PLAN
S1.02	ROOF PLAN
S2.01	CONCRETE AND MASONRY DETAILS
S2.31	COLD-FORMED STEEL WALL, HEADER SCHEDULES AND TYPE DETAILS
S3.01	FOUNDATION DETAILS
S3.21	ROOF FRAMING DETAILS
	MECHANICAL
M0.00	HVAC POLICE COVER SHEET
M0.01	POLICE ENERGY COMPLIANCE
M0.02	POLICE ENERGY COMPLIANCE
M1.00	HVAC POLICE FLOOR PLAN DEMO
M1.12	HVAC POLICE ROOF PLAN DEMO
M2.11	HVAC POLICE FLOOR PLAN NEW
M2.12	HVAC POLICE ROOF PLAN NEW
M3.00	HVAC POLICE SCHEDULES
M4.00	HVAC POLICE DETAILS

Exhibit "A"
Twin Falls – Public Safety Campus
Police Administration Building / Police Operations Building
Drawings / Specifications / Addenda

F0.01	POLICE FIRE SPRINKLER
	PLUMBING
P0.00	PLUMBING POLICE COVER SHEET
P1.00	PLUMBING POLICE DEMO PLAN
P2.11	PLUMBING POLICE WASTE AND VENT PLAN
P2.21	PLUMBING POLICE WATER AND GAS PLAN
P2.22	PLUMBING POLICE ROOF PLAN
P3.00	POLUMBING POLICE SCHEDULES
P4.00	PLUMBING POLICE DETAILS
	ELECTRICAL
E0.00	ELECTRICAL COVER SHEET
E0.01	IEEE ENERGY COMPLIANCE
E1.00	ELECTRICAL DEMOLITION PLAN
E1.01	LIGHTING PLAN
E2.01	POWER PLAN
E2.02	ROOF POWER PLAN
E3.01	SYSTEMS PLAN
E4.01	FIRE ALARM PLAN
E6.00	ELECTRICAL SCHEDULES
PROJECT MANUAL	PROJECT MANUAL, TWIN FALLS – PUBLIC SAFETY CAMPUS, Volume 1, SECTION 01 – 12, BID SET JUNE 06, 2016 PROJECT MANUAL, TWIN FALLS – PUBLIC SAFETY CAMPUS, Volume 2, SECTION 13 – 32, BID SET JUNE 06, 2016
ADDENDUM NO. 1	City of Twin Falls-Public Safety Campus-dated June 20, 2016
ADDENDUM NO. 2	City of Twin Falls-Public Safety Campus-dated June 24, 2016
ADDENDUM NO. 3	City of Twin Falls-Public Safety Campus-dated June 27, 2016

Exhibit "B"

City of Twin Falls-Public Safety Campus

Select Bid Packages-GMP

July 25, 2016

Bid Package No. 1-Selective Demolition and Abatement	\$	149,200.00
Bid Package No. 5-Polished Concrete Finishing	\$	24,225.00
Bid Package No. 6-Masonry	\$	14,690.00
Bid Package No. 8-Millwork	\$	209,560.00
Bid Package No. 9-Roofing	\$	256,500.00
Bid Package No. 15-Ceramic Tile	\$	25,466.00
Bid Package No. 16-Flooring	\$	57,698.00
Bid Package No. 17-Painting	\$	56,000.00
Bid Package No. 21-Plumbing	\$	204,700.00
Bid Package No. 22-HVAC	\$	341,000.00
Payment and Performance Bond	\$	18,745.00
CM Fee	\$	47,523.00
Allowances		
Project Manager	\$	58,928.00
Project Superintendent	\$	123,916.00
Job Site Trailer	\$	9,600.00
Telephone	\$	1,500.00
Internet	\$	2,400.00
Temp Toilets	\$	2,160.00
Dumpster	\$	14,400.00
Temporary Office-Dispatch	\$	18,901.00
Electrical Demolition	\$	23,000.00
Contingency	\$	49,114.00
Total	\$	1,709,226.00



Date: Monday, July 25, 2016
To: Honorable Mayor and City Council
From: Kathy Markus – Information Communication Technology Manager

Request:

Consideration of a request to discontinue the service of hanging banners over Shoshone Street, effective 10/04/2016.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

The City of Twin Falls has been hanging banners for organizations as a courtesy service. The process of hanging the banners poses a safety risk to both City employees and equipment. It takes a four-man Streets Department crew and two Electricians to hang the banner. The street is not closed during the banner hanging, as this is a State Highway. The Public works crew prepares the area by setting up cones, prepares the new banner, and folds the old banner. Our employees have had some very close calls where the crew members were almost hit by vehicle mirrors and inattentive drivers.



The banner hanging also poses a threat to the electrician in the bucket truck. The bucket has had some very close calls with tall trucks passing under the bucket. They have to be fully extended before they enter the traffic lane.



The electricians also have to be extremely careful dodging the electrical line that crosses right over the banner.



Weather conditions add an extra element of concern. The wind blows the banners, the poles, and the lift, making it more difficult to maneuver around the electrical service. Ice on the road increases the chance of vehicles sliding into the workers.

The hanging of the banners violates our own City Code which reads: "City Code 10-9-4 –(G): No Off Premises Signage: All signs shall pertain only to the use or products located on the same property as the sign, unless otherwise specified herein."

The hanging also violates our "Banner Signs" standards Section (B) Banner Signs: (b)(1) and (c)(1). The violations are "Banner signs are not allowed on the right of way" and "In no event shall the maximum area of banner signage exceed one hundred (100) square feet. The Community Event Signs section (F)(b)(1) also restricts signs in the right of way and (F)(c)(1) indicates "The maximum area of a community event sign is sixty-four (64) square feet in size."

In addition to the safety concerns and the code violations, the employee time costs the City of Twin Falls over \$9,000 per year. There is also the added expense of the equipment, gas, and supplies. These funds are supporting a small group of organizations within the City and do not provide a benefit for all equally. City staff frequently get calls from people who are upset that their tax dollars are being spent advertising a certain community group or church.

Today's digital age provides much safer methods of publicizing events. Local TV stations, the radio, web pages, and Facebook are other sources for advertising. There are also organizations in town with electronic billboards that are willing to post information (such as First Federal).

An Electrical Billboard was presented to Long Term Planning. It was determined that funds are not currently available, but the practice of hanging the signs should be discontinued to protect our employees. In the future, a City electronic message board may be an option if there is an appropriate location and funding.

In the past two years, the following organizations have had banners hung (Some multiple times per year).

- 4H
- Beer Festival
- Boy Scout Troop 65 Pancake Supper
- Crafts in the Country
- Community Partnerships and Action Event
- Death By Chocolate
- Empty Bowls
- Harvest time Festival (CSI)
- Magic Valley Arts Council
- MV KIDS art in the park registration
- MV Symphony
- Our Talent Our Strength
- Paint Magic
- South Central Comm. Action
- T.F. County Fair
- United Way
- Vintage Vixens
- Western Days

Currently, there are banners scheduled through 9/19/2017. The following organizations are scheduled after 10/4/16 and would be notified that the service is no longer available.

1/17/2017	Rotary Death by Chocolate
2/14/2017	Empty Bowls
4/4/2017	Vintage Vixens
9/12/2017	Community Partnerships and Action Event

Approval Process:

No process required.

Budget Impact:

\$9,000 worth of man hours would be available for other city projects.

Regulatory Impact:

Approval of this request will allow the city to comply with its sign and banner regulations.

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:



Date: Monday, July 25, 2016
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Update to council on projects currently ongoing.

Time Estimate:

The staff presentation will take approximately 15 minutes.

Background:

Over the last several months, I have come before the council on several occasions to award projects to a few contractors. Tonight I wanted to update the council on how the individual projects were going.

Eastland Drive South
Canyon Springs Grade Odor Reduction
Canyon Springs Grade Public Involvement Committee Update
Waste Water Treatment Plant Headworks Expansion

Budget: The items discussed have all been previously approved and budgeted before. No new dollars are being requested at this time.

Conclusion:

No recommendation required

Attachments:

1. Photos of Eastland Drive South
2. Photos of Odor Reduction Site
3. Photos of Headworks Project





Computer Photo
Repair





ROAD CLOSED
TO
THRU TRAFFIC





Date: Monday, July 25, 2017
To: Mayor and City Council
From: Travis Rothweiler, City Manager

Request

A presentation of the City Manager's Recommended Budget for FY 2017 for Strategic Plan Focus Areas 1-3 (Healthy, Learning and Safe Community) followed by citizen input.

Time Estimate

The estimated amount of time this item will take is 20 minutes plus time to answer questions.

Background

On July 11, 2016, we presented the City Manager's Recommended Budget for the Fiscal Year 2017 (FY 2017). The budget for the upcoming year reflects our ongoing commitment to prudent fiscal management in delivering services that enhance the quality of life of Twin Falls' citizens and meeting the expressed needs of our community. It addresses the need to protect the long-term future of the community, public safety, public infrastructure, and to deliver sustainable government services that aligns with the demands of today, while ensuring the ability to respond to growth. While this budget covers only fiscal year 2017, it continues to define a path that will move Twin Falls into the future as a safe city with a solid infrastructure and an ongoing commitment to improving quality of life. The recommended budget funds current and enhanced service levels to meet the Twin Falls City Council's priorities for service delivery, with modest increases in city-supplied utilities.

The recommended budget has been formulated with a philosophy of:

- Providing high-quality governmental services consistent with citizen expectations
- Constantly seeking opportunities to improve service delivery or increase efficiency through technology, partnerships, or improved processes
- Careful stewardship of city resources, emphasizing affordability and sustainability
- Valuing our employees

The Recommended Budget is directly linked to the City of Twin Falls' 2030 Strategic Plan, which provides a series of pathways that will allow the City to realize its mission and the newly established 2030 vision. The budget maintains service levels designed to protect our citizen's health, safety, and welfare. It funds projects and initiatives designed to enhance our citizen's quality of life. It continues our reputation for being a strong, fiscally-sound municipal government.

Over the course of the next few weeks, members of the City's team will present and illustrate how the FY 2017 Budget will help the City realize the goals and, ultimately, the Vision we have for our community. This week, we will be focusing on Focus Areas 7 (Responsible Community) and Focus Area 8 (Internal Organization).

Budget Overview

The budget is balanced and in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The City of Twin Falls has historically focused on the "net budget," (the total budget, as presented above, less fund transfers). The total net budget for FY 2017 is \$60,633,693 or \$132,255, or 0.22% less than the total net budget of \$60,765,948 for the current fiscal year.

A total of \$1,644,133 of "cash reserves" is being used to complete several critical, one-time capital intensive projects. The total amount of cash reserves allocated in the tax supported funds is \$769,530. Specifically:

- \$79,530 in the General Fund cash reserves for E911 operational improvements
- \$60,000 in the Library Fund for major roof repairs
- \$280,000 in the CI Fund for a transfer (loan) to the Impact Fee Fund for trails
- \$350,000 to Pool Fund for a new pool bubble

The total amount of cash reserves allocated in the Enterprise Funds is \$874,603. Specifically:

- \$400,000 in the Impact Fee Fund for trail project
- \$290,425 in the Airport Construction Fund (PFC account) for terminal upgrades
- \$53,500 in the Shop Fund for capital projects
- \$130,678 in the Seizures and Restitution Fund for specified operational and capital acquisitions

The use of cash reserves assists in the completion of critical capital projects and allows the FY 2017 Recommended Budget to remain stable and sustainable. The use of cash reserves in the Enterprise-Type Funds allows us to continue to offer comprehensive, quality local government services at competitive tax rates and “lower-than-market” user fees.

This Recommended Budget provides funding for one new full-time position considered to be essential for maintaining the level of services provided to the public and increased operational cost and funding to address for capital needs that are viewed to be critical to accomplishing stated strategic planning objectives. There are a few noteworthy recommended changes proposed in the City Manager’s FY 2016 Recommended Budget. Those changes are the following:

- Total personnel cost will increase from \$23,656,094 to \$25,032,428, or by \$1,376,334 (5.81%). The FY 2017 Recommended Budget provides for a performance-based adjustment of 5.0% for all employees and moves the City’s compensation table (5.0%). These improvements are designed to maintain the competitiveness of the City’s compensation model.
- Overall operating costs are projected to increase from \$16,105,200 to \$16,253,986 or by \$148,786 (0.92%).
- Total funding for capital improvements and acquisitions are scheduled to decrease from \$14,713,636 to \$13,064,431 or by \$1,649,205 or 11.21%. This does not include any work associated with the \$38 million City’s waste water treatment plant and collection system that will continue into FY 2017, or funding for the new City Hall and Public Safety Complex, estimated to cost \$9.5 million.

Taxable Value of Twin Falls and the Tax Rate

As of July 15, 2016, the City of Twin Falls has not received any information on the preliminary taxable market value from the Twin Falls County Assessor’ Office. We believe we will be able to present the total taxable value information in early August. Once we receive it, we receive the information we will update the estimated levy rate and potential tax implications to our citizens.

There are many factors that influence the City’s total taxable value. Some of the larger factors are: an increase in the base value from reappraisals performed by the Twin Falls County Assessor’s Office, growth from new construction and an increase the maximum amount allowance of the State’s homeowner’s exemption.

Cities in Idaho have control over their annual expenditures in all funds and the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% of the highest non-exempt property tax budget of the immediate prior 3 years. The FY 2017 Recommend Budget requests the statutory allowed increases in property tax revenue and does not require the use of the City’s foregone balance of \$2,149,218.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values,

we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget has been placed on the City's website. On August 15, 2016, the City Council will adopt the preliminary budget for FY 2017, with a public hearing and final adoption scheduled to occur on August 29, 2017.

Connection to the City's 2030 Strategic Plan

The City views its planning and operations in a strategic manner. Our fiscal, operational and organizational strategies are governed and directed by the City's 2030 Strategic Plan. The Strategic Plan has a series of vision statements, that when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able meet the needs of our citizens, businesses and visitors. The Strategic Plan is divided into eight, equally important focus areas: a *Healthy Community*, a *Learning Community*, a *Secure Community*, an *Accessible Community*, an *Environmental Community*, a *Prosperous Community*, a *Responsible Community*, and recognition of the importance of the *Internal Organization*. For each focus area, there is a description of the vision for that topic in the year 2030.

The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards. In its role as stewards of the community assets it focuses on the proper use of available resources, continually assessing programs and processes to ensure maximum effectiveness. In pursuit of shared obligation for community livability, opportunities are made available to citizens for direct involvement in civic affairs and transparency in decision-making.

In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff.

Maximum effort is expended in ensuring authorities granted through state legislation are maintained and expanded.

Throughout the year, the City of Twin Falls reviews the full compensation (salary and benefits) level of its employees to ensure it is competitive with the market. The Recommended Budget for FY 2017 provides competitive compensation and benefits adjustments as well as advanced training opportunities. It provides an across-the-board adjustment of 5.0% for all employees who meet minimum job performance standards. It also provides funding to adjust the City's salary table by 5%. Both of these requests are consistent with the City's compensation. Moving the compensation table 5% does not constitute a 5% compensation adjustment for all employees. The movement of the market on the compression ratio table will allow the City to address wage compression issues for tenured employees. Employees that are below new market wage for their position will receive the larger increases, while those above the market wage will receive little to no adjustment associated with moving the salary table.

The Recommended Budget provides increase funding for health insurance benefits. Based on preliminary information received, we believe that we will have to make changes to the current benefit to ensure its long-term sustainability and affordability. A wellness committee has been established to look at options for promoting wellness among our employees.

In addition to compensation and benefits, we have allocated funding for training, professional and technical development as well as funding for our continued One City training.



Public Hearing: MONDAY, JULY 25, 2016

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planner I

ITEM IV-1

Request: Request for the Council’s consideration for a **Zoning District Change and Zoning Map Amendment** for 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate:

The applicant’s presentation may take up to fifteen (15) minutes. Staff presentation will take five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 dennis@elitetile.usa	Current Zoning: R-4	Requested Zoning: R-4 ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 84 lots, 1 Tract
	Existing Land Use: Undeveloped/Agricultural	Proposed Land Use: Townhome/Rowhouse development-@84 S/F homes on individual lots
Representative:	Zoning Designations & Surrounding Land Use(s)	
Rex Harding Riedesel Engineering Inc. 526 C Shoup Ave W Twin Falls, ID 83301 208-733-2446 rharding@riedeseleng.com	North: R-4, Valencia Ave/Residential	East: R-4, South Hills Middle School under construction
	South: 3600 North Road; R-4, Skylane Trailer Park/Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.7(B) establishing a ZDA:

1. The Planning and Zoning Commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
2. After Commission preliminary review, a public hearing shall be held before the Commission; their recommendation will be forwarded to the Council for a zoning district and zoning map amendment.
3. The City Council will hold a public hearing on this request where upon conclusion they shall make a decision on the request.

Budget Impact:

Approval of this request may have a financial impact on the City budget as residential development could bring in additional tax revenue.

Regulatory Impact:

After a public hearing and if the request is approved by the City Council an ordinance shall be prepared, subject to conditions of approval. The Ordinance shall be presented to the City Council for adoption. Upon adoption the ordinance shall be published and codified thereby legally rezoning the property.

History:

This parcel has been zoned R-4 since at least 1978 when our current Title 10; Zoning & Subdivision Regulations was codified. This property is Lot 2 of the Golden Eagle Subdivision Number 4, a Conveyance Plat. This subdivision went through the public hearing process as part of the development for the South Hills Middle School. The subdivision was approved, and recorded in 2014.

On April 12, 2016 a preliminary ZDA presentation was given to the commission followed by a public hearing on April 26, 2016. The commission recommended denial of the project as presented.

On May 31, 2016 the developer held a neighborhood meeting.

On June 28, 2016 the request was again presented with revisions to the Planning & Zoning Commission for a recommendation.

Analysis:

The property is 9 +/- acres and is zoned R-4; Medium Residential. This zone allows a 4-plex by special use permit. The property is located 865' +/- from the intersection of Harrison St S and 3600 N Road. This request is to rezone this property as an R-4 ZDA planned residential 4-plex townhouse development.

The applicant has supplied a revised narrative outlining the project and development goals for this project.

On May 31, 2016 the developer held a meeting with the surrounding neighbors to discuss their concerns with the development as presented. Upon conclusion of the meeting the developer modified the original design and offered some development modifications and additions to help mitigate the impacts to the neighbors. In summary the changes from the April 26th public hearing and the May 31st neighborhood meeting include, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single –family dwelling units. Each Block will contain four (4) “Town Houses” lots, each lot shall be built as an attached single family dwelling which also may be purchased individually, **2)** the orientation of 9 out of 10 townhome blocks that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors’ homes or yards will not have any windows; **4)** the trash dumpsters shall be located to the furthest location from the residential neighbors on Vista Drive; **5)** all lighting within Valencia Park shall be “downshielded”, **6)** there shall be an additional depth of landscaping buffer between the development and the residential neighbors – **the minimum depth of landscaping should be defined;** **7)** traffic calming on Valencia Street as deemed appropriate by the City.

The town house blocks will be strategically placed to maximize open space and parking between. The open space, which includes the tenant tot park located at the northeast corner of the development and the landscaped medians on Valencia St, and the parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages, covered parking or onsite storage being provided within this project.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

Per City Code 10-6: A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each "Town House" may be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

Per City Code 10-6-1.5: The following list of items shall be included on the ZDA's Residential Master Development Plan

1. Land Use
 - a. *The applicant has shown the proposed land use of Attached Single Household (aka "Town House") on the Conceptual Plan and further clarified that use within the Written Commitment Document.*
2. Streets
 - a. *The applicant has satisfied this by showing the approximate location of Valencia Street and declared it within the Written Commitment Document as a public collector roadway.*
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 - a. *The applicant shows a private Playground for the residents in the NE Corner of the property. This playground could be utilized to meet the Park/Storm Drainage requirements. The actual park / storm water plans are reviewed during the Platting Process and will be required to follow all current codes and standards.*
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 - a. *The applicant has provided preliminary lot arrangements on the Master Development Plan. Each "Row House" will be located on its own lot which can be purchased individually from the other connected "Row House's" within the same block.*

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1. Multiuse transportation access and pathways
 - a. *The applicant has shown public pathways and sidewalks throughout the development.*
2. Density
 - a. *The applicant has not requested a change in density with this development.*
3. Land Use
 - a. *The R-4 Zone allows a single level 4 plex by Special Use Permit for each building. The applicant has requested approval of the multiple dwelling units without an additional public hearing as part of this development approval.*
4. Building Height
 - a. *The applicant has not requested a change in the building height- maximum height of 35'.*
5. Screening
 - a. *The applicant has committed to a six foot (6') tall white vinyl fence along the perimeter of the property for the entire development.*
6. Landscaped areas
 - a. *The applicant has designated landscape buffers along the perimeter of the property for the entire development and areas for open space which will be owned and maintained by the HOA.*
7. Project scheduling
 - a. *The applicant has provided a development schedule for the project within the Written Commitment. The project will begin this year – 2016, with an anticipated completion in 2022.*
8. Parks and open space
 - a. *The applicant is not requesting changes to the parks dedication procedure.*
9. Other pertinent development data.

- a. *The other data in the Written Commitment includes: Lot Area, Lot Occupancy, Lot Width, Lot Depth, and Yard Setbacks. These items are requested to be modified as shown in the document in order to facilitate the development of the project.*

Per City Code 10-6-1.5: Color renderings or elevations shall also be submitted to illustrate examples of architectural standards or requirements.

The applicant has submitted multiple Building Reference Photos with this application. Although the photos depict varying types of structures, the basic architectural elements are the same throughout; Pitched Roofs, 2 story attached single family dwellings, Siding – stucco – brick – rock combo are the presented material buildings.

Possible Impacts:

Staff does not foresee the land use of “Townhouses” being a drastic departure from the permitted uses within this medium density zoning district. Each townhouse will have the opportunity to be owned independently. This basic element of ownership is more in-line with a typical residential subdivision rather than an apartment complex.

This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be developed in the northeast portion of the development for the tenants of the development.

Due to the rapid development in the area with the new Middle School staff does feel it necessary to complete Valencia Street in its entirety as soon as possible in order to facilitate better circulation in the area. It would be poor judgement to overlook the impacts additional housing would have on the existing neighborhood and traffic network, particularly Valencia and Southwood.

Staff does not feel the overall development to have any greater impact on the area than a typical subdivision would, and we feel it is in conformance with the Comprehensive Plan. Going through the ZDA process has allowed the developer to introduce a concept not outright permitted within our code. It has also offered a public forum for the nearby property owners and residents to become acquainted and view the project prior to construction.

As we move forward with the process, Staff will ensure the project conforms to the requirements of the ZDA Code Sections.

On **April 12, 2016** the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On **April 26, 2016** the Commission held the public hearing for this request. Upon conclusion of the applicants presentation, staff’s presentation, public comment and commission deliberation the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On **May 31, 2016** the developer met with the surrounding neighbors to discuss their concerns and review possible changes to the master development plan.

On **June 28, 2016** there was a public hearing where the developer presented a revised development plan with modifications to the Planning and Zoning Commission. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberations the Commission unanimously recommended approval of the request as presented subject to the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

During the June 28, 2016 Planning & Zoning public hearing the developer made a verbal commitment to have a manager living onsite. If the City Council approves the request this evening staff feels a condition should be added to have an onsite manager as a condition of approval and codified within the Zoning Development Agreement prior to adoption.

The ZDA Memo of Commitment shall be attached to the Ordinance prior to recordation.

Conclusion:

If the City Council grants this request for approval of the Valencia Park ZDA Development, as presented, staff recommends the five (5) conditions as recommended by the Commission plus the following:

6. **Subject to a manager living onsite with this requirement codified within the Zoning Development Commitment prior to recordation.**

Attachments:

- | | |
|------------------------------------|---|
| 1. Narrative (2) | 6. Building Reference Photos |
| 2. Zoning Vicinity Map | 7. Written Commitment Document |
| 3. Aerial Photo Map | 8. June 28, 2016 P&Z Staff Report and Minutes |
| 4. Future Land Use Map | 9. Site Photos |
| 5. Conceptual Development Plan (2) | |

5700 East Franklin Road, Suite 160
Nampa, Idaho 83687
www.horrocks.com



Idaho Office
Tel: 208 463 4197
Fax: 208 463 7561

June 16, 2016

Rene'e V. Carraway-Johnson
Planning & Zoning Manager
City of Twin Falls
PO Box 1907
Twin Falls, Idaho 83303-1907

RECEIVED

JUN 17 2016

CITY OF TWIN FALLS
BUILDING DEPT.

Subject: Valencia Park ZDA Resubmittal

Dear Ms. Carraway - Johnson:

Following the April 26, 2015 Planning and Zoning Commission hearing for Valencia Park Subdivision, the developer of Valencia Park made substantial changes to the subdivision layout to address concerns expressed by neighbors at the April Planning and Zoning Commission hearing. The developer's team also held a Neighborhood Meeting on May 31, 2016 to meet with neighbors of the proposed subdivision to present the revised site plan and gather additional comments on the layout.

Following is a summary of the Valencia Park layout changes:

- The orientation of the proposed buildings (for nine of the ten townhomes) adjacent to Vista Drive has been changed so that the ends of the townhouse units are now adjacent to Vista Drive
 - The ends of the townhouse units do not have windows that will overlook neighbors' homes or yards
- One four-plex building has been removed from the subdivision layout; there are now 21 proposed four-plex buildings
- Trash dumpsters have been moved away from the fence line shared with the Vista Drive neighbors

- Additional landscaping has been added to the buffer between Valencia Park Subdivision and the homes on Valencia Drive

Summary of May 31, 2016 Neighborhood Meeting

Notice of the neighborhood meeting was mailed to all neighbors who received notices of the April Planning and Zoning Commission hearing for Valencia Park Subdivision. Approximately 15 neighbors attended the meeting and the neighbors were overwhelmingly in favor of the new revised layout. The previous layout for Valencia Park Subdivision featured a number of buildings with windows that directly overlooked the homes on Vista Drive; neighbors were happy to see that these buildings had been reoriented and that there were no longer windows overlooking their homes. Neighbors were similarly please to see that the trash dumpsters had been moved away from the fence line.

Additional requests made by the neighbors included:

- A request to provide "downshielding" on lights in Valencia Park Subdivision to reduce lights shining into adjacent homes - The developer has agreed to this.
- A request for additional landscaping along the fence line shared with Vista Drive – The developer has agreed to this.
- A request to provide "traffic calming" measures on Valencia Street - The developer will work with the City of Twin Falls to accommodate any traffic calming measures deemed appropriate by the City for the design of Valencia Street.

We are respectfully requesting your reevaluation of the changes which have been made to Valencia Park Subdivision. The developer of Valencia Park listened carefully to the concerns of neighboring residents at the April Planning Commission hearing and he has worked to address these concerns and create a development that is more compatible with the neighborhood.

Sincerely,
Horrocks Engineers

Wendy Kirkpatrick Shrief, AICP

**VALENCIA PARK ZDA TOWNHOUSE SUBDIVISION
ZONING DISTRICT CHANGE AND ZONING MAP AMENDMENT
ZONING DEVELOPMENT AGREEMENT APPLICATION
PROJECT JUSTIFICATION, CONFORMANCE AND COMPATIBILITY**

a. Reason for the request:

The property for the proposed Valencia Park ZDA Townhouse Subdivision is located in the R-4 Medium Density Residential District. This application for Zoning District Change and Zoning Map Amendment is in accordance with the City of Twin Falls Code Section 10-4-5.2 B.6.c that allows the construction of attached dwellings with 4 units per building with a special use permit in the R-4 Zone. This townhome subdivision will be developed following the conceptual development plan that is included with this application. The ZDA plan shows the intended use of the land in a visual manner and by written documentation of the proposals and standards.

b. Statement:

i. Relationship to Comprehensive Plan

The Future Land Use Map included in the 2009 City of Twin Falls Comprehensive Plan designates the subject property and surrounding area as Residential Medium Density. The proposed development with attached dwellings with 4-unit buildings will have 22 buildings with 88 residential units within the 9 acre development. This provides an area compatible with the Comprehensive Plan designation that is intended to promote and preserve medium density residential development and provide a residential environment to allow the present and future residents to live and play in an area with space for personal privacy, minimum vehicular traffic that is free from the encumbrance by commercial and industrial activities.

ii. Compatibility with the Surrounding Area

The proposed development is compatible with the existing uses in the surrounding area. The adjacent properties along the west property boundary are part of the Golden Eagle Subdivision No. 1. The properties located to the north across Southwood Avenue are part of the Golden Eagle Subdivision No. 2. The property located to the south across the 3600 North Road is part of the Skylane Mobile Home Park. The property located adjacent to the east boundary is currently being developed for the new Twin Falls School District South Hills Middle School. The current uses in the area are residential in nature with small lots and affordable construction. The proposed development provides a transition from the small lot single family homes to the new school and is compatible with the existing residential uses in the area.

iii. Intended Use/Development of the Property

The intended development of the property includes 22 buildings that include 4 attached dwelling units each with off street parking. The building density provides affordable townhomes with adequate open space with landscaping, play areas and walking/riding trails.

iv. Requested Exceptions for Specific Uses and/or Development Standards

The R-4 Zoning District allows duplex dwellings. Fourplex dwellings are not permitted outright, however they are with a Special Use permit. This development will have 4 dwelling units per building with each individually owned dwelling on a separate platted lot. No other land use / development allowances are requested.

Aerial Photo Map

Reference Only

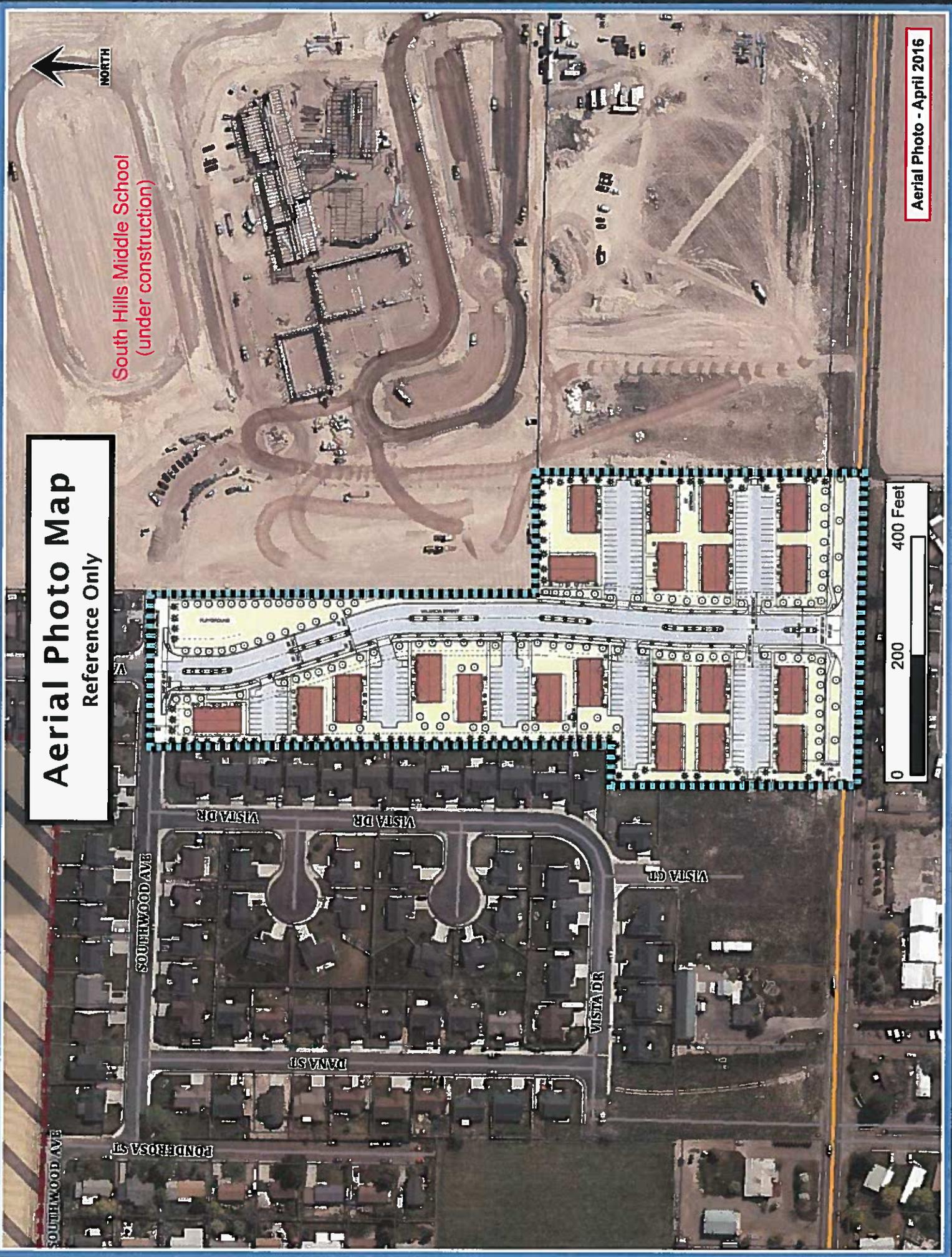
South Hills Middle School
(under construction)

NORTH



0 200 400 Feet

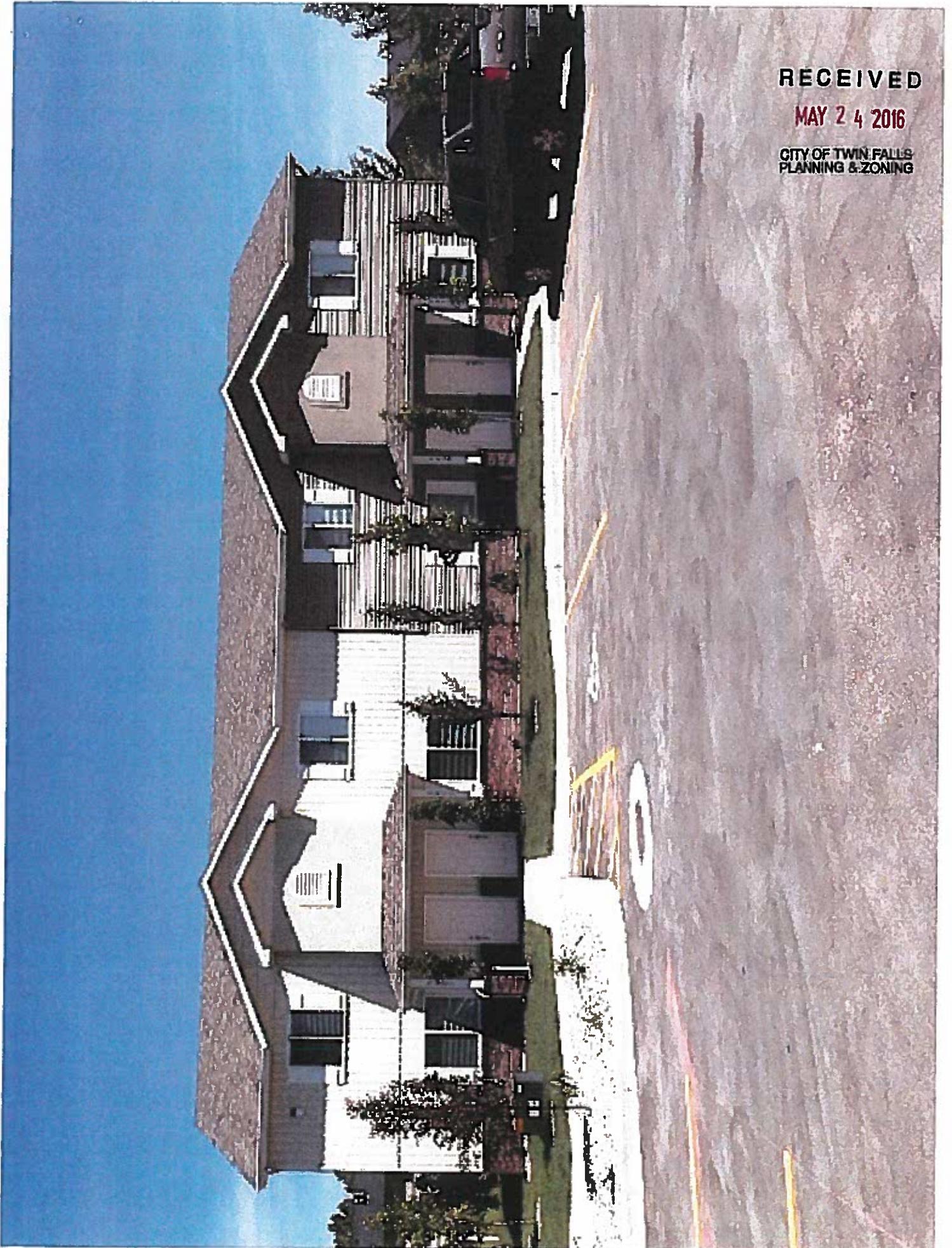
Aerial Photo - April 2016



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MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

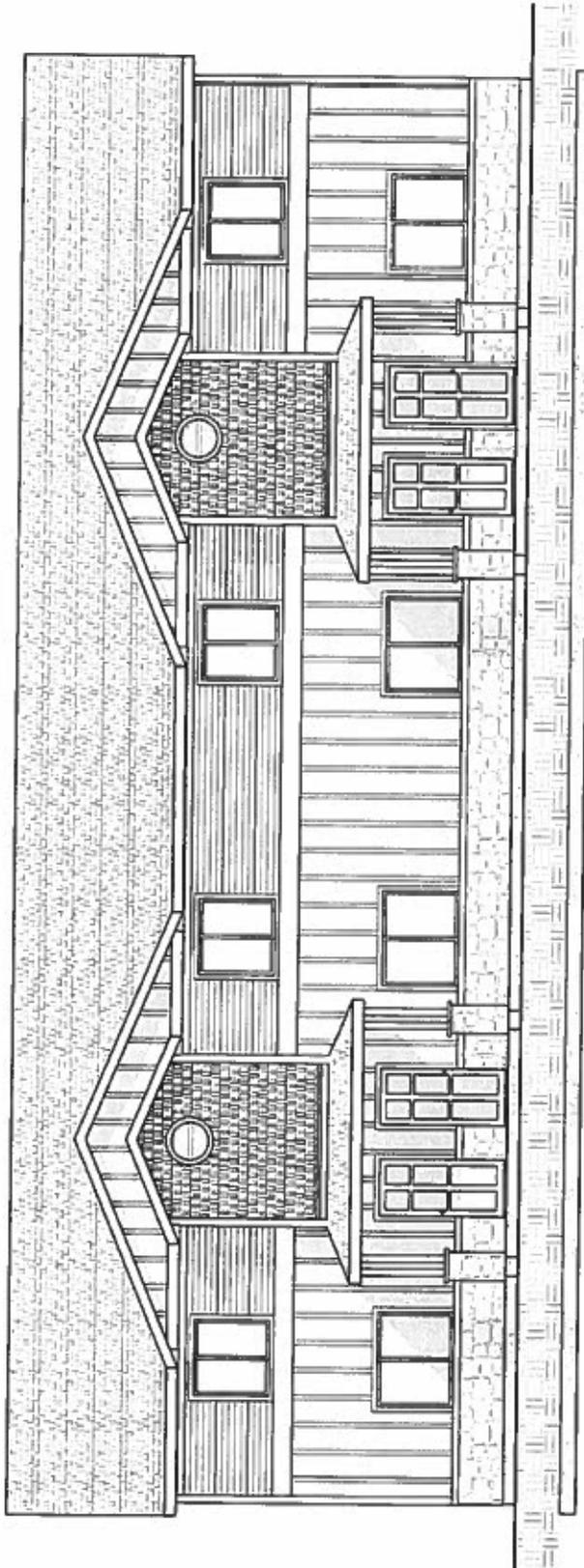


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MAY 24 2016

CITY OF TWIN FALLS
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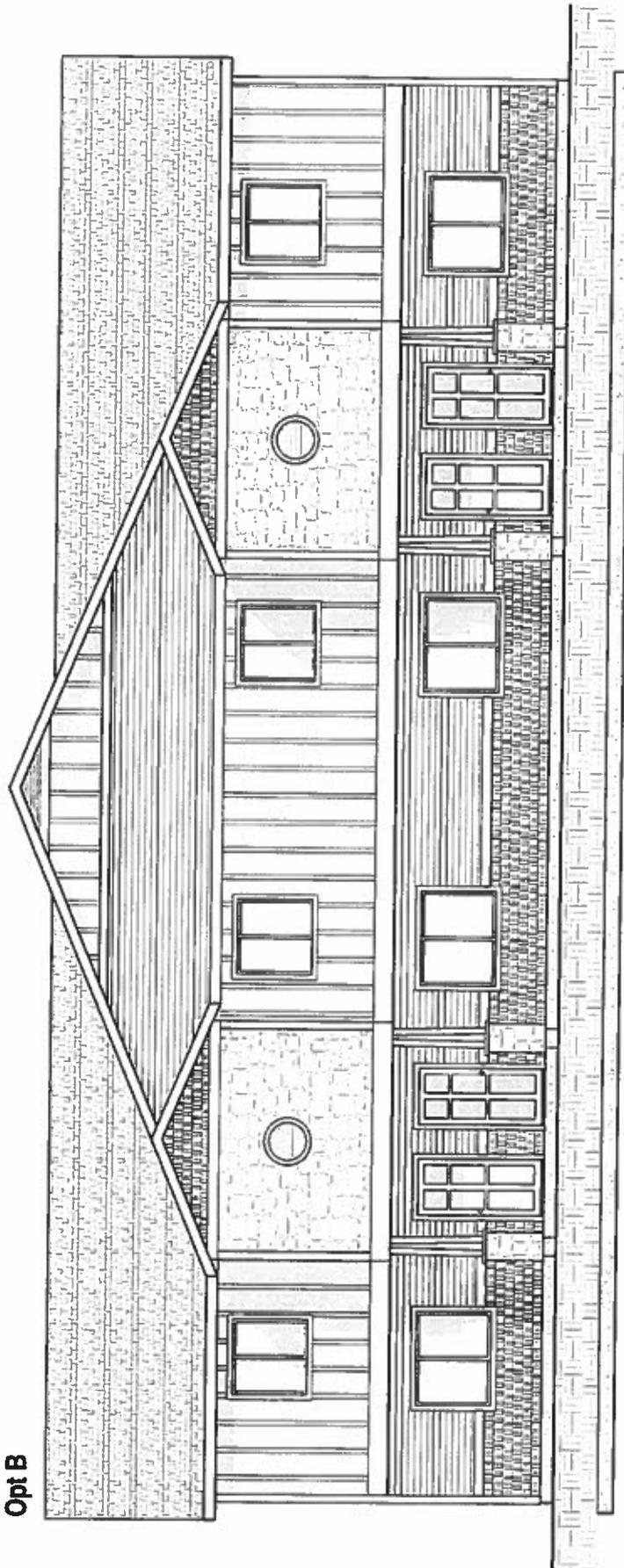


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MAY 24 2016

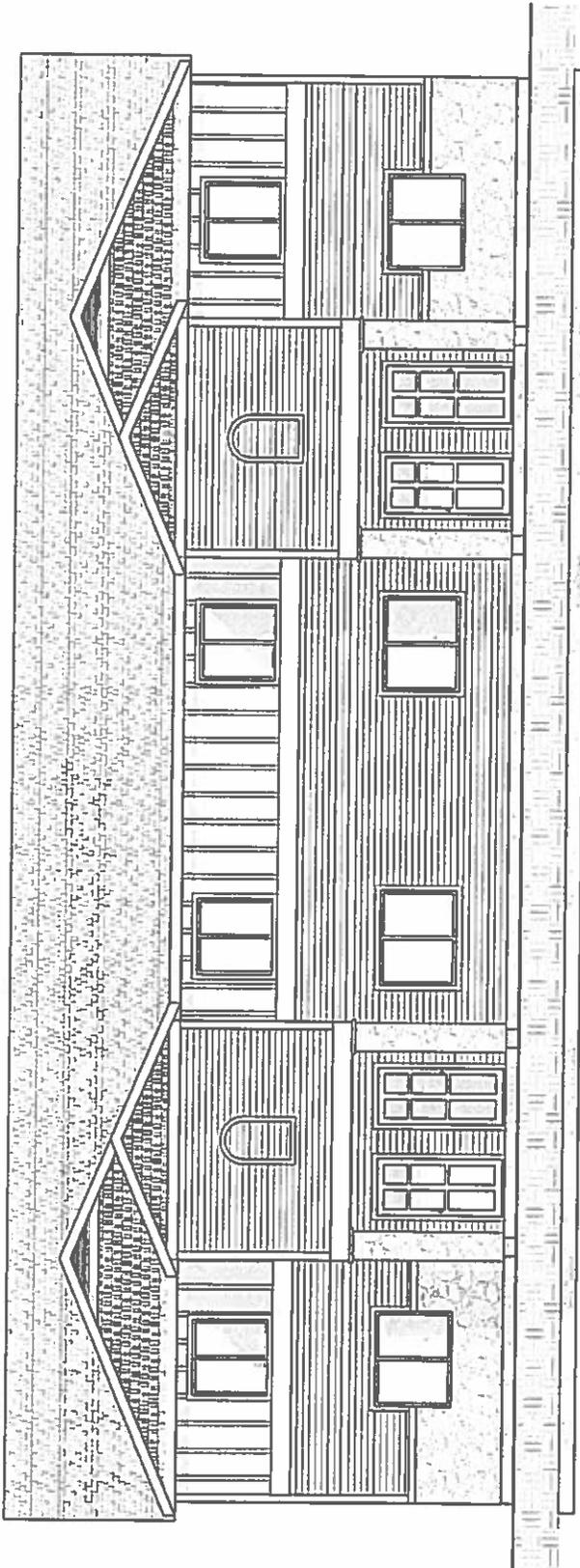
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PLANNING & ZONING

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MAY 24 2016
CITY OF TWIN FALLS
PLANNING & ZONING

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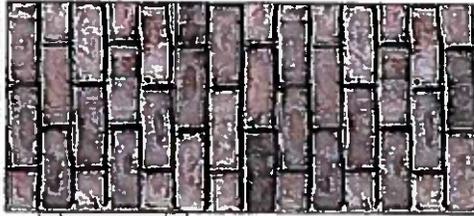


TOP VIEW

152"



52"



RECEIVED

MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

Copyright © 2013 Signature Signs, Inc.



SIGNATURE
SIGNS

DOUBLE SIDED MONUMENT SIGN

Quan. 1
Cost - \$3,885.95 plus tax
Installation - \$300.00
City of I.F. Permit - \$100.00

THIS ART IS THE PROPERTY OF SIGNATURE SIGNS AND IS NOT TO BE DUPLICATED OR COPIED. IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH SIGNATURE SIGNS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND/OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS.

OK as is OK with changes

I hereby authorize Signature Signs, Inc. to proceed with the scope of work as described above. I also agree to the following terms of payment: Minimum 50% down; balance due upon completion. Work will commence after receipt of the 50% down payment.

Signed: _____ Date: _____

Phone: 208-523-7446

Fax: 208-523-7456

2349 N. Woodruff Ave. Idaho Falls, ID 83401

RECEIVED

MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

Valencia Park ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

This ZDA Development Commitment is made and entered into this ___ day of _____, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and _____ hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

- (1) Use Regulations:
 - (A) Permitted Uses: Modified to include: Dwellings – Attached single household (aka Townhouse)
 - (B) Special Uses: No Changes Requested.
 - (C) Prohibited Uses: None Requested.
- (2) Property Development Standards:
 - (A) Lot Area : Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum
 - (B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy
 - (C) Building Height: no change requested.
 - (D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 20 feet from exterior boundary.
Street Setbacks: No Change Requested
 - (E) Access: Modified As shown
 1. Valencia Street will be developed as a public street through the development from 3600 North Street to Southwood Avenue. Access to the buildings will be through private driveways and parking lots.
 - (F) Landscaping: Landscaping shown on Master Development Plant to be installed, owned and maintained by Homeowners Association.
 - (G) Off Street Parking: Two off street parking places are provided for each 2-bedroom unit.
Two and one-half off street parking places are provided for each 3-bedroom residential unit.
 - (H) Signs: Modified to include the following

1. Freestanding signs along Valencia Street will be erected to identify the development as the Valencia Park Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary.
- (3) Other Site development Criteria – if applicable
- (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provide with This Agreement.
- (B) Density: No Change Requested.
- (C) Residential Lot Width: Platted townhouse lot width will be 19 feet.
- (D) Residential Lot Depth: Platted townhouse lot length will be 38 feet.
- (E) Open Space or Common Area: No minimum or maximum size
- (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
- (G) Park: No Change Requested to Park Dedication Procedure.
- (H) Pathways: The sidewalks will be set back from the curb along Valencia Street and the 3600 North Road and be 6' wide. The sidewalk east of Valencia Street along the north 611 feet of the property will follow along the property boundary.
- (I) Screening: Modified to include the following
1. Trash containers, outdoor storage, and such facilities shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer in accordance with the building elevations included with this application.
- (5) Management Associations: A Valencia Park Homeowner's Association will be formed with documentation recorded at Twin Falls County.
- (6) Project Phasing: The development will be constructed in 6 phases starting at the north end and working to the south. The schedule for the construction is to complete one or more phases each year starting in 2016 and to be completed by 2022.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel

RECEIVED

MAY 24 2016

CITY OF TWIN FALLS
PLANNING & ZONING

Developer

[Handwritten Signature]

Dennis Hourany

STATE OF ~~IDAHO~~ ^{Arizona},
County of ~~Maricopa~~ ^{Maricopa} ss.

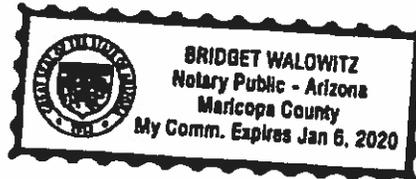
On this 1st day of April, 2016, before me, the undersigned, a Notary Public for Idaho, personally appeared Dennis Hourany, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

[Handwritten Signature]

Notary Public for ~~Idaho~~ ^{Arizona}

Residing at Scottsdale, ~~Idaho~~ ^{Arizona}





Public Hearing: TUESDAY, JUNE 28, 2016

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-1

Request: Request for the Commission's recommendation on a **Zoning District Change and Zoning Map Amendment** for 9 (+/-) acres from R-4 to **R-4 ZDA** to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will take five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 9 (+/-) acres
Dennis Hourany PO Box 122 Freedom, WY 83120 925-766-2875 dennis@elitatile.usa	Current Zoning: R-4	Requested Zoning: R-4 ZDA
	Comprehensive Plan: Medium Density Residential	Lot Count: 84 lots, 1 Tract
	Existing Land Use: Undeveloped/Agricultural	Proposed Land Use: Townhome/Rowhouse development-@84 S/F homes on individual lots
Representative:	Zoning Designations & Surrounding Land Use(s)	
Rex Harding Riedesel Engineering Inc. 526 C Shoup Ave W Twin Falls, ID 83301 208-733-2446 rharding@riedeseleng.com	North: R-4, Valencia Ave/Residential	East: R-4, South Hills Middle School under construction
	South: 3600 North Road; R-4, Skylane Trailer Park/Residential	West: R-4, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-6-1, 10-7-6, 10-9, 10-10-1 through 3, 10-11-1 through 9, 10-14-1 through 9	

Approval Process:

As per Twin Falls City Code 10-6-1.7(B) establishing a ZDA:

1. The Planning and Zoning Commission shall complete a preliminary review of the proposed conceptual development plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
2. After Commission preliminary review, a public hearing shall be held before the Commission; their recommendation will be forwarded to the Council for a zoning district and zoning map amendment.

Budget Impact:

Approval of this request may have a financial impact on the City budget as residential development could bring in additional tax revenue.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

This parcel has been zoned R-4 since at least the 1980's when our current Title 10; Zoning & Subdivisions chapter was put in place. This property is Lot 2 of the Golden Eagle Subdivision Number 4 Conveyance Plat. This subdivision went through the public hearing process as part of the development for the South Hills Middle School. The subdivision was approved, and recorded in 2014.

On April 12, 2016 a preliminary ZDA presentation was given to the commission followed by a public hearing on April 26, 2016. The commission recommended denial of the project as presented. Tonight is a resubmittal of the project with changes.

Analysis:

AS YOU HAVE JUST HEARD

The applicant has supplied a revised narrative outlining the project and development goals for this project.

On May 31, 2016 the developer held a meeting with the surrounding neighbors to discuss their concerns with the development as presented. Upon conclusion of the meeting the developer modified the original design and offered some development modification and additions to help mitigate the impacts to the neighbors. In summary the changes from the April 26th public hearing include, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single – family dwelling units. Each Block will contain four (4) “Town Houses” lots, each lot shall be built as a single family dwelling, **2)** the orientation of 9 out of 10 townhomes that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors’ homes or yards will not have any windows; **4)** the trash dumpsters shall be located to the furthest location from the residential neighbors on Vista Drive; **5)** all lighting within Valencia Park shall be “downshielded”, **6)** there shall be an additional depth of landscaping buffer between the development and the residential neighbors – ***depth should be defined***; **7)** traffic calming on Valencia Street as deemed appropriate by the City.

The town house blocks will be strategically placed to maximize open space and parking between. The open space and parking areas will be owned and maintained by an HOA comprising of the owners. There are no individual garages, covered parking or onsite storage being provided within this project.

The applicant implicates this project to be a good transition between the Middle School on the East and the traditional Single Household subdivision on the West.

Per City Code 10-6: A Conceptual Development Plan and associated written commitment have been provided by the applicant. These documents constitute the elements of the Zoning Development Agreement (ZDA) Subdistrict.

The Conceptual Plan provided shows the layout of the property as desired by the applicant. Each “Town House” will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA.

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This development has appropriately set aside a reasonable amount of open space between the buildings. This will help soften the visual impact of the clustered Townhouses, and offer an informal park area for the residents. Additionally, a park area will be dedicated in the northeast portion of the development as per the platting requirements.

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On April 26, 2016 the Commission held the public hearing for this request. Upon conclusion of the applicants presentation, staff's presentation, public comment and commission deliberation the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On May 31, 2016 the developer met with the surrounding neighbors to discuss their concerns and review possible changes to the master development plan. Tonight is a result of the developer's modifications and new presentation.

Upon a recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve this request as presented, deny this request or approve it with additional conditions. If approved, an ordinance will be prepared and presented to the City Council for approval. The ZDA Memo of Commitment shall be attached to the Ordinance.

Conclusion:

If the commission recommends approval of the Valencia Park ZDA Development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase., subject to Engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

Attachments:

- | | |
|------------------------------------|--|
| 1. Narrative (2) | 6. Building Reference Photos |
| 2. Zoning Vicinity Map | 7. Written Commitment Document |
| 3. Aerial Photo Map | 8. April 12 th & April 26 P&Z Minutes |
| 4. Future Land Use Map | 9. Site Photos |
| 5. Conceptual Development Plan (2) | |

**Planning & Zoning Commission Minutes
June 28, 2016**

to any development and the applicant would like to develop the property under a ZDA plan. The east side of the development has not changed from the original presentation on April 26, 2016. After the April 26, 2016 meeting the developer met with the neighbors and has attempted to address their concerns, by making changes to the property on the west side of the development. The concerns were related to windows facing the existing back yards and density. The buildings have been turned so that the side of the buildings faces the existing back yards with no windows. They have reduced the number of units from 88 to 84. Another concern brought up by the Commission was related to density with this layout. He explained with the R-4 zoning there is an allowance for 4plex units which would require 11,000 sq. ft. for the development of each building if all four units are on the same level; each of these units will be on the same level. On the west side of the development the buildings are on approximately 14026 sq. ft. area which exceeds the 11,000 sq. ft. requirement. On the east side the lots are approximately 12, 953 sq. ft. area. The other concern brought forth was the location of the dumpsters, they have all been moved over close to the Valencia side of the development. They are still proposing traffic islands for traffic calming with a six ft. sidewalk and a five ft. green area behind the sidewalk. The greenspace area on the northeast side of the development will have toddler type play equipment and will provide a park area for the development. This will not be a runoff area used as a park, the runoff will be kept onsite in areas of the landscaping. There will be fencing installed between the existing residential area and the development.

Staff Presentation:

Zoning & Development Manager Carraway-Johnson review the request on the overhead and stated, this site is approximately 9 (+/-) acres and is zoned R-4 located on the north side of 3600 west of Harrison Street. The request is to rezone the property from R-4 to an R-4 Zoning Development Agreement. The conceptual plan provided shows the layout of the property as described by the applicant. Each "Town House" will be individually owned on its own platted lot. The remainder of the area surrounding the lots will be owned and maintained collectively by the owners in the Subdivision by creating an HOA. As you have just heard this project was presented to you previously.

On April 12, 2016 the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On April 26, 2016 the Commission held the public hearing for this request. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberation of the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On May 31, 2016 the developer met with the surrounding neighbors to discuss their concerns Upon conclusion of the meeting the developer made some modifications to the development to try and mitigate the impacts to the neighbors. Tonight is a result of the developer's modifications and new presentation.

In summary the changes from the April 26th public hearing includes, **1)** a reduction in residential development from twenty-two (22) Town House Blocks / 88 single family dwelling units to twenty-one (21) Town House Blocks / 84 single family dwelling units. Each Block will contain four (4) "Town Houses" lots, each lot shall be built as a single family dwelling, and may be owned individually **2)** the orientation of 9 out of 10 townhomes that are adjacent to residential neighbors on the western boundary of the development shall be located with the side yard adjacent to the fence, **3)** the ends of the townhomes that may overlook the neighbors' homes or yards will not have any windows; **4)** the trash dumpsters

shall be located to the furthest location from the residential neighbors on Vista Drive; 5) all lighting within Valencia Park shall be "down shielded", 6) there shall be an additional depth of landscaping buffer between the development and the residential neighbors – depth should be defined; 7) traffic calming on Valencia Street as deemed appropriate by the City.

Assistant City Engineer Vitek has looked at the plan and is comfortable with the traffic calming proposal. Within the R-4 zone 4plex buildings require a Special Use Permit be approved for each building. The proposed rezoning through a Zoning Development Agreement would allow this public hearing requirement to be met with one public hearing for a Special Use Permit for the entire development. There are no garages, covered parking or onsite storage areas being provided by the development and it is unclear whether or not there will be an onsite manager for the development. This may need to be addressed because all of the common area is owned by the Home Owners Association and without someone onsite, these types of developments on occasion can end up not being maintained.

The town-house blocks will be strategically placed to maximize open space and parking. The remainder of the development shall be open space and parking area which will be owned and maintained by an HOA comprised of the home owners within the development.

Staff does not foresee the land use of town-houses being a drastic departure from the permitted uses within the zoning district. Each town-house will have the opportunity to be owned independently. Staff does not feel the overall development will have any greater impact on the area than a typical residential subdivision. The proposed development it is in conformance with the Comprehensive Plan; Medium Residential Density.

Upon recommendation by the Commission this request will be scheduled for a public hearing before the City Council. The City Council may approve the request, as presented, deny the request, or approve the request with conditions. If the City Council recommends a change to the concept of the plan this process will start over with the Planning & Zoning Commission. If the ZDA is approved an ordinance will be prepared and presented to the City Council for approval. The ZDA Memorandum of Commitment shall be attached to the ordinance.

Zoning & Development Manager Carraway-Johnson stated upon conclusion if the Commission recommends approval of the Valencia Park ZDA development, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

PZ Questions/Comments:

- Commissioner Grey asked for clarification on the depth of the landscaping proposed along the adjacent property line.
- Mr. Harding stated that the minimum depth of landscaping will be 12 ft. The rest of the areas will be larger.
- Commissioner Grey asked about an on-site manager.
- Mr. Harding stated that at the last public hearing the applicant indicated there will be an on-site manager.

Public Hearing: Opened

- Wendy Shrief, Horrocks Engineers, stated that she has worked on several projects with this developer. She stated he does high quality projects and his model is to put each unit on its own lot and to sell each unit to an individual owner; this is not a project for investors. She met with the neighbors on May 31, 2016 to discuss the proposed changes with the neighbors and as a result there are fewer neighbors at this meeting. It was a successful meeting, they were satisfied with the buildings being turned, dumpsters being relocated and this development should provide a good buffer between the new school and the existing single family homes. There are still a few concerned neighbors that would prefer the dairy however this property is already zoned R-4 which would allow for a medium density residential use.
- Moni Bosh, 1535 Vista Drive, stated she still has a concern with the buildings being purchased by one owner and then rented out like apartments. The other concern is the property upkeep, and currently the property is not being managed very well. What guarantee is there that the HOA will remain in place. Her last concern is how Valencia Street will be developed and would like some clarification on how that will be completed.
- Kristen Tahiri, 1527 Vista Drive, would like clarification on how Valencia Street will be developed. She also has concerns with the park location and water retention. The other concern is what is going to change after this has been approved, it is very concerning.
- Nicole Stevenson, 1559 Vista Drive, stated she appreciates the changes that have been made to the plan. She explained they were told the park was going to retain the runoff for the property which is why it could not be moved to the west side of the development and tonight the presentation stated that the park will not be used for a runoff area. The other concern is the traffic and possibility of jumping the fences to go to school. She is not sure that this development will be successful in Twin Falls, they don't sell; some investor eventually buys the property and rents them out as apartments.

Public Hearing: Closed

Closing Statement:

Mr. Harding stated that the cost of purchasing each individual unit will not be cheap for an investor and it would not be economically feasible. As an individual it would provide a property that someone would own and have the benefit of not having to maintain a yard. His client has done his research and developments like this are his business. As for weed control on the property, his client does not own the property and the current owners are responsible for managing the weeds. The HOA is recorded with the county so it does not disappear, but the home owners have to stay active. In this situation there will be dues paid to maintain the property so there should be some incentive to keep the HOA active. Valencia Street development is subject to Engineering review and is part of the platting procedure, the City will determine during the platting process when and how this road is developed.

As for the park, the City has made it clear that they do not want the park area used for water retention and the plan is to keep it in its current location. The runoff for the entire development will be managed

throughout the property and will not be dumped into the park area. As for changes to the development if it is approved, the proposed development if approved has to remain the same unless something major is proposed. There is a timeline for completing the development, there is not a lot of room for change. Relocation of the park was considered but it is not feasible with the setback and parking requirements. If there is a concern that the kids will be dropped off for school a fence could be installed between the park area and the school. The school has been designed for parents to drop their kids off using Harrison Street. He does appreciate the neighbors input and the plan is to provide an open medium density development.

Deliberations Followed:

- Commissioner Frank asked for clarification that once a ZDA is approved and signed it becomes a contract with the City and cannot be changed.
- Zoning & Development Manager Carraway-Johnson explained that is correct there is some allowance for minor changes to be made but it is a binding contract and any changes required by the Commission or City Council would become part of the contract. To approve an amendment to the contract a public hearing process would be required.
- Commissioner Musser stated he does understand the neighbors concern with these being purchased and rented as apartments. He asked if there could be a way in the covenants or the HOA bi-laws that would prevent this from happening.
- Zoning & Development Manager Carraway-Johnson stated there would be a way for this to occur in the agreement between the property owners and the developers but not between the City and the developer.
- Commissioner Tatum asked who is financially responsible for the construction of Valencia Street.
- Zoning & Development Manager Carraway-Johnson explained the construction cost and development of Valencia Street is the responsibility of the developer.
- Commissioner Tatum asked if this were planned for individual homes who is responsible for the cost in constructing Valencia Street.
- Zoning & Development Manger Carraway-Johnson explained the developer is responsible for the cost of construction the road as part of the platting process. Each lot once platted would be sold separately.
- Commissioner Woods stated that this layout is a much better compromise. He thinks this is a reasonable transition between the school and the single family homes.
- Commissioner Frank stated he thinks this is the best situation for the neighborhood and in order for the development of the road to occur it is going to require something like this for the developer to make this happen.
- Commissioner Grey stated that the ZDA is a contract that is binding and the owners have a stake in how the development looks because it impacts their own property values.
- Commissioner Woods stated he would really like to see the street completed as soon as possible.
- Zoning & Development Manager Carraway-Johnson stated that the intent of the conditions is to have it completed all at once, however that is subject to change if there are infrastructure or engineering issues discovered during the platting process.

Motion:

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

Recommended Approval, As Presented, to City Council
City Council Hearing Scheduled for July 25, 2016

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase, subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.

V. GENERAL PUBLIC INPUT: **None**

VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

- Zoning & Development Manager Carraway-Johnson reminded the Commission that a joint meeting with the Comprehensive Plan Advisory Committee is scheduled for July 13, 2016 at Noon to 2:00pm. At 3:30pm the City Fair is scheduled at the Banner Building and a copy of the draft Comprehensive Plan Update will be available for the public to review. There are two public hearing items and one consideration item scheduled for July 12, 2016.
- Commissioner Grey asked for an update on the turn located on Blue Lakes Boulevard by the Canyon Park West development.
- Zoning & Development Manager Carraway-Johnson stated that this discussion has occurred with ITD and they were opposed to any kind of change at this location.
- Commissioner Reid explained other issues with this area is that people are using the lane to turn at Canyon Springs Road but the cars are backing up to the point that people that are in the left lane on Blue Lakes Boulevard headed north are not able to continue traveling because they have to wait for traffic to clear. The other issue is there is only one bridge across the canyon, so traffic that has to travel across the canyon has to travel this direction.
- Commissioner Frank asked if there is any more data or information that could be presented to the Commission as to why something different can't be done.
- Zoning & Development Manager Carraway-Johnson stated she would have someone from Engineering provide more information about this traffic issue.
- Commissioner Frank explained the traffic is only going to get heavier in this area and it would be nice to get ahead of the problem.
- Commissioner Grey explained he would really like to prevent a major accident.

VII. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **July 6, 2016-canceled**
2. Public Hearing-**July 12, 2016**

3. Public Meeting - [July 13, 2016, Joint CPAC & P&Z meeting](#)

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 7:00 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department