

COUNCIL MEMBERS

|                                  |               |                           |                     |                    |             |                |
|----------------------------------|---------------|---------------------------|---------------------|--------------------|-------------|----------------|
| Suzanne<br>Hawkins<br>Vice Mayor | Nikki<br>Boyd | Shawn<br>Barigar<br>Mayor | Chris<br>Talkington | Gregory<br>Lanting | Don<br>Hall | Ruth<br>Pierce |
|----------------------------------|---------------|---------------------------|---------------------|--------------------|-------------|----------------|



**AGENDA**  
**Meeting of the Twin Falls City Council**  
**Monday, January 9, 2017**  
**City Council Chambers**  
**305 Third Avenue East - Twin Falls, Idaho**

5:00 P.M.

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: |              |   |
|---|---------|-----|--------------|---|
| <p><b>I. <u>CONSENT CALENDAR:</u></b></p> <p>1. Request to approve the Accounts Payable for January 4 – 9, 2017.</p> <p>2. Request to approve the January 3, 2017, City Council Minutes.</p>  |         |     | Action       | Sharon Bryan  |
| <p><b>II. <u>ITEMS FOR CONSIDERATION:</u></b></p> <p>1. Request from the Valley House to waive all building permit fees associated with renovating an existing home located on Rose Street to increase their short term transitional housing for women.</p> <p>2. Presentation of a progress update to erect a statue to John E. Hayes, the original Surveyor of the Twin Falls City Site; and, discuss potential locations for the statue.</p> <p>3. Presentation of an update on the Main Avenue Redevelopment project.</p> <p>4. Presentation on snow plowing methods, techniques and priorities.</p> <p>5. Request to amend Twin Falls City Code 3-19-1 regarding catering permits to conform with 2016 amendments to Idaho Code 23-934A.</p> <p>6. Public input and/or items from the City Manager and City Council.</p> |         |     | Action       | Sharon Breshears/<br>Jarrod Bordi                       |
|   |         |     | Presentation | Paul Smith/Curtis Eaton                                 |
|   |         |     | Presentation | Paul Johnson/CH2M                                       |
|   |         |     | Presentation | Jon Caton   |
|   |         |     | Action       | Sharon Bryan  |
| <p><b>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></b></p> <p style="text-align: center;">6:00 P.M.</p>   |         |     |              |   |
| <p><b>IV. <u>PUBLIC HEARINGS:</u></b></p> <p>1. Request for a Zoning District Change and Zoning Map Amendment for 2.14 (+/-) acres from C-1 PUD to C-1 ZDA to develop a Hotel and accessory uses with a maximum building height of 55’ on property located east of 1788 Washington Street North for Westpark Partners, LLC. (app. 2826)</p> <p>2. Request for Vacation of portions of a utility easement and a sewer easement located within Lot 1, Block 1, St. Luke’s Subdivision-a PUD on property located at 801 Pole Line Road West for St. Luke’s Magic Valley. (app. 2827)</p>   |         |     | PH/Action    | Gerald Martens/<br>Jonathan Spendlove                   |
|   |         |     | PH/Action    | Jason Desmer/The Land Group, Inc.<br>Jonathan Spendlove |
| <p><b>V. <u>ADJOURNMENT:</u></b></p>  |         |     |              |   |

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

## 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<br>Hawkins<br>Vice Mayor | Nikki<br>Boyd | Shawn<br>Barigar<br>Mayor | Chris<br>Talkington | Gregory<br>Lanting | Don<br>Hall | Ruth<br>Pierce |
|----------------------------------|---------------|---------------------------|---------------------|--------------------|-------------|----------------|



**Minutes**  
**Meeting of the Twin Falls City Council**  
**Tuesday, January 3, 2017**  
**City Council Chambers**  
**305 Third Avenue East - Twin Falls, Idaho**

5:00 P.M.

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:                        |
|--|--------------|----------------------------|
| <b>I. <u>CONSENT CALENDAR:</u></b>   |              |                            |
| 1. Request to approve the Accounts Payable for 12/20/16 through 01/03/2017.  | Action       | Sharon Bryan               |
| 2. Request to approve the December 19, 2016, City Council Minutes.   | Action       | Sharon Bryan               |
| 3. Request to approve a Beer, Wine, and Liquor license transfer of ownership for 55 WindBreak LLC, 1749 Kimberly Road.   | Action       | Sharon Bryan               |
| 4. Request to accept the Improvement Agreement for the purpose of developing Westpark Commercial Subdivision No. 10, A PUD.  | Action       | Troy Vitek                 |
| <b>II. <u>ITEMS FOR CONSIDERATION:</u></b>   |              |                            |
| 1. Presentation of a Public Safety Award.  | Presentation | Brian Pike                 |
| 2. Presentation reviewing the penalties for animal cruelty.  | Presentation | Brian Pike                 |
| 3. Request to adopt an ordinance for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for 0.16 (+/-) acres of undeveloped property located west of 515 Washington St N. | Action       | Rene'e V. Carraway-Johnson |
| 4. Request to accept the recommendation of the Canyon Springs Grade Ad Hoc Committee and direct staff to finish engineering and develop a funding strategy.                              | Action       | Troy Vitek                 |
| 5. Request to authorize modification of City Code sections related to driving sight obstructions.  | Action       | Jacqueline Fields          |
| 6. Public input and/or items from the City Manager and City Council.   |              |                            |
| <b>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></b>  |              |                            |
| 6:00 P.M.  |              |                            |
| <b>IV. <u>PUBLIC HEARINGS:</u> None</b>  |              |                            |
| <b>V. <u>ADJOURNMENT:</u></b>  |              |                            |

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Present: Shawn Barigar, Suzanne Hawkins (By Phone), Chris Talkington, Greg Lanting, Ruth Pierce  
Absent: Nikki Boyd and Don Hall

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Zoning and Development Manager Renee V Carraway-Johnson, Assistant City Engineer Troy Vitek, City Engineer Jacqueline Fields, 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 invited 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 – None**

**PROCLAMATIONS: None**

## **GENERAL PUBLIC INPUT**

### **I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable for 12/20/16 through 01/03/2017.
2. Request to approve the December 19, 2016, City Council Minutes.
3. Request to approve a Beer, Wine, and Liquor license transfer of ownership for 55 WindBreak LLC, 1749 Kimberly Road.
4. Request to accept the Improvement Agreement for the purpose of developing Westpark Commercial Subdivision No. 10, A PUD.

### **MOTION:**

Councilmember Talkington moved to approve the Consent Calendar as presented. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

### **II. ITEMS FOR CONSIDERATION:**

1. Presentation of a Public Safety Award.

Deputy City Manager Pike presented Chief Kingsbury with a plaque of his Oath of Office.

Chief Kingsbury thanked everyone.

2. Presentation reviewing the penalties for animal cruelty.

Deputy City Manager Pike gave presentation.

City Council discussion ensued on the following:

State Code second and third offenses would automatically be put in place.  
Does Twin Falls County have penalties for animal cruelty.

City enforcement.

City Council thanked O'Leary for bring animal cruelty issues to the attention of the City.

3. Request to adopt an ordinance for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for 0.16 (+/-) acres of undeveloped property located west of 515 Washington St N.

Zoning and Development Manager Carraway-Johnson gave staff report.

**MOTION:**

Councilmember Lanting made a motion to suspend the rules and place Ordinance **2017-001** on third and final reading by title only. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

Deputy City Clerk Bryan read the ordinance by title only:

**ORDINANCE NO. 2017-001**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP AND THE REVISED AREA OF IMPACT.

**MOTION:**

Councilmember Talkington made a motion to adopt Ordinance 2017-001. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

4. Request to accept the recommendation of the Canyon Springs Grade Ad Hoc Committee and direct staff to finish engineering and develop a funding strategy.

Assistant City Engineer Vitek gave staff report.

Phil Kushlan, Kushlan and Associates, gave report on the Canyon Springs Grade Ad Hoc Committee.

Brian Smith, JUB Engineers, gave presentation on the Canyon Springs Grade.

City Council discussion ensued on the following:

Would improvements meet ADA requirements and if not how would that affect funding resources. Shoshone Falls Trail should be used as a reference.  
Pedestrian grade to the outside of the road.  
Estimated breakdown of rock fall mitigation.

Mayor thanked the Canyon Springs Grade Ad Hoc Committee for all the work they have put into the study.

Public Input:

Bob Penny, Twin Falls – He is not in favor of alternative six he likes alternative 4 he feels it is more reasonable and would not cost the tax payers as much.

**MOTION:**

Councilmember Talkington moved to proceed with the recommended alternative 6, direct staff to finish engineering and develop a funding strategy and report back in four months. The motion was seconded by Councilmember Pierce. Roll call vote showed those voting AYE - Talkington, Pierce, Hawkins, Barigar. Those voting NAY – Lanting. Approved 4 to 1

5. Request to authorize modification of City Code sections related to driving sight obstructions.

City Engineer Fields gave staff report.

City Council discussion ensued on the following:  
Clarification on looking at modifications of City Code or making changes.  
Traffic Safety Commissions involvement.

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

Dave Moore, Twin Falls – Would like Canyon Springs Road alternatives posted on City of Twin Falls website for public to review.

City Manager Rothweiler said that it is on the website.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS: None

6:00 P.M.

IV. PUBLIC HEARINGS: None

V. ADJOURNMENT:

The meeting adjourned at 6:16 PM

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Sharon Bryan, Deputy City Clerk

[http://twinfalls.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=616](http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=616)



**Date:** Monday, January 9<sup>th</sup>, 2017  
**To:** Honorable Mayor and City Council  
**From:** Sharon Breshears, Executive Director for Valley House

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**Request:**

Request from Valley House asking the City Council to waive all building permit fees associated with renovating an existing home located on Rose Street to increase their short term transitional housing for women.

**Time Estimate:**

The request and presentation will take approximately 10 minutes.

**Background:**

Sharon Breshears is the Executive Director of the Valley House. Sharon approached City staff to waive our building permit fees in an effort to reduce the overall cost of the project.

In the past, the City Council has elected to waive building department fees for similar non-profit organizations, such as the Valley House, Jubilee House, Safe Harbor, Disabled Veterans, etc.

The estimated total cost of the building permits (which includes the building, mechanical, electrical and plumbing permits) is **\$2,280**.

*Please note that any required impact and sewer capacity fees will be collected for this project.*

**Approval Process:**

Approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

**Budget Impact:**

If the request is granted, the City of Twin Falls will not receive the building permit revenue for this project.

**Regulatory Impact:**

There is no regulatory impact.

**Conclusion:**

Staff is asking Council review this request and direct staff on how to proceed.

**Attachments:**

Letter from Valley House.

## VALLEY HOUSE HOMELESS SHELTER AND TRANSITIONAL HOUSING

December 21, 2016

Attn: Jarrod Bordi

RE: Valley House Interior Renovation and future development

Dear Jarrod;

Valley House is renovating an existing home located on Rose Street to increase their short term transitional housing for women. The facility will provide an additional 12 beds for single women. Below is a description of Valley House and the services that they provide to our community.

### **Valley House Homeless Shelter and Transitional Housing**

Valley House was established in 1995 by a group of concerned citizens who saw the need for a homeless shelter in the SC Idaho region. Valley House is a 501 C-3 non-profit organization whose mission is to work with a wide range of community services to provide motivated homeless persons the help they need to become self-sufficient, while advocating for policies that help reduce homelessness. We are governed by a working board of concerned business men & women from the Magic Valley. Our office staff consists of a full time executive director, 1 full-time assistant director, a full time basement coordinator, a part-time bookkeeper and 2 part-time repair persons.

Valley House is the **only** shelter of its kind in SC eight county area. We provide shelter to low income, disadvantaged motivated homeless persons who have found themselves in need of a hand up not a hand out. In addition, our doors are open to mentally and disabled individuals finding themselves homeless and needing temporary housing, and assistance in independent living. Our program provides the tools needed to live a productive, self-sufficient life. We offer classes which include parenting, drug awareness, budgeting, nutrition and cooking along with family counseling, mentoring, tutoring, housing, and employment assistance. Valley House works with CSI and other job training programs to help further our clients' education (GED, etc.) and job readiness. We offer a children's daycare and youth developmental program, food and clothing assistance. We are not a traditional homeless shelter. Our "guests" must be out of the shelter during the day time looking for a job or making contacts as recommended by our staff. They are required to clean, do their own laundry, watch their own children, budget, set up personal savings accounts, attend group meetings, etc. We have a "NO TOLERANCE RULE" for drugs, consumption of alcohol. We do not tolerate child or spouse abuse.

In 2015, Valley House served over 4,000 individuals. Of that number were 1300 children. Without the Valley House these families and children would have no place to turn. Valley House Homeless Shelter has the capacity to shelter up to 90 persons a night. Our shelter facility consists of 12 family units and a main house for women that includes 14 beds.

In 2009, Valley House was approached by our County Commissioners about the possibility of the Valley House leasing 26 apartments from the county for transitional housing ... (Valley House leases 4 of these apartments for \$50 a month to Health and Welfare for their Mental Health clients). Our partnership with the TF County Commissioners allowed the Valley House to begin a very successful transitional housing program for our families. Once our families are financially stable with permanent employment, they are able to move into their own apartment at Martin Street. This is a 2 year program. It gives our families the time to establish their credit, gain self-sufficiency and become a productive Magic Valley citizen.

Rents from our Martin Street apartments allows us the funds needed for families and individuals finding themselves in a homeless situation in the evenings and on the week-ends. Valley House has partnered with the TFPD and TFCSO in an After-hours Emergency Program. The police and sheriff's departments are now able to send these families to select motels until Valley House staff can further assess their situations. Valley House supplies the funds needed to pay motel stays, purchase a bus ticket, tank of gas, food box or whatever is needed to get them where they need to be. In most cases, we are able to transition them into the Valley House.

*Valley House is undertaking an exciting venture!* We are adding a second phase to our homeless shelter program with short term transitional housing for women and families. This will be such an important part of our program to help our clients gain self-sufficiency. \*The first step in this process will be to renovate an existing home that is located on an adjacent property on Rose Street that will house 12 single women at a time. This transitional program will give them an additional 6 months to establish themselves back into the community, rebuild their credit by paying back bills of rent and utilities. Along with our homeless shelter, this will give us the capacity and opportunity to house up to 100 single women in one year's time. We will then continue to build 2-five-plexes for transitional housing for our families. This will potentially double our shelter capacity.

Valley House strives to offer a safe, positive drug-free environment where homeless families with children can find hope and the resources needed to better their lives. We could not do this great work without our community supporters.

At this time, Valley House is requesting that the Building Permit fees be waived on this project. The Impact Fees will be included in the project with an understanding that there may be credits available for this project regarding the Impact Fees.

Sincerely,



Sharon Breshears  
Executive Director  
Valley House Homeless Shelter  
208-734-7736 office  
208-734-8086 fax  
Vhhshelter@qwestoffice.net



**Date:** Monday, January 9, 2017  
**To:** Honorable Mayor and City Council  
**From:** Nathan Murray, Economic Development/URA Director

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**Request:**

Presentation of a progress update to erect a statue to John E. Hayes, the original surveyor of the Twin Falls City Site; and, discuss potential locations for the statue.

**Time Estimate:**

Staff will give a 1-minute introduction of the applicants and their request.

The applicant would like to give a 5-minute presentation.

Following the presentations, staff anticipates some time for questions and answers.

**Background:**

Preservation Twin Falls, Inc. has been working for nearly two years to erect a statue to John E. Hayes, the original surveyor of the Twin Falls City Site. Preservation Inc. recently raised the necessary funds and are in the process of commissioning final completion of the statue. The applicants would like to give a progress update of their efforts to date and discuss potential locations for the statue.

**Approval Process:**

No formal approval is needed at this time, but the applicants would like direction from the Council as to its proposed location. If it is determined that the statue should be placed on city property, and/or accepted as a gift by the City, then appropriate maintenance agreements will need to be put in place.

**Budget Impact:**

There is no budget impact associated with the Council's approval of this request. Funds for the statue will come from private donations and an arts grant from the Urban Renewal Agency.

**Regulatory Impact:**

Consideration of this request will allow the applicant to proceed with designing the statue to be placed in the appropriate setting downtown.

**Conclusion:**

Staff recommends that the Council consider the request subject to:

1. Acceptance of the statue as a gift, and;
2. Developing an appropriate maintenance plan prior to installation.

**Attachments:**

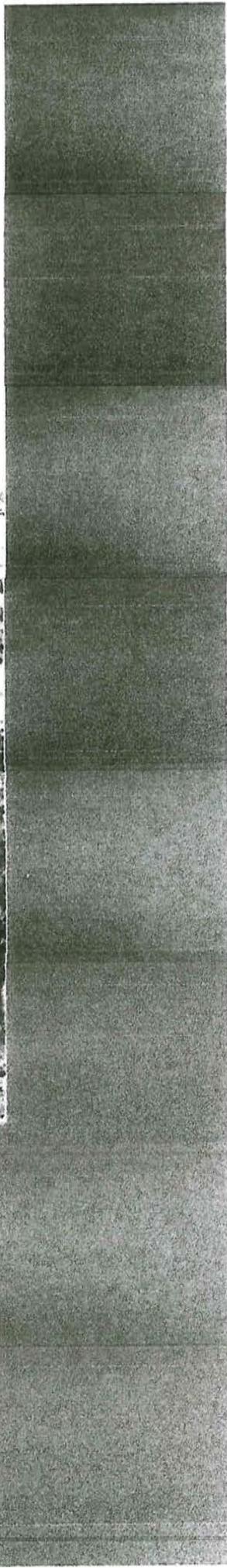
1. A Forest of Wormwood pamphlet
2. At the Corner of Today Ave and Tomorrow Street brochure

# A Forest of Wormwood

Sagebrush, Water and Idaho's Twin Falls Canal Company



**By Niels Sparre Nokkentved**  
With a foreword by former Reclamation Commissioner John Keys



## The Surveyor

### — The Busy Lives of John and Anna Hayes —

It was the summer of 1903 when John Hayes got his first glimpse of Anna Hansen, the girl he would marry. She was on vacation from her studies at Albion State Normal School, and he was a member of a survey crew camped near the Rock Creek store run by her father, John Hansen.

Anna caught Hayes' attention by baking a treat for one of the other surveyors — a pie that looked delicious, but which, in the eating, proved to be filled with oats and chaff. Hayes thought the seventeen-year old prankster was "a girl with real spirit!"

Unlike his friend, Paul Bickel, Hayes had only a high school education. He learned his civil engineering skills on the job, beginning in 1893 at Cripple Creek Colorado, as a chain man, at age sixteen.

He had been working for several years on a survey of Montana public lands, when, in December, 1902, Bickel brought him to Milner to help examine the proposed Twin Falls project for financier Frank Buhl.

After Buhl and Peter Kimberly took control of the Twin Falls Land and Water Company, in 1903, six surveying parties went into the field to map the tract topography and lay out lines for the Milner dam, the canals and laterals. For \$80 per month, Hayes operated the transit in T. A. Perkins' fourteen-man group.

During the next few years, Perkins' crew worked the tract from



Surveyors' camp at Rock Creek Crossing, August 1903. John Hayes standing at left. (Courtesy Robert K. Maddock Jr.)



Transit party of engineering Crew No. 3, August 1903. John Hayes at far left. (Courtesy Robert K. Maddock Jr.)



Anna Hansen, 1904 graduate of Albion Normal. (Courtesy Robt. K. Maddock Jr.)

one end to the other. They laid out the Dry Creek (Murtaugh Lake) dam, located the four corners of the section within which the town of Twin Falls would be built; and they helped find routes for the Low Line and High Line canals.

The survey crews slept and ate in tents, competing for space with the many rattlesnakes. Most firewood and water had to be purchased and hauled to their ever-changing campsites. Trips were made to the "bridge" (Milner), to Stricker's, or to John Hansen's store for mail and supplies. Aside from drinking and gambling, the surveyors' only diversion was an occasional dance at Rock Creek.

Beginning in April, 1904, Hayes led the crew that surveyed the Twin Falls town site. As each phase of the work was finished, he eagerly jumped in his new buggy and carried the latest revision of the plat to the Cassia County seat at Albion. There, after recording the document, he would take up his courtship of Anna, who had just graduated from the Normal School, and soon would become an assistant professor of English and mathematics.

In March of 1905, with the first water about to be turned into the canal, and his work on the south side tract winding down, Hayes and another man opened the Liberal Cigar Store in Twin Falls. Hayes sold his interest in the store within just a few months, but, in another, longer-lasting business venture, he and Richard Cookinham became partners in the Twin Falls Engineering Company. Hayes was busy during this period surveying the town sites of Burley, Hansen, Filer and Buhl, and supervising the engineering work on the original Rock Creek bridge at the foot of Shoshone Street.

John and Anna were married on Christmas Day, 1905 in the Hansen home at Rock Creek. Concerning the marriage, one of Hayes' bachelor friends remarked that the surveyor would henceforth keep "square with the world," even though he had earlier laid out the town of Twin Falls off-kilter. After the wedding, Anna resigned her teaching job and the couple set up housekeeping in Twin Falls.

Over the next twenty years they brought four children into the world. The first, Winifred, was born December 1, 1906 while her father was working on the Fish Creek reservoir project near Carey.

We have Hayes to thank — or curse — for conceiving the idea for the Salmon Tract, which

#### Anna Hansen Hayes

Anna Hayes, like her husband, was a person of many accomplishments. She was very active in the Parent-Teachers Association, serving as national president of that organization in the late 1940s. In 1950, during the occupation of Japan, she served as a special consultant to the Japanese P. T. A.

Anna also served four years as state director of the Foundation for Infantile Paralysis.

Throughout her life, Mrs. Hayes wrote numerous articles and poems for newspapers and magazines, and was the author of three books — a poetry collection entitled *Lure of the Trail*, and two stories about life at Rock Creek, *The Adventures of Hedvig and Lollie* and *Buckskin and Smoke*.

lies south of the High Line Canal, and is occasionally tight on available water. While surveying the High Line in 1904, he found an ideal place for a dam on Salmon Falls Creek. Although others, including Ira Perrine, reaped most of the profits from this project, Hayes did the lion's share of the engineering work, in 1907, on the dam, tunnel and canals. Following this, he helped survey the north side tract and the towns of Jerome, Wendell and Hollister.

The Hayes family moved to Denver in 1909 but returned to Twin Falls twenty years later, when John was offered a job managing the south side canal company. Subsequently, he served as city engineer and county surveyor. While in private practice he designed and mapped many of the city's subdivisions. After a very busy life, he died in 1962, at age 84.

Today, everywhere one looks in Magic Valley, can be seen the hand of Johnny Hayes, but his name adorns no school, street or public building. Of all the men involved in creating our towns and great irrigation projects, he, perhaps, has received the least credit due.



John Hayes and his children, ca. 1911.  
(Courtesy Robert K. Maddox Jr.)



Ready for an outing, 1904. Back, from left: John Hayes, Henry Hansen, Sidney Strong. Seated: Anna Hansen, Ella Robinson. (Courtesy Robert K. Maddock, Jr.)

## Synopsis of Professional Record

September, 1893-May, 1899, Cripple Creek Mining District, Colorado. On location, patent and underground surveys; railroad preliminary and location surveys; Arkansas River control; canal survey for the Stirrup Ranch near Black Mountain, Mermod & Jaccard of St. Louis, owners.

Season May-December, 1899, 1900, 1901, on U. S. Government examination of Public Land Surveys, timber and land classification in Oregon, Montana and Colorado. Canal survey in southwestern Oregon and northern Montana.

Nineteen hundred and two, in conjunction with Paul S. A. Bickel, on original U. S. Public Land Surveys in northwestern Montana. Made survey of territory now designated as Glacier National Park.

Nineteen hundred two to 1909 inclusive, Twin Falls Irrigation Projects in Idaho, including topographic surveys, land classification, preliminary and location surveys for dams, canals and laterals. The original project included the Milner Dam in Snake River, height 86 feet, length 2,100 feet; main canal, 3,600 second-foot capacity, together with the complete irrigation system for 240,000 acres. Made survey of Snake River Canyon for a distance of more than 100 miles, involving riparian rights. Project value, \$6,000,000.

A complete irrigation system for the Salmon River Project of Idaho, of 70,000 acres, including reservoir 300,000 acre-feet capacity, outlet tunnel one mile in length, dam 228 feet in height, canals 100 to 1,200 second-foot (1905-1909). Project value, \$3,000,000.

Twin Falls-Oakley Project, Idaho, 50,000 acres; preliminary surveys, report and estimate; 80-foot dam. (1905-1906). Project value, \$2,000,000.

Cedar Creek Project, Idaho, preliminary surveys and estimate for diverting Cedar Creek into the Salmon River reservoir; 25,000 acre-feet involved (1906-1908). Project value, \$600,000.

Survey of the following towns in Idaho, including appurtenances: Milner, Twin Falls, Buhl, Burley, Hansen, Jerome, Wendell and Hollister.

Fish Creek Project, Idaho (1906), complete surveys, preliminary and location, together with initial construction; 10,000 acres; height of dam, 60 feet. Conducted surveys across lava beds in 1906, which was a part of the territory later described in National Geographic Magazine as "The Valley of the Moon" (1924). Project value, \$400,000.

Twin Falls-Bruneau Project (Idaho), preliminary survey and estimate: 640,000 acres, including the American Falls dam and reservoir on Snake River; main canal designed for 10,000 second-foot (1907-1908). (This dam now under construction by the U. S. Government.) Project value, \$40,000,000.

Preliminary reconnaissance and data for railroad, Twin Falls, Idaho, to Wells, Nevada (1906). Constructed by the Union Pacific System, 1924.

Preliminary and location surveys for Idaho-Oregon Light and Power Company hydro-electric development at the Ox Bow on Snake River (near Idaho-Oregon state line). Included diversion dam, tunnel and plant location. For The Arnold Company, Engineers, Chicago (1907). Project value, \$2,000,000.

Surveys and data for important litigation—Henry Schodde vs. The Twin Land and Water Company. Successfully defended through U. S. Supreme Court. Extensive U. S. Land Office practice and litigation, involving Carey Act selections and land titles.

Farmers Reservoir and Irrigation Company Project, Denver, Colorado, 1909 to March 15, 1922. Examinations, reports, location and construction until June, 1910. Project placed in receivership in June, 1910. Was appointed chief engineer and manager for the receiver, June, 1910. Project was completed under receivership, the system comprising 463 miles of main canals, 100 to 1,250 second-foot; 4 large and 26 small reservoirs; involving as major items more than 10,000,000 cubic yards of earth excavation, 53,000 cubic yards reinforced concrete, 1,000,000 feet B. M. in bridges and flumes, 52,000 cubic yards rip rap, 1,100 tons 48-inch C. I. pipe, 241,000 linear feet sheet piling, several hundred canal headgates and appurtenances. Project value, \$10,000,000.

In addition to and in conjunction with the above work, was chief engineer for the Kenefick Construction Company of Kansas City, for the completion of the Henrylyn Irrigation Project, comprising 110 miles of main canal, 100-1,250 second-foot, and 3 reservoir dams, involving 2,950,000 cubic yards earth work, 8,500 cubic yards concrete, bridges, flumes, headgates, etc. This unit, including engineering and construction, was completed in less than eight months (1911). Project value, \$2,000,000.



All Rights reserved  
Dave LaMure Jr. c 2016

On Sep 24, 2016, at 11:10 AM, Curtis Eaton <[CEaton@csi.edu](mailto:CEaton@csi.edu)> wrote:

**Project Design:** The project diagram here depicts a segment of the multi-million dollar project that is about to begin at and on both sides of the Main/Shoshone intersection.

**Improvements will include:**

- New curb gutter and sidewalks and paving from building face to building face.
- New storm drainage facilities
- Upgraded and expanded street lighting
- New trees with better visibility of business signs and store fronts
- New landscaping and irrigation
- Festival street areas designed for special events
- Downtown Commons (Rogerson site): new splash pad (spray play area), concert area

The project is generally being funded through the Twin Falls Urban Renewal Agency to enhance for redevelopment and economic revitalization. Main Avenue will be improved for five blocks. The Hansen Street extension will connect between 2nd Avenue E to 2nd Avenue S and will enhance parking vehicle, cyclist, and pedestrian connectivity. The Commons improvements will create a new signature public plaza across the street from the new city hall to be completed in 2017.



# *At the* CORNER OF TODAY AVENUE *and* TOMORROW STREET

Twin Falls, Idaho 1904-1916



John E. Hayes  
*Painting by Leon Smith*

**1904** You're standing at the intersection of Today Avenue and Tomorrow Street. Looking through a surveyor's transit, what would you see?

If you were John E. Hayes, surveyor of the original town site of Twin Falls, you would look into your transit past the rocks and sagebrush and see a bustling city that is the center of activity for more than two hundred thousand people. You would see schools and churches and thriving businesses. You would sense the opportunity and feel the promise of the West.



John E. Hayes, 1904 at the corner of Today and Tomorrow, (aka Main and Shoshone!)  
Courtesy of Dr. Robert Maddock

That vision is represented in the painting on the cover of this brochure. The painting, by Leon Smith, is based on the photo of John Hayes shown here in 1904.

The photo was taken at the intersection of Today Avenue and Tomorrow Street. Soon after this photo was taken and the plat of the city of Twin Falls was recorded in the County Seat at Albion, Idaho, the intersection where Mr. Hayes is shown to be standing became Main and Shoshone.

**2016** You're standing at the intersection of Today and Tomorrow.

The history of Twin Falls is the story of the horse and buggy, the horseless carriage and modern transportation that have traversed these literal and figurative crossroads. Legatees of the 1904 vision have the opportunity to commemorate that historic beginning.

**Still the corner of** Today and Tomorrow, Main Avenue and Shoshone Streets form the intersection of past and future. The renovation and refurbishment of downtown Twin Falls, at the corner of Main and Shoshone, affords an opportunity to commemorate the historic significance of the intersection with a sculpture that captures the soul of Twin Falls at its inception.

### Support

We ask you to be a partner in erecting a Hayes statue at the corner where the Baugh building and other notable structures have been located since the momentous beginning of Twin Falls.

Consistent with the purposes of the Main Avenue Project, the commemoration of John Hayes at this intersection has received the support of the Twin Falls Urban Renewal Organization, and numerous individuals and local foundations.



Historic Baugh 1916



### Contact:

Preservation Twin Falls, Inc.  
P.O. Box 1882  
Twin Falls, Idaho 83303  
Attn: Paul Smith, Esq.  
Chairman

*(Preservation Twin Falls is a 501 (c)(3) organization.)*

***“Art animates public and private spaces, rejuvenates structures and streetscapes improves local business viability and public safety and brings diverse people together to celebrate”***

*Ann Markusen, quoted in Idaho Statesman, January 12, 2016, p.5A “Investing in the arts is good business” by Mark Rudin, VP, Boise State University*



Date: Monday, January 9, 2017  
To: Honorable Mayor and City Council  
From: Paul Johnson/CH2M

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**Request:**

Update on the Main Avenue Project.

**Time Estimate:**

The presentation will take approximately 10 minutes.

Following the presentations, staff anticipates some time for questions and answers.

**Background:**

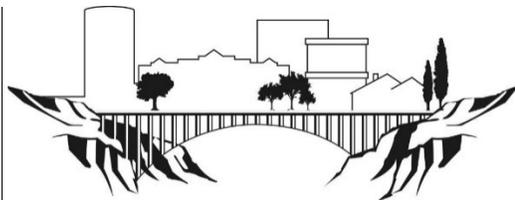
CH2M is the Owner's Representative to the Twin Falls Urban Renewal Agency for the Main Ave. Redevelopment project. Paul Johnson of CH2M will present the monthly report that will have been provided earlier in the day to the URA Board, covering important activities for the period from December 9, 2016 through January 4, 2017. The project construction is anticipated to start in late winter with landscape demolition scheduled to take place over Presidents' Day Weekend (Feb. 17-20, 2017). The final draft of the public information graphic prepared by the Main Ave. design consultant (Otak) will also be presented, illustrating the block by block phasing plan. Any comments to the graphic from City Council will be appreciated, as it is now being finalized with input from the URA Board and project staff.

# Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project



Mockup of Paver Options, by Guho Corp. Discussed with Twin Falls Parks & Recreation Dept. on 21DEC2016.

Prepared for:



THE URBAN RENEWAL AGENCY  
OF THE CITY OF TWIN FALLS

## Monthly Report for Board Meeting January 9, 2017

Prepared by – Owner's Representative:



# Monthly Project Progress Update

Prepared for URA Board Meeting on January 9, 2017

## Main Avenue Redevelopment Project

Summary of Progress this Period, December 9, 2016 – January 4, 2017

### Pre-Construction Services by CM/GC – Guho Corp.

1. Construction Management/General Contracting (CM/GC) services for the Main Avenue Redevelopment Project.
  - a) The CM/GC Agreement was approved by the URA Board at the Nov. 14, 2016 Board meeting.
  - b) Guho is currently preparing the bid packages for bidding the project in January-February 2017.
  - c) Guho is preparing an independent cost estimate based on the final design submittal from Otak. CH2M will compare this estimate to the designer's (Otak's) updated estimate and will advise the URA of the status of the anticipated construction cost compared to the URA's budget of up to \$6.5 million for construction.
  - d) After the GMP is prepared in February 2017, then the construction contract cost and scope will be included in the CM/GC Agreement by amendment.

### Project Schedule

2. URA, City, CH2M and Guho met on Dec. 8, 2016 to review the project schedule in detail. Guho's plan for the sequencing of reconstruction of Main Ave. and Hansen Ave. South on a block by block basis was reviewed. The group discussed the optimal sequencing of the blocks given the history of spring, summer and fall events, desires of merchants, and technical factors. Guho discussed their overall project communications plan. Tasks and responsibilities were then coordinated with the City's Communications Director - Josh Palmer.
3. The project schedule information (block by block plan) was then presented to the Project Advisory Committee (PAC) on December 21, 2016. The PAC representatives were very pleased to hear about the block by block phasing plan recommended by Guho. The overall sequencing approach was discussed at the meeting and approved by the PAC.
4. The first visible construction activity to the merchants and the public associated with the Main Ave. project will be the landscape demolition. Weather permitting, that will occur over President's Day weekend in February (Feb 17-20, 2017).
5. As reported in last month's update, the overall project remains on schedule with the plan to begin construction in early 2017 and reach substantial completion of the work by Oct. 31, 2017.

### Design Progress

6. Since submittal of the final review set in October, the project team has been reviewing the design details and offering constructability comments for components including:
  - o Paver options
  - o Electrical outlets at tree grates
  - o Gravel fill under roadways and sidewalks
  - o Basement closure details for the Crowley basement
  - o Light pole foundations

- Trenching details
- 7. Guho (with input from the City, Otak and CH2M) has been recommending simplification of some of the details which will meet required project functions but allow cost savings to the URA during the bid phase. One major cost advantage to the URA that the team is implementing are options for use of attractive concrete block pavers instead of brick pavers. CH2M advised the team that we want to allow other paver options in the bid phase which will provide competition between brick/block vendors and reduce cost.
- 8. Otak submitted the Bid Set Plans (Final Draft) on January 3, 2017. The project team is conducting a final review. The final bid set will then be submitted in mid-January when Guho begins the bidding of the project.
- 9. Otak prepared the attached draft project information flyer which includes construction sequencing timeframes on a block by block basis, project team contacts, and other information. With approval of this draft by the URA, the flyers will be finalized with any further comments, and will be distributed to the merchants along Main Ave. and will be made available on the City's project information website through Josh Palmer.

### **Basement Issues**

- 10. URA's legal representative is drafting a licensing agreement to be reviewed with the property owners establishing the liability of continued basement extensions under Main Ave. Cost sharing issues also need to be negotiated with property owners for items such as waterproofing at Wells Fargo, and infill at Mr. Crowley's property. The legal questions will need to involve further legal input, and discussions between the City, URA and property owners. This work can be done in parallel with the technical design completion and it should not affect construction work provided that the agreements can be in place by early 2017.

### **Testing and Inspection**

- 11. Paul Johnson and Jesse Schuerman will coordinate on the third-party materials testing and inspection contract required per code to test in-place materials. Paul has had a place-holder in the project budget for this, so it is not a new or unanticipated item.
- 12. CH2M and the City/URA are reviewing Otak's Services during Construction (SDC) proposal. This was anticipated and there is a budget placeholder for Otak's and JUB's necessary SDC input and occasional site visits during construction.

### **Possible Sidewalk Repair Project**

- 13. CH2M has discussed the possible sidewalk repair project with Guho, per direction from URA. We plan to include an allowance within the GMP for sidewalk repairs to the extent they can be afforded within the URA's overall budget for the Main Ave. project. Then sidewalk repairs outside the immediate Main Ave. scope of work can be triggered on a priority basis during the course of construction.

### **Budget**

- 14. CH2M updated the URA's Cost Control Report for Area 4-1 projects, including the anticipated cash flow from 2016 through 2023. The report is being updated monthly and reviewed with the City's Finance Manager and URA Executive Director.

# MaIn AVENUE

Area REDESIGN PROJECT



CONSTRUCTION  
**2017**

## **DOWNTOWN** **REnaissance**

*Main Avenue will be fun for everyone,  
with places to...*

***Come on Down  
and See the  
Transformation!***

- » Meet Friends
- » Enjoy Festivals
- » Watch Parades
- » Spend Time with Family
- » Sit, Stroll, and Shop
- » Be Outside Year-Round
- » Listen to Music
- » Eat Great Food
- » Learn About Your Hometown

### **SUPPORT DOWNTOWN BUSINESS DURING CONSTRUCTION**

Pedestrian access to front and back doors of businesses will be open during construction. While the street is under construction, you will need to park either on other blocks of Main Avenue, on cross streets, in

parking areas behind Main Avenue, or along the 2nd Avenues. See the map on the inside of this flyer.

Come on down and see the transformation and support local

businesses during construction. The end result will be beautiful with new sidewalks, more parking spaces, trees, landscaping, street lights, benches, and a new plaza with a splash pad and restrooms.

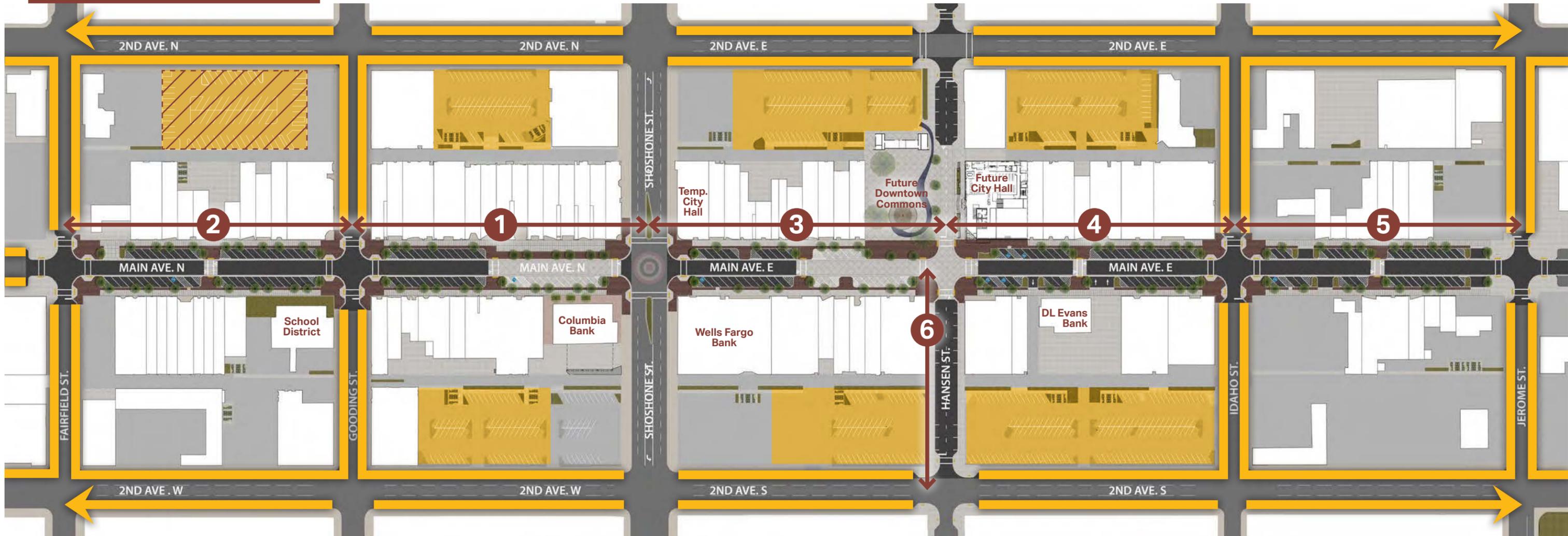
# WHERE TO PARK DURING CONSTRUCTION

## ANTICIPATED CONSTRUCTION STAGING (BOTH SIDES OF STREET)

- 1 April - May 2017
- 2 May - June 2017
- 3 June - July 2017
- 4 July - August 2017
- 5 August - September 2017
- 6 September - October 2017

## OTHER SCHEDULE NOTES

- » **President's Day Weekend (February 17-20, 2017)**—existing trees will be removed to make way for reconstruction of Main Avenue. New trees will be planted that are more compatible with street and sidewalk use, utilities, and urban conditions.
- » **St. Patrick's Day, March 17, 2017**—no construction planned; Main Avenue parade and events will continue as usual.
- » **Late March 2017**—some additional demolition work may begin throughout the project area.
- » New trees and landscaping will be planted combining multiple stages/blocks and with consideration of weather conditions and irrigation access.



### LEGEND

On-Street Parking

Off-Street Parking (Rear Parking Areas)

Construction Staging 2/3 and Public Parking 1/3 During Construction

### WHO TO CONTACT

**JOSH PALMER**, *City of Twin Falls, Public Information Officer*  
Phone: (208) 735-7312 Email: jpalmer@tffd.org

**ANTHONY GUHO**, *Guho Corp., Construction Manager*  
Phone: (208) 939-8850 Email: anthony@guhocorp.com

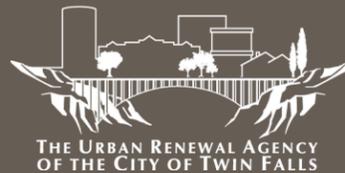
### OTHER PROJECT TEAM MEMBERS

**ROB CLONINGER**, *Guho Corp., Project Superintendent*

**PAUL JOHNSON**, *CH2M, Twin Falls Urban Renewal Agency Owner's Representative*

**JESSE SCHUERMAN**, *Twin Falls Urban Renewal Agency Staff Engineer*

**MANDI ROBERTS**, *Otak Inc., Design Team Representative*



### PEDESTRIAN ACCESS

**Did you know that a walk along Main Avenue from Fairfield to Jerome takes less time than walking through a typical shopping mall from end to end?**

- » Pedestrian access will be maintained along Main Avenue during construction.
- » Some businesses/shops/restaurants have back doors that can be accessed from the rear parking areas.

» If you want to park on Main Avenue during construction, you may need to park a block or two away (on one of the blocks that is not under construction) and then walk to your destination from there.

» You can always park in one of the rear parking areas (between Main Avenue and 2nd Avenue W/S and Main Avenue and 2nd Avenue N/E) and walk along a side street to get to Main Avenue. The rear parking areas often have more capacity than Main Avenue.



*Main Avenue Design  
in the Vicinity of the  
Downtown Commons*

*To learn more check out:  
[www.TwinFallsMainAvenue.com](http://www.TwinFallsMainAvenue.com)*

## **Remember:** //

- All shops, restaurants, banks, and other businesses will be open during construction.
- Many businesses have back doors, and access to front and back doors will be maintained.
- Pedestrian access will be provided to front doors and back doors during construction.
- There will be plenty of parking available, although you may have to park in the lots behind Main Avenue or a block or two away from your destination during construction.
- Signs will be installed to help you find your way.
- No construction will occur during the holiday season (November through December).

## **BUY A BRICK!**

*If you want to be a partner in the improvements, you can purchase commemorative bricks for the Downtown Commons plaza. Donor names and messages will be engraved on the bricks. For more information, please contact: Paul Arrington at 208.404.9436 or [pla@idahowaters.com](mailto:pla@idahowaters.com)*



*Bird's Eye View  
of Main Avenue  
Improvements*



**DATE** January 9, 2017 City Council Meeting

**To:** Honorable Mayor and City Council

**From:** Jon Caton, P.E., Public Works Director

---

**Request:**

Street Department Staff will provide a presentation on snow plowing methods, techniques and priorities.

**Time Estimate:**

The presentation will take approximately 15-20 minutes plus time for Council Q & A.

**Background:**

The purpose of the presentation is twofold 1) to explain how, what, when and why the Street Department plows snow in the City of Twin Falls and 2) to clearly explain what we are up against, i.e., the sheer size of the effort. The presentation will include what we do, how much is done, rationale for why we do things the way we do, explain priorities, route optimization, and share the latest and greatest techniques that have been tried and ones that are currently being used.

**Approval Process:**

Presentation, no action is being requested.

**Budget Impact:**

NA

**Regulatory Impact:**

NA

**Conclusion:**

Presentation and informational, no action required.

**Attachments:**

PowerPoint Presentation

# STREET DEPARTMENT SANDING AND PLOWING OVERVIEW

2017

A series of several parallel white lines of varying lengths and positions, all slanted diagonally from the bottom-left towards the top-right, located in the lower right quadrant of the slide.

1984

130 total lane of roads.  
20 miles of Priority 1 roads

Two plow trucks, Two Road Graders, Two Sand trucks

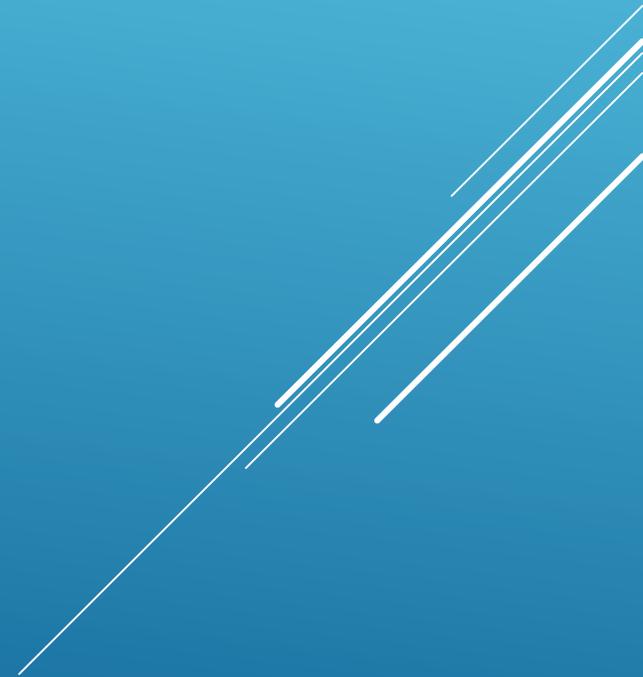
2017

Over 600 total lane miles.  
Over 200 miles of Priority 1 roads

5-plow/sand trucks, 2-Road Graders w/ front plows, Loader w/plow, Skid steer w/plow, 2 de-icer/pre wet trucks, 1-Loader mounted snow blower

PAST VS. PRESENT

# STREET DEPARTMENT SNOW REMOVAL EQUIPMENT

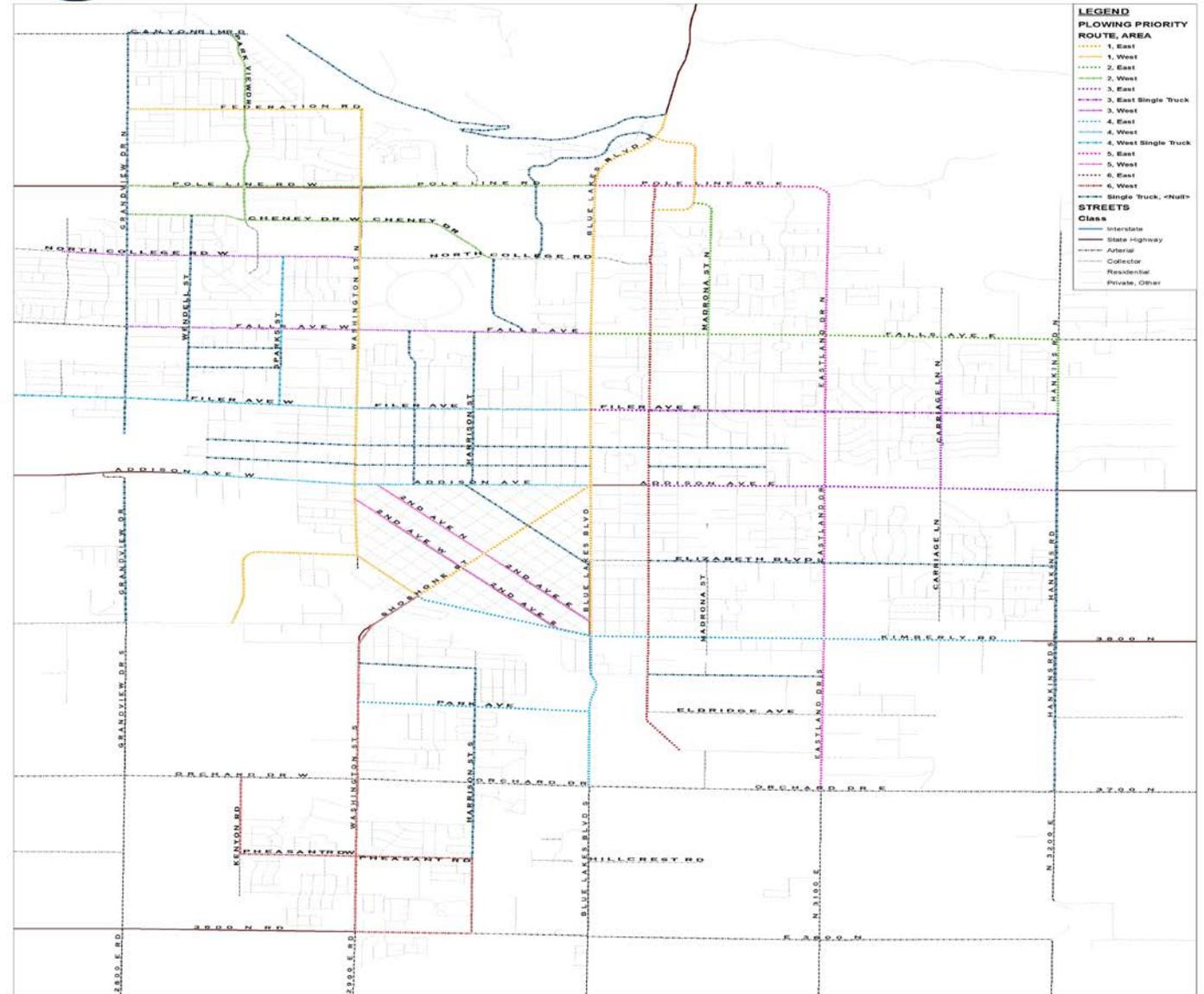




## CITY OF TWIN FALLS STREET DEPARTMENT SNOWPLOW ROUTES

# PRIORITY 1 ROUTES

- Over 200 miles of roads
- Each of the 5 trucks cover 40 miles.
- 12 - Two truck routes
- 2 - Single truck routes
- Routes are based off distances of 8-10 miles
- Each truck carries 5 cubic yards of material.



# PRIORITY 2 ROUTES

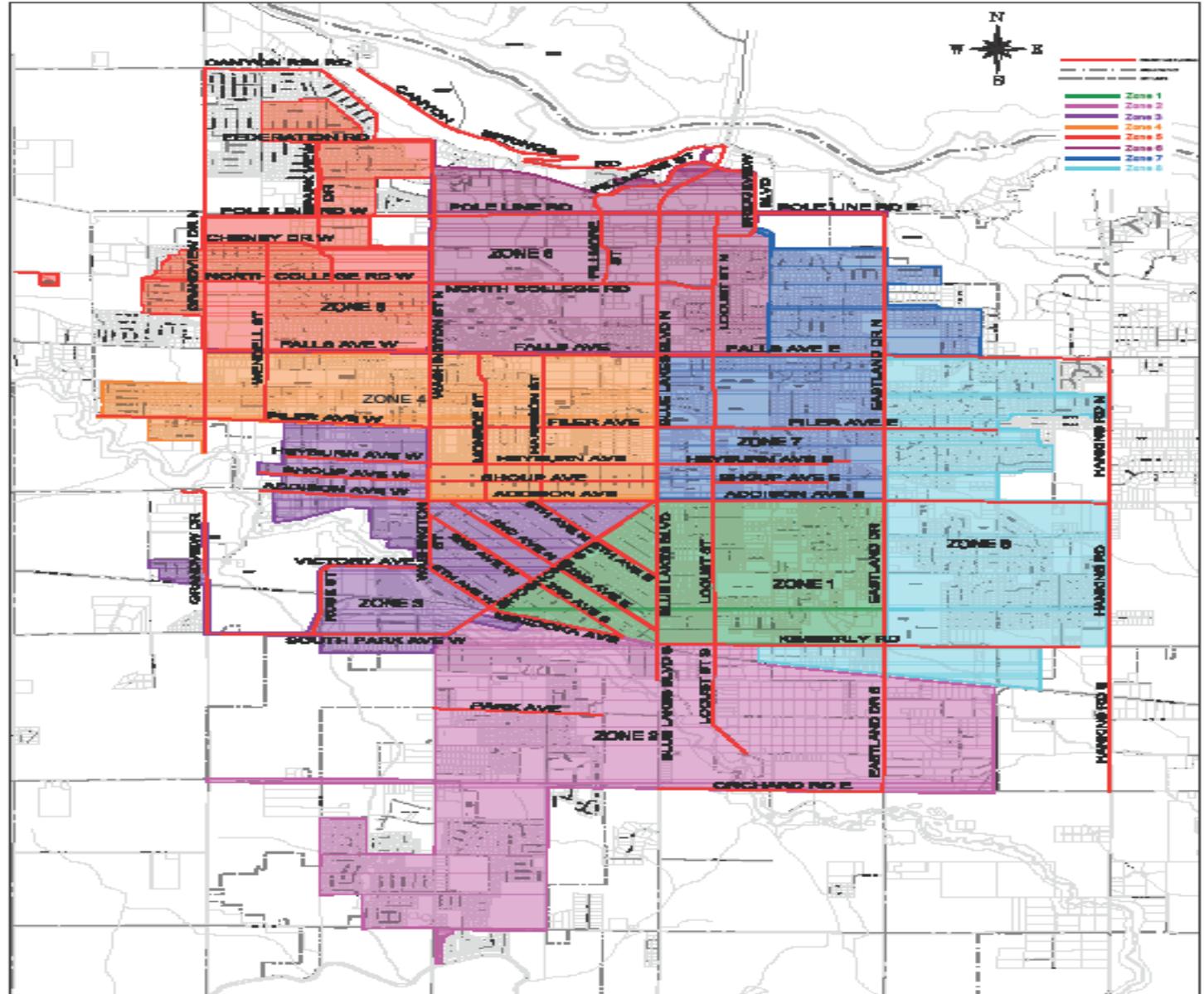
- All Residential streets within the 8 Maintenance Zones.

## PRIORITY 3 ROUTES

- All city owned Parking lots and alleys.

## CITY WIDE COVERAGE

- 630 Lane miles of road
- 126 miles covered by each truck
- 1.5 hrs. per route
- 19.5 hrs. per truck to cover the entire city
- 97.5 man hrs.
- 86 tons Salt/Sand per truck



- ▶ We Currently Use an 6:1 Sand to Salt Mixture
- ▶ We use it on all roads.
- ▶ 2013 was our biggest year 2481 Tons of Sand – Salt
- ▶ Spring Cleanup - 4 Sweepers and 2 Months.
- ▶ Normal Spring Cleanup 1668 Tons
- ▶ Extremely Dusty While Sweeping

## SALT AND SAND

- ▶ We've experimented with other de-icers
- ▶ Magnesium Chloride- Prior to 2010- .62 gal.
- ▶ Geo Melt- 2011-2012 combination- 1.08 gal.
- ▶ Salt Brine- 2013- .15 gal.

## LIQUID DE-ICERS

- ▶ 2.28 Pounds of Salt to 1 Gallon of Water
- ▶ Ideal concentration 23.3%
- ▶ Freeze Point -6.0 Degrees F
- ▶ Application Rate 30-60 Gallons Per Lane Mile
- ▶ Used in Pre-Wetting Application
- ▶ Currently used on Canyon Springs Rd., Shoshone Falls, Major intersections
- ▶ Other - Used in Sand Salt Application, as an Activator for the Solid Solution

# SALT BRINE



## Salt Brine and Rock Salt Statistics

### STATISTICS

Salt brine eutectic 23.3% at 59° F  
 Salt brine specific gravity at 23.3% 59° F is 1.179  
 Pounds of salt per gallon of brine 2.28lbs at 23.3% 59° F  
 Salt weight per cubic foot ASTM spec D 632 approx 80 lbs  
 Salt weight per cubic yard ASTM spec D 632 approx 2,160 lbs

### FREEZING POINT OF SALT BRINE BY PERCENT OF WEIGHT

| % of NaCl by Weight | Spec. Gravity 15° C - 59° F | Freeze Point °C | Freeze Point °F |
|---------------------|-----------------------------|-----------------|-----------------|
| 0                   | 1.000                       | 0.00            | 32.0            |
| 1                   | 1.007                       | -0.58           | 31.0            |
| 2                   | 1.014                       | -1.13           | 30.0            |
| 3                   | 1.021                       | -1.72           | 28.9            |
| 4                   | 1.028                       | -2.35           | 27.8            |
| 5                   | 1.035                       | -2.97           | 26.7            |
| 6                   | 1.043                       | -3.63           | 25.5            |
| 7                   | 1.051                       | -4.32           | 24.2            |
| 8                   | 1.069                       | -5.03           | 22.9            |
| 9                   | 1.027                       | -5.77           | 21.6            |
| 10                  | 1.074                       | -6.54           | 20.2            |
| 11                  | 1.082                       | -7.34           | 18.8            |
| 12                  | 1.089                       | -8.17           | 17.3            |
| 13                  | 1.097                       | -9.03           | 15.7            |
| 14                  | 1.104                       | -9.94           | 14.1            |
| 15                  | 1.112                       | -10.88          | 12.4            |
| 16                  | 1.119                       | -11.90          | 10.6            |
| 17                  | 1.127                       | -12.93          | 8.7             |
| 18                  | 1.135                       | -14.03          | 6.7             |
| 19                  | 1.143                       | -15.21          | 4.6             |
| 20                  | 1.152                       | -16.46          | 2.4             |
| 21                  | 1.159                       | -17.78          | 0.0             |
| 22                  | 1.168                       | -19.19          | -2.5            |
| 23                  | 1.176                       | -20.69          | -5.2            |
| 23.3 (E)            | 1.179                       | -21.13          | -6.0            |
| 24                  | 1.184                       | -17.00          | -1.4            |
| 25                  | 1.193                       | -10.40          | 13.3            |
| 26                  | 1.201                       | -2.30           | 27.9            |
| 26.3 (S)            | 1.203                       | -0.00           | 32.00           |

### POUNDS OF ICE MELT PER POUND OF SALT

| Temperature Degrees °F | One Pound of Sodium Chloride (Salt) |
|------------------------|-------------------------------------|
| 30                     | 46.3 lbs of ice                     |
| 25                     | 14.4 lbs of ice                     |
| 20                     | 8.6 lbs of salt                     |
| 15                     | 6.3 lbs of salt                     |
| 10                     | 4.9 lbs of salt                     |
| 5                      | 4.1 lbs of salt                     |
| 0                      | 3.7 lbs of salt                     |
| -6                     | 3.2 lbs of salt                     |

#### E = Eutectic Point:

The percent of weight which a chemical solution has the lowest freeze point.

#### S = Saturation Point:

The point which water will receive no more of another substance in a solution.

- Pre-Wet to Control Ice Buildup
- No Clean Up in the Spring
- Less Risk to Motorist for Windshield Damage
- 2 Trucks Apply 2000-6000 Gallons Per Day
- Reduction in Overtime Call Outs for Minor Storms
- Reduction of Sedimentation in the Storm Sewer

## ADVANTAGES TO SALT BRINE

- ▶ We would like to expand the use of Salt Brine.
- ▶ We are currently retrofitting a dump truck with an 1800 gallon tank from an old sewer jet truck to be used as another de-icing truck.
- ▶ This fiscal year we are purchasing a new flush truck for the sweepers that we intend to convert to a de-icing truck in the winter months.
- ▶ In the near future we'll be asking the Long Term Planning committee for our own brine maker.
- ▶ Our goal is to be able to spray liquid on every city street before a storm event.

# FUTURE



**January 9, 2017 City Council Meeting**

**To: Honorable Mayor and City Council**

**From: Sharon Bryan**

---

**Request:**

Consideration of a request to amend Twin Falls City Code 3-19-1 regarding catering permits to conform with 2016 amendments to Idaho Code 23-934A.

**Background:**

State Code 23-934A has changed the length of time that a party or convention can obtain a catering permit and they have added that a catering permit will not be issued without written approval of the premises by the Fire Inspector. Attached is State Code 23-934A and the proposed Twin Falls City Ordinance.

**Budget Impact:**

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

**Regulatory Impact:**

The Council's approval of this request will enable us to conform with 2016 amendments to Idaho Code 23-934A

**Conclusion:**

Staff recommends that the Council approve Ordinance.

**Attachments:** Ordinance



## Idaho Statutes

### TITLE 23

### ALCOHOLIC BEVERAGES

### CHAPTER 9

### RETAIL SALE OF LIQUOR BY THE DRINK

23-934A. Alcohol beverage catering permit — Application. An alcohol beverage catering permit is a permit issued pursuant to this section that authorizes the permittee to serve and sell liquor by the drink, beer and wine, or beer, or wine, at a festival or convention, for a time period not to exceed five (5) consecutive days, with an option to request one (1) permit extension on the same terms and conditions as the original permit, which extension may be issued or denied at the sole and absolute discretion of the original issuing entity, or at a party for a time period not to exceed two (2) consecutive days. An alcohol beverage catering permit shall be limited to authorization to sell liquor or beer or wine, or any combination thereof, based upon the type of license the applicant possesses. Applications for such permit shall be made to the city within which the liquor, beer or wine is to be served, or if not within a city then to the county, on such form as prescribed by the city or county which shall contain at a minimum, but not limited to, the following information:

- (1) The name and address of the applicant and the number of his state liquor, beer or wine license.
- (2) The dates and hours during which the original permit is to be effective, not to exceed five (5) consecutive days.
- (3) The names of the organizations, groups, or persons sponsoring the event.
- (4) The address at which the liquor, beer or wine is to be served, and if a public building, the rooms in which the liquor, beer or wine is to be served.

The application shall be verified by the applicant and filed with the appropriate governing body or its designee. A filing fee in the amount of twenty dollars (\$20.00) for each day the permit is to be effective shall be paid to the treasury of the governing body which shall not be refunded in any event. Any alcohol beverage catering permit shall be valid only within the issuing jurisdiction.

No alcohol beverage catering permit issued pursuant to this section shall be used on a licensed premise. An alcohol beverage catering permit issued pursuant to this section shall only be exercised by the licensee on record.

#### History:

[23-934A, added 1965, ch. 211, sec. 2, p. 484; am. 1970, ch. 258, sec. 1, p. 690; am. 1974, ch. 27, sec. 34, p. 811; am. 1987, ch. 58, sec. 1, p. 104; am. 1992, ch. 57, sec. 1, p. 167; am. 1999, ch. 58, sec. 2, p. 148; am. 2016, ch. 268, sec. 2, p. 722.]

How current is this law?

**Search the Idaho Statutes and Constitution**

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# Idaho State Legislature

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 [legislature.idaho.gov/statutesrules/idstat/Title23/T23CH9/SECT23-934B/](http://legislature.idaho.gov/statutesrules/idstat/Title23/T23CH9/SECT23-934B/)



## Idaho Statutes

### TITLE 23

### ALCOHOLIC BEVERAGES

### CHAPTER 9

### RETAIL SALE OF LIQUOR BY THE DRINK

23-934B. Filing of application — Approval. Upon the filing of an application for an alcohol beverage catering permit, the city council or its designee, or county commissioners or their designee receiving the application shall, upon the advice and recommendation of the chief of police and chief of fire or sheriff, approve or disapprove the application and indicate the determination on the face of the application by endorsement signed by the clerk of the city or county. The chief of police and chief of fire are, or the sheriff is, authorized to endorse an application for an alcohol beverage catering permit with sufficient conditions to ensure public safety. Copies of the application with signed endorsements thereon shall be mailed, delivered by electronic mail or delivered immediately to the chief of police or sheriff, the director and the applicant, and a signed copy retained by the clerk. An application approved in this manner shall constitute an alcohol beverage catering permit.

#### History:

[23-934B, added 1965, ch. 211, sec. 2, p. 484; am. 1970, ch. 258, sec. 2, p. 690; am. 1974, ch. 27, sec. 35, p. 811; am. 1987, ch. 58, sec. 2, p. 104; am. 1992, ch. 57, sec. 2, p. 168; am. 1999, ch. 58, sec. 3, p. 149; am. 2016, ch. 268, sec. 3, p. 723.]

How current is this law?

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 3-19-1 REGARDING CATERING PERMITS, TO CONFORM WITH 2016 AMENDMENTS TO IDAHO CODE 23-934A.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, THAT TWIN FALLS CITY CODE 3-19-1 IS AMENDED AS FOLLOWS:

“3-19-1: PERMIT; APPLICATION:

An alcohol beverage catering permit is a permit issued pursuant to this Section which authorizes the permittee to serve and sell liquor by the drink, beer and wine, or beer, or wine, at a party or convention, and not to exceed ~~three (3)~~ five (5) consecutive days, with an option to request one (1) permit extension on the same terms and conditions as the original permit, which extension may be issued or denied at the sole and absolute discretion of the original issuing entity, or at a party for a time period not to exceed two (2) consecutive days. An alcohol beverage catering permit shall be limited to authorization to sell liquor or beer or wine, or any combination thereof, based upon the type of license which the applicant possesses. Applications for such permit shall be made to the City Clerk, on such form as prescribed by the City, which shall contain at a minimum, but not limited to, the following information:

- (A) The name and address of the applicant and the number of his State liquor, beer or wine license.
- (B) The dates and hours during which the permit is to be effective, not to exceed ~~three (3)~~ five (5) consecutive days.
- (C) The names of the organizations, groups, or persons sponsoring the event.
- (D) The address at which the liquor, beer or wine is to be served, and if a public building, the rooms in which the liquor, beer or wine is to be served. A catering permit will not be issued without written approval of the premises by the Fire Inspector.

The application shall be verified by the applicant and filed with the City Clerk. A filing fee in the amount of twenty dollars (\$20.00) for each day the permit is to be effective shall be paid to the Treasury of the City which shall not be refunded in any event. Any alcohol beverage catering permit shall be valid only within the City.”

PASSED BY THE CITY COUNCIL,  
SIGNED BY THE MAYOR

, 2017.  
, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
DEPUTY CITY CLERK



**Public Hearing: MONDAY, JANUARY 09, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Sr Planner

## ITEM IV

**Request:** Request for a **Zoning District Change and Zoning Map Amendment** for **2.14 (+/-) acres** from **C-1 PUD** to **C-1 ZDA** to develop a Hotel and accessory uses with a maximum building height of 55' on property located east of 1788 Washington Street North. Westpark Partners, LLC c/o Gerald Martens (app. 2826)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes. Additional time for City Council questions and discussion.

**Background:**

|   |   |  |
|---|---|--|
| <b>Applicant:</b>   | <b>Status:</b> Property Owner   | <b>Size:</b> 2.14(+/-) acres   |
| Westpark Partners, LLC<br>c/o Gerald Martens 621<br>N. College Rd, Ste 100<br>Twin Falls, Idaho 83301<br>208-734-4888<br>208-420-2461cell<br><a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a> | <b>Current Zoning:</b> C-1 PUD  | <b>Requested Zoning:</b> C-1 ZDA   |
|   | <b>Comprehensive Plan:</b> Commercial – Retail  | <b>Lot Count:</b> 1 lot  |
|   | <b>Existing Land Use:</b> vacant  | <b>Proposed Land Use:</b> commercial development consisting of a hotel with a max height of 55' and accessory uses |
| <b>Representative:</b>  | <b>Zoning Designations &amp; Surrounding Land Use(s)</b>  |  |
|   | <b>North:</b> C-1 PUD; Bach Storage, mini storage units   | <b>East:</b> C-1 PUD; undeveloped  |
|   | <b>South:</b> C-1 PUD; Private Drive aka Walgreen's & Culver's  | <b>West:</b> C-1 PUD & R-2; Fairfield Inn, Washington St N, Residential, Los Lagos                                 |
|   | <b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-6-1-7, 10-7-6, 10-10-1 through 3, 10-11-1 through 9 |  |

**Approval Process:**

As per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District:

The applicant is required to do a presentation to the Planning and Zoning Commission and the Public a preliminary review. The Commission and Public are allowed to give suggestions and ask questions of the applicant about the proposed project. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

**Budget Impact:**

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

**Regulatory Impact:**

The Commission makes no decision at this time. 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 area was part of a request for a Comprehensive Plan Map change from residential to commercial and open space and a rezone from R-1-4300 to C-1 PUD and OS, which was reviewed by the Planning and Zoning Commission on **February 9, 1993**. The Commission recommended approval of the request as a C-1 & R-4 PRO PUD zoning. The request was approved by the City Council on **April 19, 1993**, with the Commission's recommendations.

**May 16<sup>th</sup>, 1994** Council approved the Northbridge #2 PUD Agreement. **August 22<sup>nd</sup>, 2005** the Council approved a PUD modification to the Northbridge #2 PUD to allow a storage unit facility.

Westpark Commercial Subdivision, No. 3 was recorded in **May 2006**. The plat consists of 24 (+/-) acres with 3 commercial lots. Lot 6, Block 2 is 2.98 acres and is located at the northeast corner of Pole Line Road and Washington Street North. This lot was zoned R-4 PRO PUD.

On **September 24, 2007** the City Council approved an amendment to the Northbridge PUD rezoning Lot 6, Block 2 Westpark Commercial Subdivision #3-a PUD from R-4 PRO to C-1 PUD. At the time the applicants only owned the 3 acre platted lot, leaving the remaining 1.5-acre parcel to the north zoned R-4 PRO. Walgreen's purchased the remaining 1.5-acre parcel of Lot 6, Block 2 of West Park Commercial Subdivision #3-a PUD and on **July 14, 2008** the City Council approved a PUD Modification of the Northbridge PUD rezoning the remaining 1.5 R-4 PRO zoned parcel to C-1 PUD.

On **April 23, 2012** there was a Preliminary PUD Presentation to the Commission at a public meeting requesting a Zoning District Change and Zoning Map Amendment from C-1 and R-4 to C-1 PUD for 2.53 (+/-) acres to allow a commercial development of a hotel and accessory uses, on property located at 1810 (later changed to 1788) Washington Street North.

On **May 14, 2013** a public hearing was held. A representative from the Los Lagos HOA discussed the project in a positive manner. The HOA would like to ask that the parking lot be posted with signage that would not allow large trucks to park in the parking lot overnight due to noise and disturbance from the trucks running all night. The other request is that the areas facing the neighborhoods be bermed high enough to prevent headlights from projecting onto the residential homes.

On **May 14, 2013** the Commission unanimously recommended approval of the **Westpark Commercial #7 C-1 PUD**, as presented, subject to the following conditions:

1. Subject To Site Plan Amendments As Required By Building, Engineering, Fire, And Zoning Officials To Ensure Compliance With All Applicable City Code Requirements And Standards.
2. Subject To Arterial And Collector Streets Adjacent And Within The Property Being Dedicated To The City Of Twin Falls And To Be Rebuilt Or Built To Current City Standards Upon Development Or Change Of Use Of The Property.
3. Subject To Landscaping Being Consistent And Meeting Or Exceeding The Presented Master Development Plan, As Well As City Codes 10-4-8.3(F) And 10-7-12, Whichever Is Greater.
4. Should The Monument Sign Need To Be Placed In A Utility Easement, The Property Owner Shall Demonstrate That There Is No Other Viable Location For A Sign, Provide Written Approval From The Utility Company Or Companies And Provide A Recorded Document Releasing The City Of Any Liability For Repair Or Replacement Of A Sign Damaged By Work Occurring Within The Utility Easement, As Per 10-9-5(D)2.

On **June 10, 2013** the City Council held a public hearing on this request and upon conclusion the request was unanimously approved as presented subject to the 4 conditions recommended by the Commission. A PUD Agreement was approved and recorded in June 2013. The Fairfield Inn is operating at this site.

**Analysis:**

This property is zoned under the Northbridge PUD. The request is for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for 2.14 (+/-) acres to allow a commercial development of a hotel and accessory uses with a maximum building height of 55' on property located east of the Fairfield Inn, 1788 Washington Street North.

**Per City Code 10-6: Zoning Development Agreements:**

The applicant shall provide a written commitment document; Zoning Development Agreement, containing specific development requirement criteria for the proposed project. This criterion may include, building heights, land uses, parking requirements, pathways, and other items.

The applicant shall also provide a Master Development Plan that illustrates the criteria outlined in the Zoning Development Agreement.

*The applicant has provided a draft of the zoning development document and master development plan. These plans indicate the underlying Zoning District to be C-1: Commercial Highway. The document indicates a few variations from that Base C-1 Zoning District. A final Zoning Development Agreement and Master Development Plan will be recorded as an exhibit of the Ordinance, upon approval by the City Council.*

**Per City Code 10-4-8: C-1: Commercial Highway District:**

*Motels and transient hotels require a special use permit in the C-1 Zone. The applicant proposes this Land Use to be outright Permitted.*

*The maximum building height is 50' in the C-1 Zone, with a provision that you may request additional height through a multiple public hearing process. The applicant proposes the maximum height be raised to 55', with no additional public hearing process.*

No other variations from current City Code are being sought with this application.

**Potential Impacts:**

The typical impacts of a Hotel include increased vehicular trips to the area, potential light intrusion and noise from the daily operations of the business. The light and noise of the operations are most likely to be felt on the northern portion of the property. The homes on the west side of Washington St N will be shielded by the Fairfield Inn currently constructed on the site. The residential area to the north will be in close proximity to this development and there will be some ambient noise and light intrusion.

The increase in vehicular trips to the area is expected. A vast majority of the trips will take place on Washington Street North and Pole Line Road. With both these roadways being designated and constructed to Arterial Standards, it is not expected this project will create a great burden on the road system in the area.

***On December 13, 2016 the Planning & Zoning Commission held a public hearing on this request. There was considerable discussion regarding the pedestrian and public vehicular use on the private street on the south side of this development aka Avenida Del Rio. The Commission felt the impacts of the hotels created unsafe pedestrian crossing along the private drive. There have been complaints and unsafe conditions reported due to the number of people walking to the various restaurants and businesses in the area. The Commission felt many of those pedestrians were coming from the Hotel and that number would only increase with another hotel being built. The developer stated he would work on a Master Pedestrian Plan with Staff that will be included in the Zoning Development Agreement prior to final recordation of the Zoning Ord and the final plat. Upon conclusion of the applicant presentation, staff presentation and discussion the Commission unanimously recommended approval of the request as presented subject to the following conditions:***

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. ***Provide a Master Pedestrian Plan for access from the businesses north of the private drive aka Avedia Drive to the businesses on the southern side of the private drive.***

***Staff would also add Condition #3 –***

3. ***The Ordinance with ZDA and the Westpark Commercial #10, a ZDA Final Plat shall be recorded prior to development.***

**Attachments:**

1. Narrative
2. **DRAFT** Zoning Development Agreement
3. Zoning Vicinity Map
4. Aerial Site Map
5. Future Land Use Map
6. Draft of the Final/Master Development Plan
7. Proposed Building Elevations (2)
8. Dec 13, 2016 P&Z minutes



## NARRATIVE

The purpose of the request is to modify the existing Westpark PUD Agreements to allow the construction of a multistory hotel/motel facility on a 2.14 acre site adjacent to an existing hotel/motel under the same ownership and management. The build height will not exceed 55 feet and be similar to the adjacent hotel and other nearby hotels in the Pole Line Road corridor. The proposed change is totally compatible with the adjacent facility utilizing shared parking and developed with compatible landscaping.

The proposed use is totally compatible with all surrounding users and consistent with all previous development plans.

ZDA Development Commitment Agreement  
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement 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 commercial property as a Zoned Development Agreement (ZDA). The Legal description of the property is a portion of Lot 4, Blk 2, WESTPARK COMMERCIAL SUBD. No. 3. A conveyance plat located in the southwest corner of Section 33, Township 9 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit A.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section-8 and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

(2) Land Use Regulations:

(B) Motels and transient hotels as a Permittee Use.

(3) Property Development Standards:

(C) Building Height: Modifies as Follows: No Building shall exceed fifty five feet (55") in height.

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:

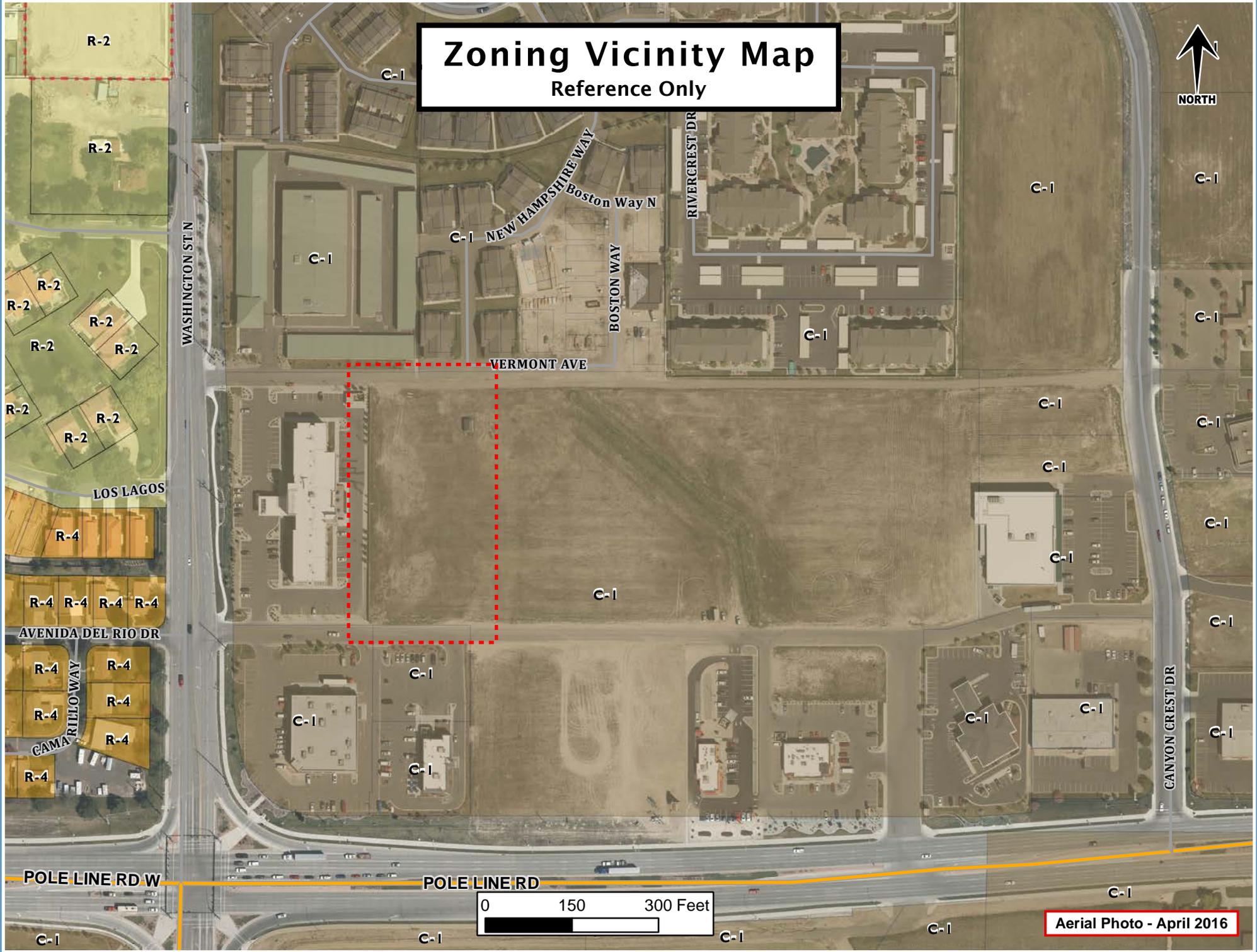
- (A) The city may initiate process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.

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Developer: Westpark Partners, LLC

# Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



WASHINGTON ST N

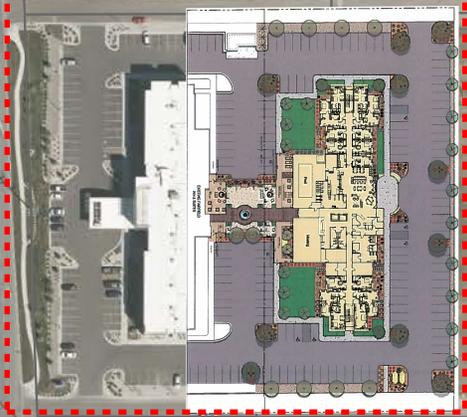
NEW HAMPSHIRE WAY

Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE



LOS LAGOS

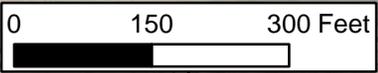
AVENIDA DEL RIO DR

CAMA RILLOWAY

POLE LINE RD W

POLE LINE RD

CANYON CREST DR



Aerial Photo - April 2016

Residential Business

# Future Land Use Map

Reference Only



WASHINGTON ST N

NEW HAMPSHIRE WAY

Boston Way N

RIVERCREST DR

BOSTON WAY

VERMONT AVE

Urban Village/ Urban Infill

Commercial/Retail

AVENIDA DEL RIO DR

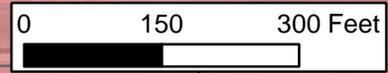
CAMA RILLO WAY

CANYON CREST DR

POLE LINE RD W

POLE LINE RD

Commercial/Retail



Aerial Photo - April 2016



## Marriott TownePlace Suites

Twin Falls, Idaho

For Penbridge Capital  
Eagle, Idaho







SE Corner of Proposed Project. Current Marriot Hotel in the Background.



SW Corner of Proposed Project.



NW Corner of Project.



NE Corner of Project. Current Marriot Hotel in the Background.



**MINUTES**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**December 13, 2016 6:00 PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Danielle Dawson   Tom Frank   Kevin Grey   Gerardo “Tato” Muñoz   Ed Musser   Christopher Reid   Jolinda Tatum  
    **Chairman**                      **Vice-Chairman**

**AREA OF IMPACT:**

Ryan Higley   Steve Woods

**ATTENDANCE**

**CITY LIMIT MEMBERS**

**PRESENT**

Dawson  
 Frank  
 Grey  
 Muñoz  
 Musser  
 Reid  
 Tatum

**ABSENT**

**AREA OF IMPACT MEMBERS**

**PRESENT**

Higley  
 Woods

**ABSENT**

**CITY STAFF:** Carraway-Johnson, O’Connor, Nope, Spendlove, Strickland, Vitek, Wonderlich

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **November 8, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Elison (SUP 11-08-16)      • Oasis Stop N Go (SUP 11-08-16)      • Oasis Stop N Go (SUP 11-08-16)

**Motion:**

Commissioner Reid made a motion to approve the consent calendar, as presented. Commissioner Grey seconded the motion.

**Unanimously Approved**

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the Preliminary Plat LeMoyné Subdivision consisting of 2 lots and .44 acres (+/-) located on the north side of North College Road and east side of Fillmore Street c/o EHM Engineers, Inc.

**Applicant Presentation:**

Tim Vawser, EHM Engineers, Inc. representing the applicant stated this property is Lot 1 Blk 1 of Breckenridge Subdivision, phase 3. There is a large parcel that has always been maintained for future growth. A building permit could be completed to construct another building on this lot, however the applicant has someone interested in purchasing the property for themselves to construct a building. This would be an infill project completing the development.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this property has been zoned C-1 PUD under the Woodbury PUD agreement since May 1990. The Breckenridge Farms #3 Subdivision took place in 1995. According to county parcel records the office building currently on the property was built in 1997. Sometime prior to 2007, the northern portion of Lot 1 was "split" and sold to a separate owner.

The applicant is requesting a re-plat of parcel RPT0354001001A, a portion of Lot 1, Block 1, of Breckenridge Farms Subdivision Phase 3. The property currently has developed access off of Fillmore St. A cross use agreement between the current office building and the future building has been executed.

The proposed subdivision complies with the applicable City Codes found in Title 10 Chapter 12: Subdivision Regulations, and the Woodbury PUD, as to lot size, access, and other applicable codes and regulations.

Staff recommends the Commission approve the preliminary plat of the LeMoyne Subdivision, as presented and subject to the following conditions:

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

**Public Hearing: [Opened and Close Without Public Comments](#)**

**Deliberations Followed: [Without Concerns](#)**

**Motion:**

Commissioner Munoz made a motion to approve the request, as presented, with staff recommendations. Commissioner Musset seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
  2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
2. Request for consideration of the Preliminary Plat Pillar Falls Plaza a PUD, consisting of 24 lots, 1 tract and 21.61 acres (+/-) located on the north side of Pole Line Road East between Bridgeview Boulevard and Eastland Drive North c/o EHM Engineers, Inc.

**Applicant Presentation:**

Tim Vawser, EHM Engineers, Inc., representing the applicant, stated this is property that had a PUD approved with a basic concept of the development. This would be mixed use development of Commercial, Residential and Professional with two accesses off of Pole Line Road East. They do not have any changes to make to the PUD but there may be some minimal changes to building layout and a reduction in the density of the residential area. They do realize there are conditions placed on this preliminary plat for approval and they agree with the conditions.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and summarized the history explaining that this property was annexed, rezoned and had an approved final plat along with an approved PUD agreement. The plat was recorded on June 29, 2009, with bonding on improvements. Improvements were not completed due to multiple change-over in the ownership of the property.

On March 12, 2012, City Council heard and approved a motion to vacate the Pillar Falls Subdivision, Phase 1 Plat, with the condition a 58' easement along Pole Line Road East be dedicated and the easement for the Canyon Rim trail remain for the dedication and use of a trail in accordance with the Master Development Plan presented.

The Original PUD stated the residential portion of the development shall be limited to attached or detached Single Family Townhomes, condominiums, and residential accessory use, but shall not exceed density as specified in the Residential Multi-Household District (R-6). The plan shows townhomes in 6 and 7-plex clusters, with a 30-unit condominium structure. The land area provided for the proposed 81 units (51 townhomes and 30 condominiums) does not exceed the density specified in the R-6 District and therefore follows the requirement found in the PUD Agreement.

The proposed development has an issue with sewer facilities. The majority of the area between Eastland and Bridgeview, North of Pole Line Road, is lower in elevation than the existing City sewer system. The Concept Plan for sewer service delivery is being discussed between the Applicant, City Staff, and the City Council due to the monetary and regulatory constraints. Some of the solutions include individual sewer pumps, a localized lift station, and others.

If a lift station is allowed per City Council, we believe it is in the best interest of all parties to only have one lift station for the whole area. We also feel it is the responsibility of the respective property owners to create the sewer system plan for a single lift station. A condition requiring a sewer service plan for the entire area be furnished by the applicant, prior to submitting a Final Plat would be appropriate.

The Parks In-Lieu Contribution has not been approved through the Parks and Recreation Commission at this time. A condition requiring that approval prior to submittal of a Final Plat would be appropriate.

The developer has not resolved issues with the Pressurized Irrigation requirement as of this date. A condition requiring an acceptable/approvable plan for supplying Pressurized Irrigation is appropriate.

Planner I Spendlover stated upon conclusion should the Commission approve the preliminary plat of the Pillar Falls Plaza, a PUD, as presented, staff recommends the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to the Parks In-Lieu Contribution being resolved prior to submittal of a Final Plat.
3. Subject to a plan for supplying Pressurized Irrigation to the project being approved by the City Engineer, prior to submittal of a Final Plat.
4. Subject to a Sewer System Plan showing adequate provision for all properties designated within the service area to be approved by the City Engineer prior to submittal of the Final Plat.
5. Subject to said Service Area being designated by City Engineer.
6. Subject to the verified engineered fill or compaction test results, being reviewed and approve by City Staff, prior to submittal of a building permit.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**PZ Questions/Comments:**

- Commissioner Munoz asked about the alignment of the intersections across Pole Line Road East.
- Assistant City Engineer Vitek explained the intersections were designed to align across Pole Line Road East.
- Commissioner Munoz asked about the possibility of a traffic signal and a traffic impact study.
- Assistant City Engineer Vitek explained it is difficult to say at this time when or if a traffic signal would be warranted, however if the development is successful and traffic impacts create the need for a traffic signal this will be addressed.
- Commissioner Grey asked about pedestrian signals for people crossing.
- Assistant City Engineer Vitek explained lighting will be installed to warn traffic of pedestrians in the area.
- Commissioner Grey asked about the lift station process.
- Assistant City Engineer Vitek explained lift stations are a maintenance issue for the City and if there is a need for a lift station there needs to be one for the entire area. The condition basically does not allow the final plat to be approved until a sewer plan is approved. DEQ requires that the lift stations be maintained by a jurisdiction so the discussion needs to occur with the City Council on whether or not the City wants to maintain a lift station.
- Commissioner Woods asked about provisions for power loss if a lift station is used.
- Assistant City Engineer Vitek explained that they are powered by electricity with a natural gas back-up connection.

**Public Hearing: [Opened](#)**

Mr. Sparks explained his concern is that this development compliments the trail. He has been approached concerning the sewer line and has no big concern but would like to be able to hook-up to the system. He will be working with City staff to find out what the needs are for him to gain access to the sewer services once available.

**Public Hearing: [Closed](#)**

**Closing Statement:**

Mr. Vawser explained they would work on the citizen's behalf however he is not sure the property can be connected without being annexed. They will make sure that the fill dirt is compacted correctly.

**Deliberations Followed:**

Commissioner Grey asked about the Parks-in-lieu that has not yet been approved.

Planner I Spendlove explained it will be on the City Council Agenda December 19, 2016. There are provisions with the PUD that will need to be coordinated with the Parks and Recreation Director Davis to design connections to the trails.

Assistant City Engineer Vitek stated the City no longer has Out of City Service Agreements because there is not a way to bill for the service. Mr. Spark's property will not be able to be hooked up unless the property is annexed. The developer will however be required to provide an access point for surrounding properties to connect once they are annexed.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, With the Following Conditions**

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to the Parks In-Lieu Contribution being resolved prior to submittal of a Final Plat.
3. Subject to a plan for supplying Pressurized Irrigation to the project being approved by the City Engineer, prior to submittal of a Final Plat.
4. Subject to a Sewer System Plan showing adequate provision for all properties designated within the service area to be approved by the City Engineer prior to submittal of the Final Plat.
5. Subject to said Service Area being designated by City Engineer.
6. Subject to the verified engineered fill or compaction test results, being reviewed and approved by City Staff, prior to submittal of a building permit.

**3. Request for consideration of the Preliminary Plat Westpark Commercial Subdivision No. 10, consisting of 1 lot and 2.14 acres (+/-) located on the north side of Pole Line Road and east side of Washington Street North, c/o EHM Engineers, Inc.**

**Applicant Presentation:**

Gerald Martens, EHM Engineers, Inc. representing the applicant, stated he is here to request approval of a one lot preliminary plat. This plat is specifically for a 55' hotel under common ownership of an existing hotel that is immediately to the west. There will be shared parking with a plaza in between both buildings, with no additional public access. There is a private road along the southern boundary of the existing hotel and access will be available to this property.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead summarizing the history and stated that property is a portion of a large parcel that has been platted as businesses have come through for development. This is just another preliminary plat designed for a single user.

This Preliminary Plat is for the Westpark Commercial Subdivision #10, a ZDA includes 1 commercial lot on 2.18 (+/-) acres. Also on the P&Z Public Hearing Agenda this evening the developer is requesting this site to be rezoned to Westpark Commercial #10, a ZDA from C-1 PUD Northbridge PUD and Northbridge #2 PUD to Westpark Commercial #10, a ZDA.

The request is to plat one (1) lot for the development of a hotel up to 55' tall. The site is located west of the Fairfield Inn at 1788 Washington Street North. The property is currently vacant. It is located in Lot 4; Block 2 of the Westpark Commercial Subdivision #3. Part of the lot is covered under the Northbridge PUD and the remainder under the Northbridge #2 PUD. This lot is proposed to be platted and rezoned under a ZDA that shall be consistent with the most restrictive of the Northbridge PUDs. The property to the north is zoned C-1 PUD and developed as Bach Storage. To the east is vacant property that is zoned C-1 PUD. The property to the south is zoned C-1 PUD and is developed as Walgreens. To the west is Washington Street North and property zoned R-4 and R-2 and is mostly developed as the Los Lagos residential subdivision.

The intended use for the Westpark Commercial Subdivision #10 – a ZDA is to allow the commercial development of a hotel up to 55' tall and accessory uses as outright permitted. There is not a minimum lot square footage requirement in the C-1 zone for commercial uses; the lot is required to be of "sufficient size to provide for the building, the required setbacks, off street parking and landscaping". A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

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Planner I Spendlove stated upon conclusion staff recommends the Commission approve the preliminary plat of the Westpark Commercial Subdivision #10- a ZDA, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" ZDA Master Development Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

**PZ Questions/Comments:**

- Commissioner Grey asked about pedestrian walkways and the impacts to the streets in this area.
- Planner I Spendlove explained there is not a code requirement or standard for a platted pedestrian walkway along private drives, however there may be a condition on the ZDA.
- Assistant City Engineer Vitek explained he doesn't have any recourse for pedestrian walkways along private drives through the platting process, however staff does encourage that a pedestrian walkway or path be incorporated to assist people walking throughout the development or accessing the trail.

**Public Hearing: [Opened and Close Without Public Comments](#)**

**Deliberations Followed:**

Commissioner Munoz explained he does understand the concerns for a walkway for pedestrians to access the businesses located in this area but also understands there is nothing in code that would make it a requirement along private drives.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" ZDA Master Development Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

**IV. PUBLIC HEARINGS:**

1. **Request the Commission's recommendation on the Zoning District Change and Zoning Map Amendment for approximately 2.14 (+/-) acres from C-1 PUD to C-1 ZDA to develop a Hotel with a maximum building height of 55' on property located east of 1788 Washington Street North. Westpark Partners, LLC c/o Gerald Martens (app. 2826)**

**Applicant Presentation:**

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Gerald Martens, EHM Engineers, Inc. representing the applicant stated this request is to make a request to rezone the property to allow for a 55' hotel. He explained that he will work with the developer of those properties to provide a designated pedestrian plan and safe means for people to walk in this area. They will work with staff to identify some crossing areas that can be striped and signed.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this is a request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for 2.14 (+/-) acres to allow a commercial development of a hotel a maximum of 55' tall and accessory uses, on property located east of the Fairfield Inn, 1788 Washington Street North.

**Per City Code 10-6: Zoning Development Agreements:**

The applicant shall provide a written commitment document containing development requirement criteria for the project. This criterion may include, building heights, land uses, parking requirements, pathways, and other items.

The applicant shall also provide a Conceptual Development Plan that illustrates the criteria outlined in the commitment document.

The applicant has provided a draft of the Zoning Development Agreement and the Master Development Plan. These plans indicate the underlying Zoning District to be C-1: Commercial Highway. The document indicates a few variations from that Base C-1 Zoning District such as a hotel as a permitted use and a maximum height of 55'.

**Per City Code 10-4-8: C-1: Commercial Highway District:**

Motels and transient hotels require a special use permit. The applicant proposes these Land Uses to be permitted. The Max building height is listed as 50', with a provision to allow greater height through a public hearing process. The Northbridge PUD limits building heights to 35'. The applicant proposes the maximum height be raised to 55', with no additional public hearing process, other than the process we are going through with this current application.

No other variations from current City Code are being sought with this application.

The typical impacts of a Hotel include increased vehicular trips to the area, light and noise from the daily operations of the business. The light and noise of the operations are most likely to be felt on the northern portion of the property. The homes on the west side of Washington will be shielded by the hotel currently constructed on the site. The residential area to the north will be in close proximity to this development and there will be some ambient noise and light intrusion.

The increase in vehicular trips to the area is expected. A vast majority of the trips will take place on Washington Street North and Pole Line Road. With both these roadways being designated and constructed to Arterial Standards, it is not expected this project will create a great burden on the road system in the area.

The commission should review all the possible impacts, and provide appropriate mitigating conditions.

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Planner I Spendlove stated upon conclusion should the Commission recommend approval of the request, as presented, staff recommends the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a Master Pedestrian Pathway plan for the entire undeveloped area between Washington Street North and Canyon Crest Drive being reviewed by City Staff per the Westpark Commercial Subdivision No. 10 preliminary plat discussion.

**PZ Questions/Comments:**

Commissioner Reid asked about the height of the Fairfield Inn to the west of this proposed site. Planner I Spendlove explained he doesn't know the exact height however this building will be taller.

**Public Hearing: *Opened and Close Without Public Comments***

**Deliberations Followed:**

Commissioner Munoz stated he would be more concerned with the height if it were closer to the rim. The extra height is a good way to maximize land use without spreading out development.

**Motion:**

Commissioner Grey made a motion to recommend approval of the request to City Council, as presented, with staff recommendations as amended. Commissioner Dawson seconded the motion. All members present voted in favor of the motion.

***Recommended for Approval to City Council, As Presented, With the Following Conditions***

- 1. Subject to a Master Pedestrian Pathway plan for the entire undeveloped area between Washington Street North and Canyon Crest Drive being reviewed by City Staff.***

***Scheduled for City Council Public Hearing January 9, 2017***

**1. Request for Vacation of a portion of utility easement and sewer easement at the northeast corner of Lot 1 Block 1 St. Luke's Subdivision-a PUD on property located at 801 Pole Line Road West c/o Jason Densmer, the Land Group, Inc. on behalf of St. Luke's MVRMC, LTD. (app. 2827)**

**Applicant Presentation:**

Jason Densmer, The Land Group, Inc., representing the applicant, stated this request if for the vacation of two separate easements. St. Luke's MVRMC would like to construct a new Medical Office Building along the northeast corner of the property. In order to do so there are a couple of easements that need to be vacated. The hospital has had plans to build a Medical Office Building in this area for approximately 10 years. During the time of the original planning process utilities were constructed to provide for this building in the future. However, since that time the need for the Medical Office Building has grown and the building designed for this need does not fit the original pad site design. One of the vacations is in reference to a utility easement identified on the plat, the only utility that was installed in this easement was a water line. The second vacation is in reference to a sewer line. Prior to the construction of the hospital the City operated a sewer trunk in this corridor and when the pad was developed that sewer line was relocated but the easement was never vacated from the plat. In summary the vacations of these easements will allow for development of the site to move forward.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this area is under the St. Luke's PUD Agreement # 264 which went through the public hearing process in 2005-2007. The Preliminary Plat was approved at the September 12, 2006 Planning & Zoning Commission meeting, and the Final Plat was approved and recorded in January 2008. Since that time, St Lukes Magic Valley has constructed multiple buildings on the property including the main Medical Facility, Helicopter Pad, and most recently a surgery center.

The applicant is requesting the vacation of two (2) utility easements as described and shown in the attachments. The vacation is essential for the construction of a proposed Medical Office Building.

One of the easements contains an existing water main maintained by the City of Twin Falls. The other easement does not contain any infrastructure as the sewer line was re-routed during construction and a separate easement was dedicated through separate instrument number.

As part of the proposed project, the existing water main will need to be relocated to an acceptable location. As of this date, the City has not received an acceptable plan for the relocation of said water line. It would be vital to place a condition upon City Engineer approval of Construction Plans for the relocation of the existing water main.

The Sewer Easement is "on paper" only, and the vacation of said easement will not have an adverse effect on the City Sewer System.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

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2. 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.
3. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, prior to publishing the Ordinance for Vacation.

**PZ Questions/Comments:**

- Commissioner Munoz stated he understands the sewer line was relocated and wanted to know if there is an easement where the new sewer line is located.
- Planner I Spendlove explained that there is an easement.
- Commissioner Frank asked about the need for more parking.
- Planner I Spendlove explained staff will be doing an evaluation of the parking and he has heard some talk about putting in additional parking.

**Public Hearing: Opened and Close Without Public Comments**

**Closing Statement:**

Mr. Densmer explained he has been working with the City on the construction plans for moving the water line and stated they are very close to having that ready for approval. As for the parking, originally the staff training was to have employees park farthest away from the entrance to provide for customer parking. Once the medical office building is constructed staff will be given different directives on where to park.

**Motion:**

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

**Recommended for Approval to City Council, As Presented, With the Following Conditions**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, prior to publishing the Ordinance for Vacation.

**SCHEDULED FOR CITY COUNCIL PUBLIC HEARING JANUARY 9, 2017**

3. Request for a Special Use Permit to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road number to be determined by Commission on property located at 160 Eastland Drive c/o CRC Property Holdings, LLC on behalf of Goode Motor (app. 2828)

**Applicant Presentation:**

Errin Bliss representing the applicant stated Goode Motor is planning to relocate their VW/Mazda dealership on Blue Lakes Boulevard North and their Central Reconditioning Center located on Kimberly Road to the 160 Eastland Drive location. This property consists of approximately 6 acres, and will consist of a new two story dealership/show room. There are plans for a new service/repair shop, drive through car-wash for the dealership, body shop, and staff offices. A portion of the development will include the existing theater located at the southeast corner of the build and will be used for an auditorium. The proposed dealership will be in a

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commercial district surrounded by cemetery to the south and east. The business will operate from 7am to 7pm, with increased traffic to the area but not any more than what was there when the theater was in operation. The request also includes a plan to have approximately 14-15 display pads adjacent to Kimberly Road.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The County parcel records for this property start in 1994, and the theater was first listed at this location in the Polk City Directory in 1971. The theater closed in May 2014 and has been vacant since.

The applicant is applying for an SUP to operate a Retail Automobile Dealership with accessory uses. These accessory uses include Automobile Service and Repair Center, an Auditorium in one of the old theater spaces, and multiple display pads along Kimberly Road. The Applicant has supplied a detailed narrative laying out the regular operation of the dealership and service center.

Also included is a detailed description of the intent for keeping the theater space to be utilized as a spot for community organizations, schools, churches and other various entities to utilize as a meeting and gathering space. It is clearly stated that their intent is not to compete with the other theaters in town in any way. The property being zoned C-1 and surrounded by C-1 and Open Space, make a dealership, repair center, and auditorium a compatible use for this location.

**Per City Code 10-4-8:**

An SUP is required in the C-1 zone to operate an Automobile and Truck dealership, and Vehicle Service and/or Repair.

The Site Plan provided by the applicant depicts the location of the Dealership vehicles and Service/Repair area. The display areas are not required to follow the parking lot landscaping requirement. The Service area is shown to be within buildings and is not foreseen to be an overly burdensome impact on neighboring properties.

**Per City Code 10-7-12:**

Thirty feet (30') of landscaping is required along Kimberly Road. This landscaped area will require a certain number of trees and bushes per the landscaping requirement in City Code.

**Per City Code 10-11-1 thru 8:**

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

As part of the landscaping section of required improvements, vehicle display pads may be permitted within the required landscaping through the Special Use Permit process.

The applicant has shown the number and location of display pads along Kimberly Road they desire to have. The commission should evaluate the number and location, then determine if it is following the intent of the Gateway Arterial Landscaping code section.

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Currently the Goode operation off of Blue Lakes Houses two brand dealerships. A Central Reconditioning Center (CRC) to repair and recondition used vehicles is located on Aspenwood Drive. The move to Eastland Drive will take the Mazda dealership and the CRC to the new location.

The typical impacts of dealerships center around increased traffic and noise from daily operations. The daily operations include delivery of vehicles, minor service and repair, starting and running of vehicles, and other various activities.

Since the location is within a commercial district, and near similar uses in the area, the daily operations of a new dealership will likely not increase impacts in vicinity to unacceptable levels. The applicant has stated how they will mitigate noise, glare, and fumes from neighboring property owners.

The increased traffic will be due to the inactivity of the property in the recent years. It is not expected the increase in traffic will go beyond the historic traffic levels as a Theater. Additionally, the primary roads used to service this location are Eastland Drive and Kimberly Road. Both of these roadways are designated arterials and have been designed to accommodate larger traffic loads.

The relocation/consolidation of these businesses will have a positive impact on the area as an underutilized location within the city will be revitalized with minimal developmental impacts.

Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented, staff recommends the following conditions.

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:
2. 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.
3. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
4. Subject to the vehicle display pads along Kimberly road being limited to a number determined by the Planning Commission.

**PZ Questions/Comments:**

- Commissioner Grey asked if the landscaping has to be increased because of the display pads.
- Planner I Spendlove explained that they still have to install the required amount of trees and bushes that meet the code requirements.
- Commissioner Munoz asked if there is any fencing requirement between the cemetery and this proposed business.
- Planner I Spendlove stated no, this would not be required.
- Commissioner Munoz clarified that outside speaker/paging systems would not be allowed without a special use permit.
- Planner I Spendlove stated that is correct to have amplified sound outside they have to have a Special Use Permit.
- Commissioner Woods asked about the proposal for future pad side being sold for a restaurant.
- Planner I Spendlove explained that is not part of this request but it is something they are considering possibly in the future.

**Public Hearing: [Opened](#)**

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- Matt Cook, owner of Goode Motor, explained that he is not familiar with landscaping requirements and the pad sites are important to the operation of the business. He is willing to do what it takes to meet the requirements.
- Commissioner Grey asked if the applicant was envisioning trees with cars parked under them.
- Mr. Cook explained that they don't want to prohibit people from seeing the inventory, it would not be optimal to plant trees that block the cars, possibly grouping the trees together is possible.

**Public Hearing: Closed**

**Closing Statement:**

- Mr. Bliss explained that per the zoning ordinance they are required to provide 8050 sq. ft. of landscaping. They are providing 31500 sq. ft. of landscaping so the display pads are minimal.
- Commissioner Grey clarified the number of trees is something that needs to be considered it could become an issue with the display pads.
- Mr. Bliss explained they have not gotten far enough into the design to know what it will look like.

**Deliberations Followed:**

- Commissioner Frank asked if staff has some reference to other dealerships along the arterial gateways here in the City.
- Planner I Spendlove stated that in relation to some of the others there are quite a few pads shown on this plan. The concern is that the landscaping requirement has to be met. The code states 1 tree for 500 sq. ft. and 1 bush for every 100 sq. ft. The trees must be a minimum of 4ft tall when planted. There are ways to allow the trees behind the cars, between the cars and they don't have to be in front of the cars. The code reference by Mr. Bliss is for the C-1 zone, however this property is along a gateway arterial. The gateway arterial requires landscaping above and beyond the C-1 zone and there will also be landscaping in the parking. Staff just wanted the Commission to review the plan and give feedback on the number of pad sites.
- Commissioner Munoz asked for clarification on the number of pad sites they are requesting.
- Mr. Bliss stated 16 is the correct number shown and being requested.
- Commissioner Frank asked if the Commission has any issues with the pad sites.
- Commissioner Munoz stated he is not concerned with the number of pad sites as long as the landscaping requirement is met. He thinks this property can look really nice and is a great place for this business.
- Zoning & Development Manager Carraway-Johnson explained they have not started the design for the project but if there are issues this could be brought to the Commission later.
- Commissioner Woods asked if they are limited to how far back the landscaping can go.
- Planner I Spendlove explained gateway arterial landscaping shall be minimum 30' from back of sidewalk and they can't have a display pad within 15' of the sidewalk. There shall be a minimum of 15 between the front of the vehicle and the sidewalk. There is a minimum landscaping requirement, how they meet that code is up to them.
- Commissioner Frank stated he is comfortable with letting the staff work with the applicant as long as code is followed.
- Commissioner Higley stated he agrees.
- Planner I Spendlove explained that the pad sites can be approved as shown if there is not an issue with 16 pad sites.
- Commissioner Grey asked what the plans were for the public auditorium.
- Mr. Cook explained that this southeast end of the building is the first theater built on-site, so historically they would like to maintain that portion of the building. They will not be using it as a public theater

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however it could be used by local churches, schools, possibly a business like Chobani for a meeting location, other community events. This is a very preliminary plan so the details have not been determined.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, With the Following Conditions**

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:
  2. 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.
  3. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
  4. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.
3. Request for a Special Use Permit an auto body and service business to include an indoor paint booth on property located at 193 Eastland Drive c/o Bruce Bland (app. 2829)

**Applicant Presentation:**

Bruce Bland, the applicant, stated he is here to request a Special Use Permit to add a paint spray booth for Line-X liners and Powder Coating. There should not be any impacts to the surrounding area. They built the building 10 years ago and are trying to make the property more appealing for to selling the property in the future.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated the applicant has provided a detailed narrative of the operation of the business. They indicate the desire to operate an Automobile Service and/or Repair business (collision repair facility) with an indoor paint booth. Their narrative describes the expected number of vehicles, hours of operation, employees, and type of work being performed.

**Per City Code 10-4-8:**

Automobile and Truck service and/or repair establishments are required to obtain a Special Use Permit prior to being legally established due to potential impacts on neighboring properties.

City code does not differentiate between various Service and/or Repair businesses. This proposed business has "self-classified" as Collision Repair. This would typically entail having vehicles in various forms of disrepair or wrecked status being on the premises awaiting hoods, fenders, doors, etc. It also entails reconditioning, prepping, and painting body panels. It is uncertain if major engine repair or transmissions will also be part of the operation.

**Per City Code 10-11-1 thru 8:**

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

It is not anticipated any new buildings will be constructed and the majority of renovations will take place indoors with over the counter permits. Therefore, some improvements will not be triggered. However, the

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majority of site improvements required within Title 10 Chapter 11 have previously been constructed and approved.

Increase in traffic, noise, odor, or glare is not anticipated to increase to unacceptable levels for neighboring land uses. This is primarily due to location along Eastland Dr. and being surrounded by the C-1 and M-1 Zoning districts and Land Uses. Additionally, it has been depicted the work on vehicles will take place indoors, during reasonable business hours.

One common impact of this type of business is the of the visual sort. These businesses occasionally have a tendency to proliferate vehicle parts outside the building. A condition requiring screening of wrecked vehicles and miscellaneous parts would be appropriate.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all wrecked vehicles, miscellaneous parts, and/or equipment being located within the building, or behind a screening fence. Said screening fence material to be approved by staff prior to installation.

**PZ Questions/Comments:**

- Commissioner Grey asked about attaching the Special Use Permit to the owner.
- Planner I Spendlove explained that they are looking to provide a way for the future business owner to operate. Staff feels the conditions will help to address future business operation and mitigate any future impacts.
- Commissioner Munoz asked about paving of the maneuvering area.
- Planner I Spendlove explained the parking and maneuvering area is already paved.

**Public Hearing: [Opened and Closed Without Public Comments](#)**

**Deliberations Followed: [Without Concerns](#)**

**Motion:**

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
  2. Subject to all wrecked vehicles, miscellaneous parts, and/or equipment being located within the building, or behind a screening fence. Said screening fence material to be approved by staff prior to installation.
5. Request for a Zoning District Change & Zoning Map Amendment from R-1 to C-1 for 1(+/-) acres to allow expansion of an existing self-storage facility on property located at 2716 Addison Avenue East c/o Addison Secure Storage (app. 2830)

**Applicant Presentation:**

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Forrest LeBaron, the applicant, stated he is here to make a request to rezone a portion of his property that is currently zoned R-2 and change it to C-1. This was originally zoned two different ways and they wanted to make sure business would be viable prior to moving forward with a rezone. A portion of the property will not be rezoned that is next to the canal, it will be left for access.

**Staff Presentation:**

Planner I Spendlove Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits. This corridor originally was zoned with a 600' in depth C-1 zoning – still existing today.

The first appearance of this address in the Polk Twin Falls City Directory was in 1988 as what appears to be a residence, and the remaining property to the south was likely used as agricultural land. The applicant purchased this property in 2014 and soon thereafter began the process of submitting construction plans for the north half of the parcel establishing Addison Secure Storage.

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

The applicant is applying for a Zoning District Change and Zoning Map Amendment for a portion of the southern parcel in order to complete the build out of Addison Secure Storage. Addison Secure Storage has been operating at this location for almost 2 years and according to the applicant's narrative, there will be no change in the overall operation, just an increase in the number of storage units towards the South. Currently the mini storage units occupy the northern half of the property which is located in the C-1 zone. The applicants overall plan shows 4 more phases at this location. The submitted documents indicate an approximate 35'+ "buffer" on the southern property line. This 35' is not part of this rezone application and is proposed to remain zoned R-2. The applicant states they plan to continue leasing the ground for agriculture use and canal access.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the C-1 Zoning District.

The Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to R-2 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

**PZ Questions/Comments:**

- Commissioner Woods asked what the distance is from the storage unit to the property line and if this would be the time to discuss stacking of the units and other issues possibly related to the use.

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- Planner I Spendlove explained this request is only for the zoning change. The use that they have planned will require a Special Use Permit and that would be when the issues related to use would be discussed.
- Commissioner Grey asked if notice was mailed out to property owners.
- Planner I Spendlove explained that there were letters mailed out and staff has only had one call related to the request. It was explained that the rezone is supported by the Comprehensive Plan but that if they have issues with the use they will be notified when a Special Use Permit is requested, that would be the time to speak about the impacts from the use.

**Public Hearing: Opened and Close Without Public Comments**

**Closing Statement:**

Mr. LeBaron explained that he plans to keep this property in his family for as long as possible and to expand this business. He is aware of the neighbor that has concerns about the aesthetics and use of the property. He does not stack the units, and they are all matching in color and blind to the point that people don't see them from Addison Avenue East. They also plan to install a screening fence along the back edge of the property where the C-1 stops and the R-2 starts. They have approximately 8 customers per day and it has minimal impacts to the area.

**Deliberations Followed: Without Concerns**

**Motion:**

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

**Recommended for Approval to City Council, As Presented, With the Following Conditions  
To Be Scheduled for City Council**

**V. GENERAL PUBLIC INPUT: None**

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

Chairman Frank congratulated Commissioner Reid on his move to City Council.

Zoning & Development Manager Carraway-Johnson congratulated Commissioner Reid on his move to the City Council and thanked him for his service on the Planning & Zoning. The vacancies will be advertised for at least two possibly three opening. The preliminary plats are a final approved by the Commission of the three that were on the agenda tonight, only one Westpark Commercial Subd No. 10-a ZDA has a final plat that will be ready to move forward for City Council soon. LeMonyne and Pillar Falls Plaza-a PUD do not have final plats submitted yet. The Pillar Falls Plaza-a PUD had many engineering issues to resolve prior to a final plat being accepted. The zoning district change for the Westpark Commercial Subd No. 10, the vacation for St. Luke's and the zoning district change for Addison Secure Storage are all to be scheduled for City Council in January.

The last item for discussion is the schedule for 2017. There are two options for scheduling to allow for the meetings to be scheduled around the holiday season. Alternative 1 has meetings in November and one in December. Alternative 2 has one meeting in November and two meetings in December. Staff wanted to see if they Commission had a preference on the schedule.

**Planning & Zoning Commission Minutes  
December 13, 2016**

The Commission determined Alternative 1 with two meetings in November and one in December was their preference. The schedule will be posted.

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

1. Work Session-**January 4, 2016**
2. Public Hearing- **January 10, 2016**

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 08:10 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department

DRAFT



Public Hearing: JANUARY 09, 2017  
 To: Honorable Mayor and City Council  
 Presentation: Jonathan Spendlove, Sr Planner

## ITEM IV-

**Request:** Request for **Vacation** of portions of a utility easement and a sewer easement located within Lot 1, Block 1, St. Luke's Subdivision-a PUD on property located at 801 Pole Line Road West c/o Jason Desmer, the Land Group, Inc. on behalf of St. Luke's Magic Valley. (app. 2827)

**Time Estimate:**

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

**Background:**

|   |   |   |
|---|---|---|
| <b>Applicant:</b>   | <b>Status:</b> Owner  | <b>Size:</b> 6,865 sq. ft. / 0.158 ac   |
| St Luke's Magic Valley<br>801 Pole Line Rd. W.<br>Twin Falls, ID 83301  | <b>Current Zoning:</b> C-1 PUD  | <b>Requested Zoning:</b> Vacation of portions of a platted utility easement and a platted sewer easement            |
|   | <b>Comprehensive Plan:</b> Commercial   | <b>Lot Count:</b> 1 parcel  |
| St Luke's Regional Medical Center<br>190 E Bannock St<br>Boise ID, 83712  | <b>Existing Land Use:</b> St. Luke's Medical Campus   | <b>Proposed Land Use:</b> Medical office building with parking area   |
| <b>Representative:</b>  | <b>Zoning Designations &amp; Surrounding Land Use(s)</b>  |   |
| The Land Group, Inc.<br>Jason Densmer<br>462 E. Shore Drive<br>Suite 100<br>Eagle, ID 83616<br>208-939-4041<br><a href="mailto:jason@thelandgroupinc.com">jason@thelandgroupinc.com</a> | <b>North:</b> C-1 PUD; Pole Line Rd W. Agriculture, Canyon Properties PUD                                 | <b>East:</b> C-1 PUD; Medical Campus, North Pointe Park PUD   |
|   | <b>South:</b> C-1 PUD; St. Luke's campus, R-2; Cheney Dr. W; developed Residential North Pointe Ranch Sub | <b>West:</b> C-1 PUD; St. Luke's campus, C-1; Grandview Drive North; Reformed Church PUD, R-2 AoI; Mobile Home Park |
|   | <b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-16-1 & 2  |   |

**Approval Process:**

All procedures will follow the process as described in TF City Code: 10-16-1:

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with an ordinance to the City Council. Upon approval and publication of the ordinance the applicant may proceed with the proposed development.

## History:

This area is under the St. Luke's PUD Agreement #264 which went through the public hearing process in 2005-2007. The Preliminary Plat was approved at the September 12, 2006 Planning & Zoning Commission meeting, and the Final Plat was approved and recorded in January 2008. Since that time, St Luke's Magic Valley has constructed multiple buildings on the property including the main Medical Facility, Helicopter Pad, and most recently a surgery center. The surgery center is located in the adjacent North Pointe Park PUD subdivision, east of the St. Luke's Medical Campus.

## Analysis:

The applicant is requesting the vacation of two (2) utility easements as described and shown in the attachments. The vacation is essential for the construction of a proposed Medical Office Building.

One of the easements contains an existing water main maintained by the City of Twin Falls. The other easement does not contain any infrastructure as the sewer line was re-routed during construction and a separate easement was dedicated through separate instrument number.

As part of the proposed project, the existing water main will need to be relocated to an acceptable location. As of this date, the City has not received an acceptable plan for the relocation of said water line. It would be vital to place a condition upon City Engineer approval of Construction Plans for the relocation of the existing water main.

The Sewer Easement is "on paper" only, and the vacation of said easement will not have an adverse effect on the City Sewer System.

**On December 13, 2016 the Planning & Zoning Commission held a public hearing on this request. There was no public comment and upon conclusion of the public hearing and commission discussion Commissioner Dawson made a motion to recommend approval of the request to City Council, as presented, with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.**

### **Recommended for Approval to City Council, As Presented, With the Following (2) Conditions:**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, prior to publishing the Ordinance for Vacation.

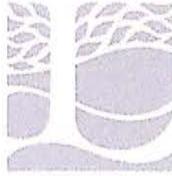
### ***Staff would add a condition #3 to ensure an Ordinance matches the platted easement descriptions:***

3. **Subject to a correct legal description for the portions of a utility easement and a sewer easement being proposed for vacation.**

## Attachments:

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Applicant Submitted Site Plan
5. Utility Approval Letters
6. Portion of Draft Dec 13, 2016 P&Z minutes.





THE LAND GROUP, INC.

November 16, 2016

City of Twin Falls  
Community Development Services  
c/o Jonathan Spendlove  
324 Hansen St. E.  
Twin Falls, ID 83301

**Re: Application for 801 Pole Line Rd. West – Proposed St. Luke’s Magic Valley Medical Office Building  
Concerning Vacation of Utility Easements**

Dear Mr. Spendlove:

This letter in regards to a vacation application for a portion of a larger parcel located at 801 Pole Line Rd West, which is the site of the St. Luke’s Magic Valley Regional Medical Center. St. Luke’s proposes to construct a Medical Office Building (MOB) on a semi-improved pad site located at the northeast corner of the overall hospital campus. The project site is located south of Pole Line Rd, west of Parkview Dr and North of St. Luke’s Dr. in the Northwest ¼ of Section 5, Township 10S, Range 17E. The property is currently zoned C-1 and is located within the jurisdiction of the City of Twin Falls, Idaho.

As mentioned, the proposed Medical Office Building (MOB) will be located in the northeast portion of the parcel. Two utility easements currently exist in areas where the MOB will be sited. To allow for the proposed MOB, this application requests vacation of the following easements:

1. An existing sewer easement, which was in place across the property prior to the development of the hospital and was shown by the plat of St. Luke’s Subdivision. The sewer main which once ran within this easement was relocated during the construction of the hospital and a new easement provided over the relocated main. This application requests the final vacation of the left-over easement from the original sewer location.
2. A utility easement created by the plat of St. Luke’s Subdivision which encompasses an existing water main. The water main within the easement will be relocated/removed as shown by construction plans for the MOB project, and the exhibit sketches provided with this application. All other utility providers have consented to the requested vacation and provided supporting communications, included with the application.

The vacation of these easements will not affect any adjoining properties.

We appreciate the opportunity to work with you on this application and look forward to providing any additional information you may need. If you have any questions, please don’t hesitate to contact me at 208-939-4041 or via email to [jason@thelandgroupinc.com](mailto:jason@thelandgroupinc.com).

Sincerely,

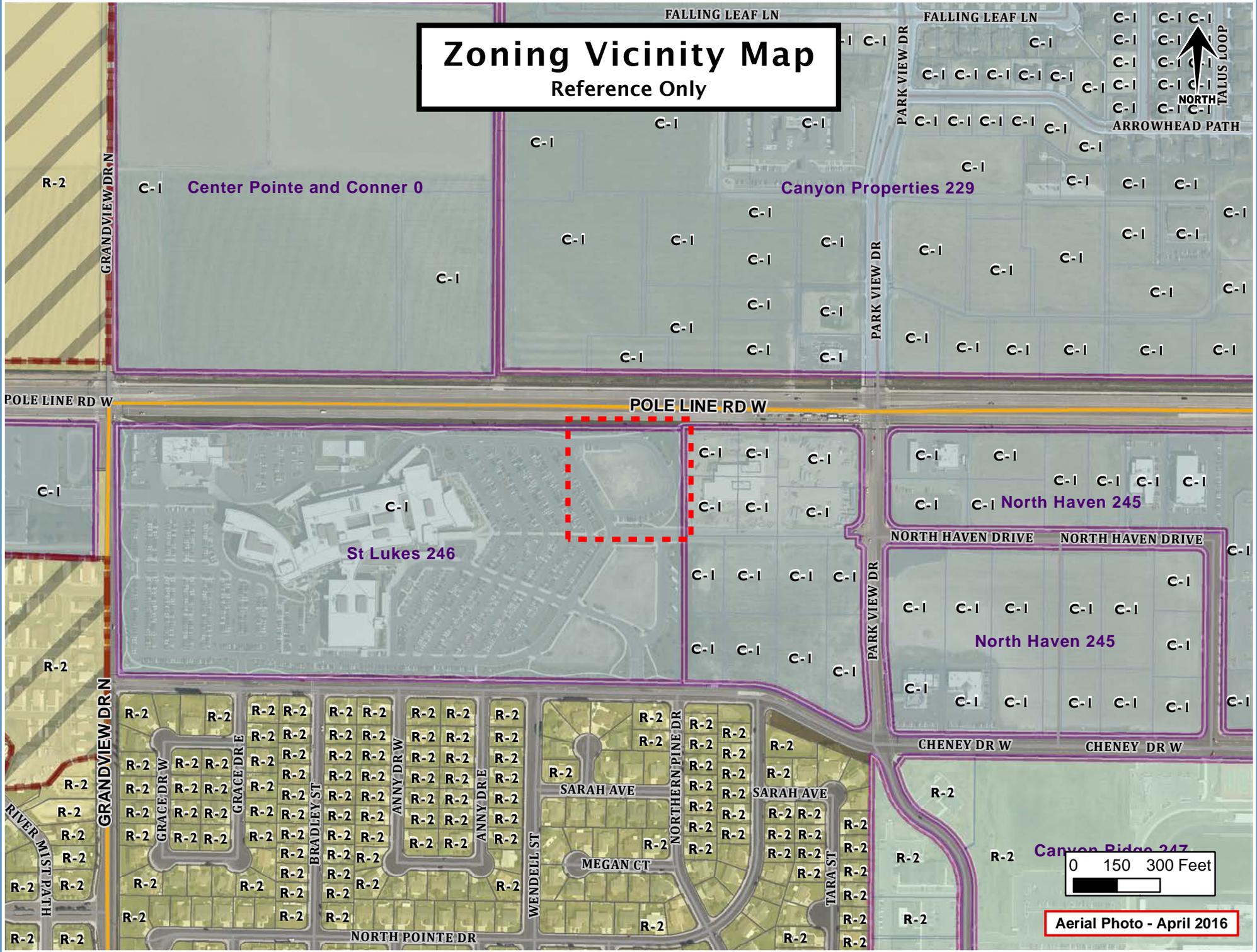
  
Jason Densmer, PE  
Principal & Project Engineer

**The Land Group, Inc.**

g:\2015\1151111\admin\_corresp-out\vacation application\161114\d 161115 sils easement vaca app narrative 115111.docx

# Zoning Vicinity Map

Reference Only



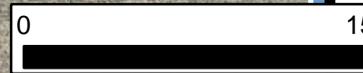
Aerial Photo - April 2016

# Aerial Photo Map

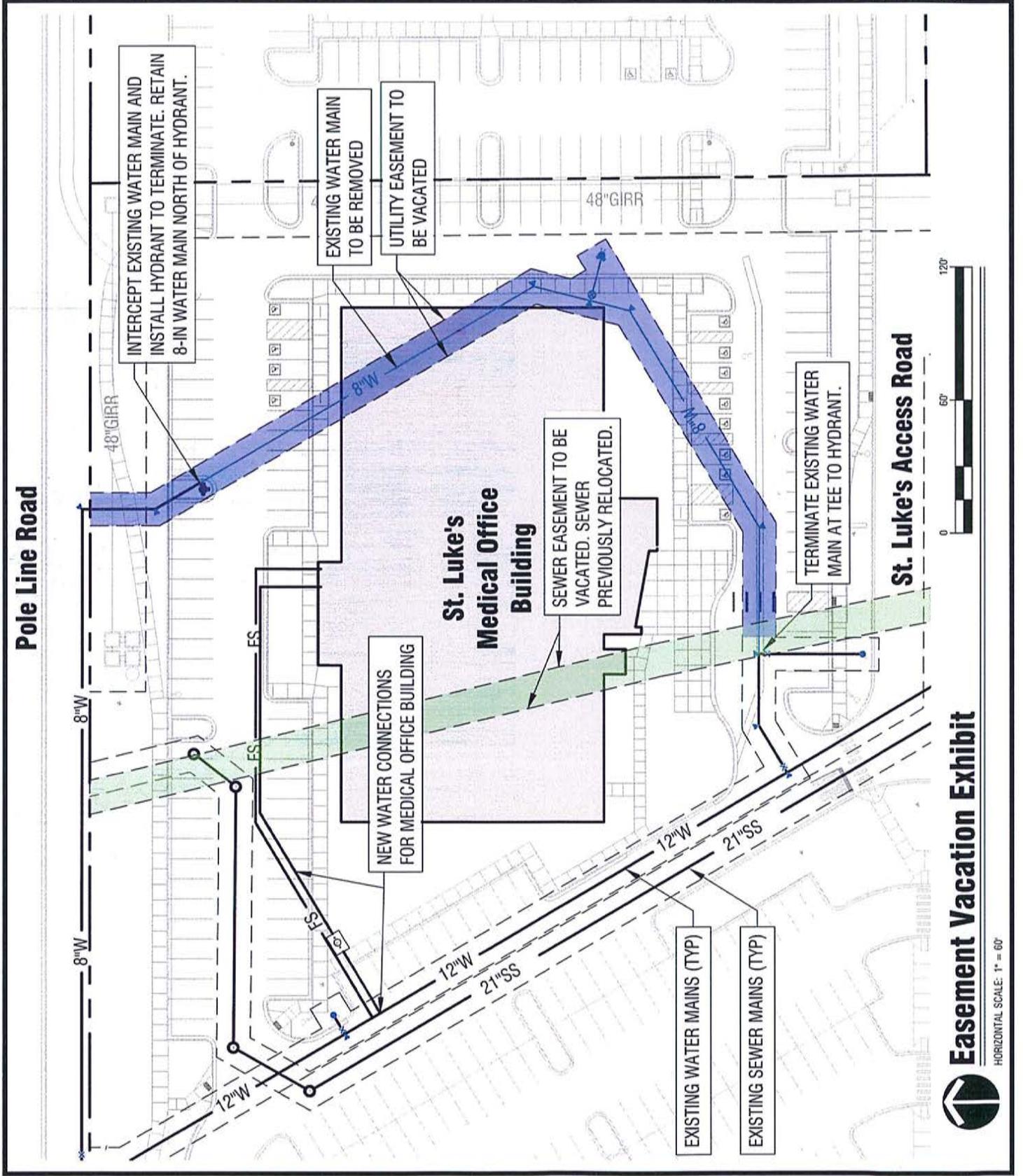
Reference Only



POLE LINE RD W



Aerial Photo - April 2016





IGC# 42-00718  
St. Luke's Subdivision

451 Alan Dr., Jerome, ID 83338-5505  
Phone: (208) 737-6300 • (800) 548-3679  
Fax: (208) 737-6342  
www.intgas.com

PARTIAL EASEMENT VACATION

Intermountain Gas Company relinquishes all rights to the following described public utility easement.

A portion of Lot 1 Block 1, St. Luke's Sub, as recorded in Records of Twin Falls County, Idaho, Instrument #2008-002157, Section 5, Township 10 South, Range 17 East, Boise Meridian, City of Twin Falls, Twin Falls County, Idaho more particularly described as:

COMMENCING at the North One Quarter corner of section 5, thence along the north section line of said Section 5, N 89° 29' 33" W 658.38', from which the Northwest corner of said Section 5 bears N 89° 29' 33" W 1998.36'; thence leaving said north section line, S 00° 05' 05" E 147.58' to the northeast corner of St. Luke's Sub; thence along the north line of St. Luke's Sub N 89° 29' 33" W 139.36' to the POINT OF BEGINNING;

Thence leaving said north line, S 00° 30' 27" W 27.12';  
Thence S 30° 14' 57" E 197.52';  
Thence S 14° 45' 03" W 18.40';  
Thence S 30° 14' 57" E 7.63';  
Thence N 59° 45' 03" E 7.50';  
Thence S 30° 14' 57" E 15.00';  
Thence N 59° 45' 03" W 149.02';  
Thence N 89° 16' 34" E 51.66';  
Thence N 00° 43' 26" E 15.00';  
Thence S 89° 16' 34" E 47.50';  
Thence N 59° 45' 03" E 108.53';  
Thence N 14° 45' 03" E 37.97';  
Thence N 30° 14' 57" W 195.43';  
Thence N 00° 30' 27" E 31.24' to the north line of St. Luke's Sub.

INTERMOUNTAIN GAS COMPANY

By: 

James McMurtrey  
District Operations Manager

Date: 11-4-15



**CenturyLink**

Brad McNew  
216 South Park Ave  
Twin Falls, Id. 83301

Office (208) 736-8760

Nov. 11, 2015

The Land Group, Inc.

RE: Vacation of utility easement for construction of St. Luke's Magic Valley MOB. Utility easement is located in the Northwest  $\frac{1}{4}$  of Section 5 of Township 10S, Range 17E.

To whom it may concern, Reference is made to your request for CenturyLink to vacate the existing utility easements. CenturyLink has no need to use the described utility easement at this time and have no plans to utilize them in the future. Based upon this we have no objections to the requested vacation of easement.

Please call me if you have any questions.

Sincerely,

Brad McNew



December 4, 2015

The Land Group  
Re: St. Luke's Magic Valley / Regional Medical Center, LTD  
462 E. Shore Dr. Ste. 100  
Eagle, ID 83616

Re: Relinquishment of a public utility easement located within the vicinity of Ada County.  
Situating in a portion of Lot 1 of Block 1, Township 10 South, Range 17 East, Section 5,  
St. Luke's Subdivision.

Dear Ms. Lauerman,

This is in response to the Relinquishment Application submitted to Idaho Power Company on November 5, 2015, regarding the possible relinquishment of a certain area of platted utility easement located within Lot 1 of Block 1, St. Luke's Subdivision, as described in St. Luke's Mob Water Easement Vacation, Twin Falls Exhibit A.

Idaho Power's review of the relinquishment request indicated that there are no facilities with the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area noting easement may be needed upon development in the future.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink that reads "Angela Wood".

Angela Wood  
Leader  
Land Management and Permitting Department  
Corporate Real Estate  
(208) 388-5625  
Awood2@idahopower.com



The **ONE** you count on

261 EASTLAND DRIVE  
P.O. Box 1946  
TWIN FALLS, IDAHO 83301  
PH: 208 • 733 • 6230  
FX: 208 • 733 • 6296

December 15, 2015

*RE: St. Lukes Subdivision Easement Vacation Request*

The Land Group, Inc.  
Ms. Denise C. Lauerman  
462 E. Shore Dr., Ste. 100  
Eagle, Idaho 83616

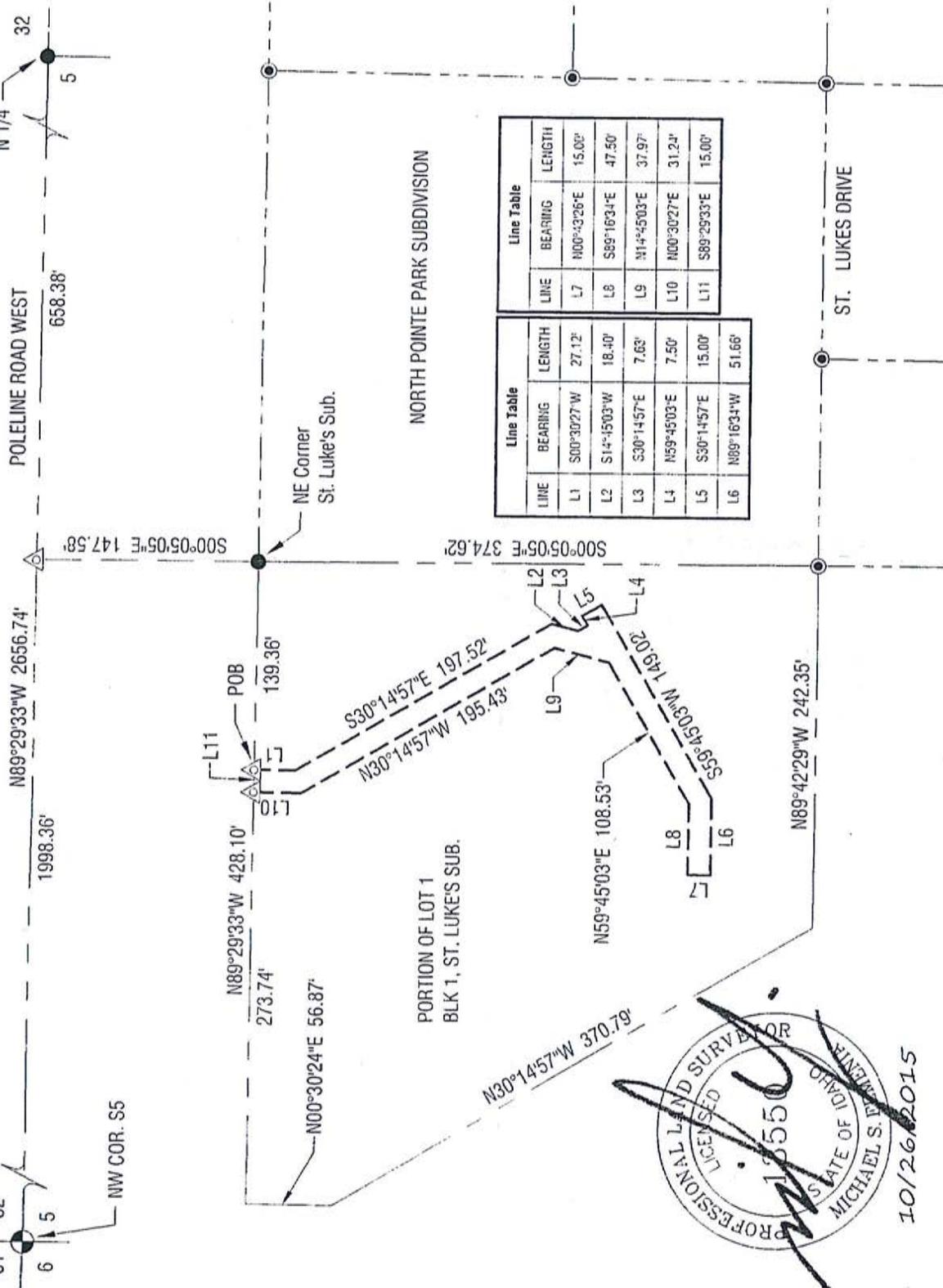
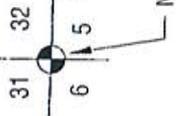
Dear Ms. Lauerman,

We agree to abandon the MOB Water Easement Located Within Lot 1, Block 1 of St. Luke's Sub.in the North West  $\frac{1}{4}$  of section 5 of Township 10S, Range 17E, as indicated in the Attachment and exhibit B.

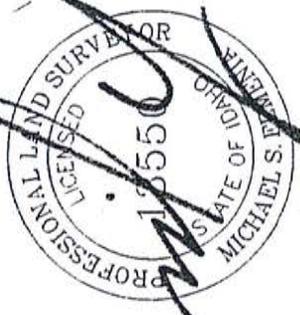
We do need to retain the R.O.W. and Easement running Parallel along the South Side of Poleline Road West.

Thank you,

  
Ron Burns  
Cable One Construction  
261 Eastland Dr.  
P.O. Box 1946  
Twin Falls, Idaho 83301  
208-733-6877 Ext. 7150  
208-539-9886



| Line Table |             |        | Line Table |             |        |
|------------|-------------|--------|------------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH |
| L1         | S00°30'27"W | 27.12' | L7         | N00°43'06"E | 15.00' |
| L2         | S14°45'03"W | 18.40' | L8         | S89°16'31"E | 47.50' |
| L3         | S30°14'57"E | 7.63'  | L9         | N14°45'03"E | 37.97' |
| L4         | N59°45'03"E | 7.50'  | L10        | N00°30'27"E | 31.24' |
| L5         | S30°14'57"E | 15.00' | L11        | S89°29'33"E | 15.00' |
| L6         | N89°16'31"W | 51.66' |            |             |        |



10/26/2015

**MOB Water Easement Vacation**

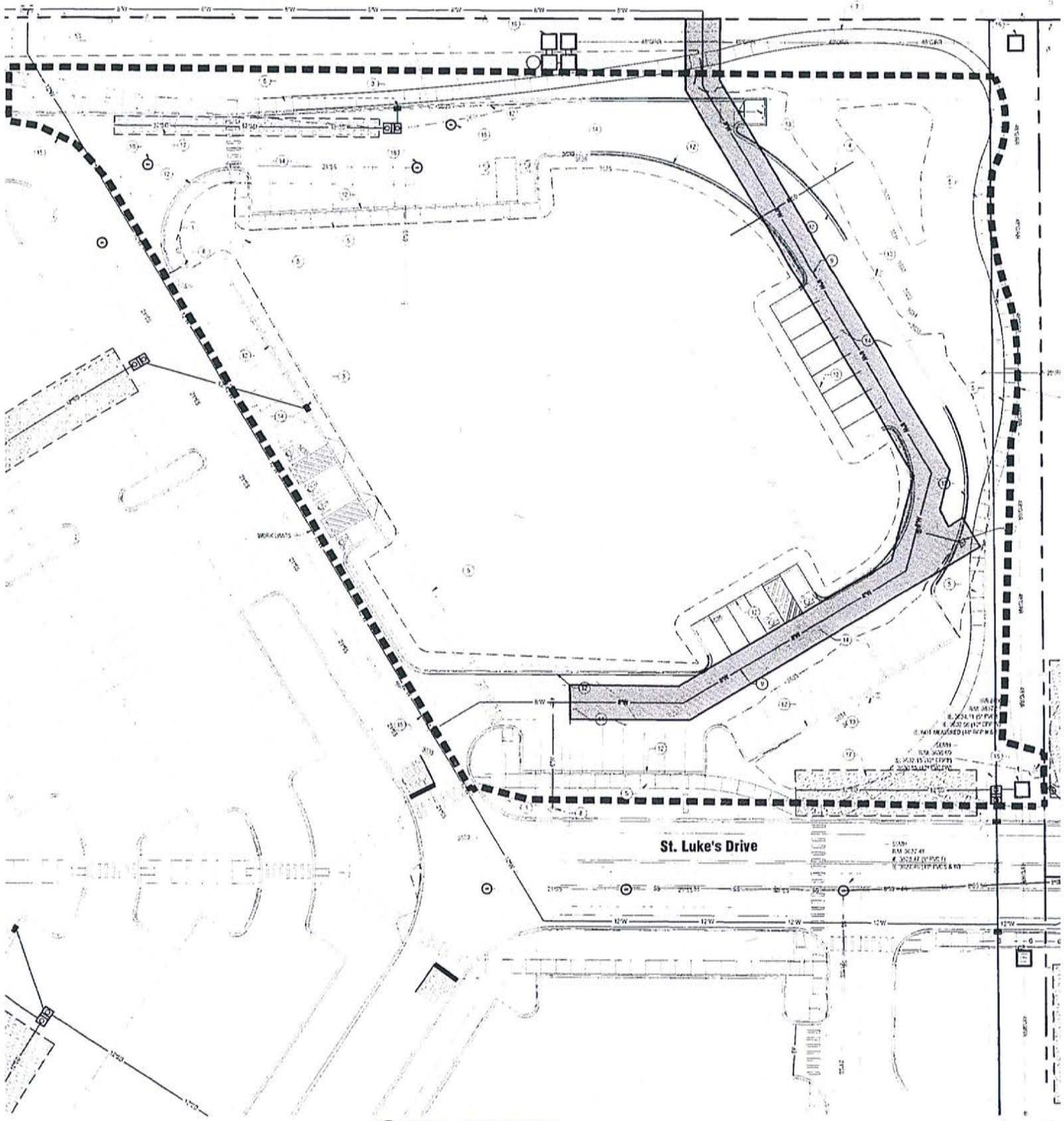
HORIZONTAL SCALE: 1" = 100'

**St. Lukes Twin Falls  
MOB Water Easement Vacation  
Exhibit B'**

**THE LAND GROUP**  
INCORPORATED  
422 East Shore Drive, Suite 102  
Twin Falls, Idaho 83421  
Ph. 208.337.0411 Fax 208.337.4445  
www.thelandgroup.com

Project No. 15111  
Date of Issue 10/26/2015  
Prepared by: MJP  
Checked by: STAFF  
Sheet No. 1

Pole Line Road



DATE: 08/26/2010  
TIME: 10:00 AM  
PROJECT: ST. LUKE'S DRIVE  
SCALE: 1" = 20'  
DRAWN BY: J. [unreadable]  
CHECKED BY: [unreadable]



## TWIN FALLS CANAL COMPANY

357 6TH AVE WEST  
POST OFFICE BOX 326  
TWIN FALLS, IDAHO 83303-0326



December 15, 2015

Denise Lauerman  
The Land Group, Inc.  
462 E. Shore Drive, Suite 100  
Eagle, Idaho 83616

RE: St.Lukes Easement Vacation

Dear Denise,

The Twin Falls Canal Company staff has reviewed the "Package One Construction Documents" and the utility easement vacation documents for the 801 Pole Line Rd. West – Proposed St. Luke's Magic Valley MOB Site.

This letter is to inform you that the Twin Falls Canal Company's Perrine #3 Coulee runs along the east and north edges of this property in a 48 inch pipe. TFCC's Right-of-Way on the Perrine #3 Coulee is 16 feet on both sides of the 48 inch pipe. Along the north edge of the property it appears as though the easement and the Right-of-Way overlap. While TFCC has no issue with the proposed easement vacation, the Right-of-Way along the Perrine #3 Coulee must be preserved, protected, and remain unobstructed.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi  
Twin Falls Canal Company



**Planning & Zoning Commission Minutes  
December 13, 2016**

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this property has been zoned C-1 PUD under the Woodbury PUD agreement since May 1990. The Breckenridge Farms #3 Subdivision took place in 1995. According to county parcel records the office building currently on the property was built in 1997. Sometime prior to 2007, the northern portion of Lot 1 was "split" and sold to a separate owner.

The applicant is requesting a re-plat of parcel RPT0354001001A, a portion of Lot 1, Block 1, of Breckenridge Farms Subdivision Phase 3. The property currently has developed access off of Fillmore St. A cross use agreement between the current office building and the future building has been executed.

The proposed subdivision complies with the applicable City Codes found in Title 10 Chapter 12: Subdivision Regulations, and the Woodbury PUD, as to lot size, access, and other applicable codes and regulations.

Staff recommends the Commission approve the preliminary plat of the LeMoyne Subdivision, as presented and subject to the following conditions:

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

**Public Hearing: [Opened and Close Without Public Comments](#)**

**Deliberations Followed: [Without Concerns](#)**

**Motion:**

Commissioner Munoz made a motion to approve the request, as presented, with staff recommendations. Commissioner Musset seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
  2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
2. Request for consideration of the Preliminary Plat Pillar Falls Plaza a PUD, consisting of 24 lots, 1 tract and 21.61 acres (+/-) located on the north side of Pole Line Road East between Bridgeview Boulevard and Eastland Drive North c/o EHM Engineers, Inc.

**Applicant Presentation:**

Tim Vawser, EHM Engineers, Inc., representing the applicant, stated this is property that had a PUD approved with a basic concept of the development. This would be mixed use development of Commercial, Residential and Professional with two accesses off of Pole Line Road East. They do not have any changes to make to the PUD but there may be some minimal changes to building layout and a reduction in the density of the residential area. They do realize there are conditions placed on this preliminary plat for approval and they agree with the conditions.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and summarized the history explaining that this property was annexed, rezoned and had an approved final plat along with an approved PUD agreement. The plat was recorded on June 29, 2009, with bonding on improvements. Improvements were not completed due to multiple change-over in the ownership of the property.

On March 12, 2012, City Council heard and approved a motion to vacate the Pillar Falls Subdivision, Phase 1 Plat, with the condition a 58' easement along Pole Line Road East be dedicated and the easement for the Canyon Rim trail remain for the dedication and use of a trail in accordance with the Master Development Plan presented.

The Original PUD stated the residential portion of the development shall be limited to attached or detached Single Family Townhomes, condominiums, and residential accessory use, but shall not exceed density as specified in the Residential Multi-Household District (R-6). The plan shows townhomes in 6 and 7-plex clusters, with a 30-unit condominium structure. The land area provided for the proposed 81 units (51 townhomes and 30 condominiums) does not exceed the density specified in the R-6 District and therefore follows the requirement found in the PUD Agreement.

The proposed development has an issue with sewer facilities. The majority of the area between Eastland and Bridgeview, North of Pole Line Road, is lower in elevation than the existing City sewer system. The Concept Plan for sewer service delivery is being discussed between the Applicant, City Staff, and the City Council due to the monetary and regulatory constraints. Some of the solutions include individual sewer pumps, a localized lift station, and others.

If a lift station is allowed per City Council, we believe it is in the best interest of all parties to only have one lift station for the whole area. We also feel it is the responsibility of the respective property owners to create the sewer system plan for a single lift station. A condition requiring a sewer service plan for the entire area be furnished by the applicant, prior to submitting a Final Plat would be appropriate.

The Parks In-Lieu Contribution has not been approved through the Parks and Recreation Commission at this time. A condition requiring that approval prior to submittal of a Final Plat would be appropriate.

The developer has not resolved issues with the Pressurized Irrigation requirement as of this date. A condition requiring an acceptable/approvable plan for supplying Pressurized Irrigation is appropriate.

Planner I Spendlover stated upon conclusion should the Commission approve the preliminary plat of the Pillar Falls Plaza, a PUD, as presented, staff recommends the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to the Parks In-Lieu Contribution being resolved prior to submittal of a Final Plat.
3. Subject to a plan for supplying Pressurized Irrigation to the project being approved by the City Engineer, prior to submittal of a Final Plat.
4. Subject to a Sewer System Plan showing adequate provision for all properties designated within the service area to be approved by the City Engineer prior to submittal of the Final Plat.
5. Subject to said Service Area being designated by City Engineer.
6. Subject to the verified engineered fill or compaction test results, being reviewed and approve by City Staff, prior to submittal of a building permit.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**PZ Questions/Comments:**

- Commissioner Munoz asked about the alignment of the intersections across Pole Line Road East.
- Assistant City Engineer Vitek explained the intersections were designed to align across Pole Line Road East.
- Commissioner Munoz asked about the possibility of a traffic signal and a traffic impact study.
- Assistant City Engineer Vitek explained it is difficult to say at this time when or if a traffic signal would be warranted, however if the development is successful and traffic impacts create the need for a traffic signal this will be addressed.
- Commissioner Grey asked about pedestrian signals for people crossing.
- Assistant City Engineer Vitek explained lighting will be installed to warn traffic of pedestrians in the area.
- Commissioner Grey asked about the lift station process.
- Assistant City Engineer Vitek explained lift stations are a maintenance issue for the City and if there is a need for a lift station there needs to be one for the entire area. The condition basically does not allow the final plat to be approved until a sewer plan is approved. DEQ requires that the lift stations be maintained by a jurisdiction so the discussion needs to occur with the City Council on whether or not the City wants to maintain a lift station.
- Commissioner Woods asked about provisions for power loss if a lift station is used.
- Assistant City Engineer Vitek explained that they are powered by electricity with a natural gas back-up connection.

**Public Hearing: [Opened](#)**

Mr. Sparks explained his concern is that this development compliments the trail. He has been approached concerning the sewer line and has no big concern but would like to be able to hook-up to the system. He will be working with City staff to find out what the needs are for him to gain access to the sewer services once available.

**Public Hearing: [Closed](#)**

**Closing Statement:**

Mr. Vawser explained they would work on the citizen's behalf however he is not sure the property can be connected without being annexed. They will make sure that the fill dirt is compacted correctly.

**Deliberations Followed:**

Commissioner Grey asked about the Parks-in-lieu that has not yet been approved.

Planner I Spendlove explained it will be on the City Council Agenda December 19, 2016. There are provisions with the PUD that will need to be coordinated with the Parks and Recreation Director Davis to design connections to the trails.

Assistant City Engineer Vitek stated the City no longer has Out of City Service Agreements because there is not a way to bill for the service. Mr. Spark's property will not be able to be hooked up unless the property is annexed. The developer will however be required to provide an access point for surrounding properties to connect once they are annexed.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

**Planning & Zoning Commission Minutes  
December 13, 2016**

**Approved, As Presented, With the Following Conditions**

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
  2. Subject to the Parks In-Lieu Contribution being resolved prior to submittal of a Final Plat.
  3. Subject to a plan for supplying Pressurized Irrigation to the project being approved by the City Engineer, prior to submittal of a Final Plat.
  4. Subject to a Sewer System Plan showing adequate provision for all properties designated within the service area to be approved by the City Engineer prior to submittal of the Final Plat.
  5. Subject to said Service Area being designated by City Engineer.
  6. Subject to the verified engineered fill or compaction test results, being reviewed and approved by City Staff, prior to submittal of a building permit.
3. Request for consideration of the Preliminary Plat Westpark Commercial Subdivision No. 10, consisting of 1 lot and 2.14 acres (+/-) located on the north side of Pole Line Road and east side of Washington Street North. c/o EHM Engineers, Inc.

**Applicant Presentation:**

Gerald Martens, EHM Engineers, Inc. representing the applicant, stated he is here to request approval of a one lot preliminary plat. This plat is specifically for a 55' hotel under common ownership of an existing hotel that is immediately to the west. There will be shared parking with a plaza in between both buildings, with no additional public access. There is a private road along the southern boundary of the existing hotel and access will be available to this property.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead summarizing the history and stated that property is a portion of a large parcel that has been platted as businesses have come through for development. This is just another preliminary plat designed for a single user.

This Preliminary Plat is for the Westpark Commercial Subdivision #10, a ZDA includes 1 commercial lot on 2.18 (+/-) acres. Also on the P&Z Public Hearing Agenda this evening the developer is requesting this site to be rezoned to Westpark Commercial #10, a ZDA from C-1 PUD Northbridge PUD and Northbridge #2 PUD to Westpark Commercial #10, a ZDA.

The request is to plat one (1) lot for the development of a hotel up to 55' tall. The site is located west of the Fairfield Inn at 1788 Washington Street North. The property is currently vacant. It is located in Lot 4; Block 2 of the Westpark Commercial Subdivision #3. Part of the lot is covered under the Northbridge PUD and the remainder under the Northbridge #2 PUD. This lot is proposed to be platted and rezoned under a ZDA that shall be consistent with the most restrictive of the Northbridge PUDs. The property to the north is zoned C-1 PUD and developed as Bach Storage. To the east is vacant property that is zoned C-1 PUD. The property to the south is zoned C-1 PUD and is developed as Walgreens. To the west is Washington Street North and property zoned R-4 and R-2 and is mostly developed as the Los Lagos residential subdivision.

The intended use for the Westpark Commercial Subdivision #10 – a ZDA is to allow the commercial development of a hotel up to 55' tall and accessory uses as outright permitted. There is not a minimum lot square footage requirement in the C-1 zone for commercial uses; the lot is required to be of "sufficient size to provide for the building, the required setbacks, off street parking and landscaping". A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

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Planner I Spendlove stated upon conclusion staff recommends the Commission approve the preliminary plat of the Westpark Commercial Subdivision #10- a ZDA, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" ZDA Master Development Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

**PZ Questions/Comments:**

- Commissioner Grey asked about pedestrian walkways and the impacts to the streets in this area.
- Planner I Spendlove explained there is not a code requirement or standard for a platted pedestrian walkway along private drives, however there may be a condition on the ZDA.
- Assistant City Engineer Vitek explained he doesn't have any recourse for pedestrian walkways along private drives through the platting process, however staff does encourage that a pedestrian walkway or path be incorporated to assist people walking throughout the development or accessing the trail.

**Public Hearing: [Opened and Close Without Public Comments](#)**

**Deliberations Followed:**

Commissioner Munoz explained he does understand the concerns for a walkway for pedestrians to access the businesses located in this area but also understands there is nothing in code that would make it a requirement along private drives.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to compliance with a "recorded" ZDA Master Development Agreement, concurrent with approval of the final plat or prior to recordation of the final plat.
4. Subject to the deed being revised in Westpark Commercial Subdivision #3, Lot 4 to exclude this subdivision, if approved.

**IV. PUBLIC HEARINGS:**

1. Request the Commission's recommendation on the Zoning District Change and Zoning Map Amendment for approximately 2.14 (+/-) acres from C-1 PUD to C-1 ZDA to develop a Hotel with a maximum building height of 55' on property located east of 1788 Washington Street North. Westpark Partners, LLC c/o Gerald Martens (app. 2826)

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**Applicant Presentation:**

Gerald Martens, EHM Engineers, Inc. representing the applicant stated this request is to make a request to rezone the property to allow for a 55' hotel. He explained that he will work with the developer of those properties to provide a designated pedestrian plan and safe means for people to walk in this area. They will work with staff to identify some crossing areas that can be striped and signed.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this is a request for a Zoning District Change and Zoning Map Amendment from C-1 PUD to C-1 ZDA for 2.14 (+/-) acres to allow a commercial development of a hotel a maximum of 55' tall and accessory uses, on property located east of the Fairfield Inn, 1788 Washington Street North.

**Per City Code 10-6: Zoning Development Agreements:**

The applicant shall provide a written commitment document containing development requirement criteria for the project. This criterion may include, building heights, land uses, parking requirements, pathways, and other items.

The applicant shall also provide a Conceptual Development Plan that illustrates the criteria outlined in the commitment document.

The applicant has provided a draft of the Zoning Development Agreement and the Master Development Plan. These plans indicate the underlying Zoning District to be C-1: Commercial Highway. The document indicates a few variations from that Base C-1 Zoning District such as a hotel as a permitted use and a maximum height of 55'.

**Per City Code 10-4-8: C-1: Commercial Highway District:**

Motels and transient hotels require a special use permit. The applicant proposes these Land Uses to be permitted. The Max building height is listed as 50', with a provision to allow greater height through a public hearing process. The Northbridge PUD limits building heights to 35'. The applicant proposes the maximum height be raised to 55', with no additional public hearing process, other than the process we are going through with this current application.

No other variations from current City Code are being sought with this application.

The typical impacts of a Hotel include increased vehicular trips to the area, light and noise from the daily operations of the business. The light and noise of the operations are most likely to be felt on the northern portion of the property. The homes on the west side of Washington will be shielded by the hotel currently constructed on the site. The residential area to the north will be in close proximity to this development and there will be some ambient noise and light intrusion.

The increase in vehicular trips to the area is expected. A vast majority of the trips will take place on Washington Street North and Pole Line Road. With both these roadways being designated and constructed to Arterial Standards, it is not expected this project will create a great burden on the road system in the area.

The commission should review all the possible impacts, and provide appropriate mitigating conditions.

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Planner I Spendlove stated upon conclusion should the Commission recommend approval of the request, as presented, staff recommends the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a Master Pedestrian Pathway plan for the entire undeveloped area between Washington Street North and Canyon Crest Drive being reviewed by City Staff per the Westpark Commercial Subdivision No. 10 preliminary plat discussion.

**PZ Questions/Comments:**

Commissioner Reid asked about the height of the Fairfield Inn to the west of this proposed site. Planner I Spendlove explained he doesn't know the exact height however this building will be taller.

**Public Hearing: Opened and Close Without Public Comments**

**Deliberations Followed:**

Commissioner Munoz stated he would be more concerned with the height if it were closer to the rim. The extra height is a good way to maximize land use without spreading out development.

**Motion:**

Commissioner Grey made a motion to recommend approval of the request to City Council, as presented, with staff recommendations as amended. Commissioner Dawson seconded the motion. All members present voted in favor of the motion.

**Recommended for Approval to City Council, As Presented, With the Following Conditions**

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to a Master Pedestrian Pathway plan for the entire undeveloped area between Washington Street North and Canyon Crest Drive being reviewed by City Staff.

**Scheduled for City Council Public Hearing January 9, 2017**

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2. Request for Vacation of a portion of utility easement and sewer easement at the northeast corner of Lot 1 Block 1 St. Luke's Subdivision-a PUD on property located at 801 Pole Line Road West c/o Jason Densmer, the Land Group, Inc. on behalf of St. Luke's MVRMC, LTD. (app. 2827)

**Applicant Presentation:**

Jason Densmer, The Land Group, Inc., representing the applicant, stated this request if for the vacation of two separate easements. St. Luke's MVRMC would like to construct a new Medical Office Building along the northeast corner of the property. In order to do so there are a couple of easements that need to be vacated. The hospital has had plans to build a Medical Office Building in this area for approximately 10 years. During the time of the original planning process utilities were constructed to provide for this building in the future. However, since that time the need for the Medical Office Building has grown and the building designed for this need does not fit the original pad site design. One of the vacations is in reference to a utility easement identified on the plat, the only utility that was installed in this easement was a water line. The second vacation is in reference to a sewer line. Prior to the construction of the hospital the City operated a sewer trunk in this corridor and when the pad was developed that sewer line was relocated but the easement was never vacated from the plat. In summary the vacations of these easements will allow for development of the site to move forward.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this area is under the St. Luke's PUD Agreement # 264 which went through the public hearing process in 2005-2007. The Preliminary Plat was approved at the September 12, 2006 Planning & Zoning Commission meeting, and the Final Plat was approved and recorded in January 2008. Since that time, St Luke's Magic Valley has constructed multiple buildings on the property including the main Medical Facility, Helicopter Pad, and most recently a surgery center.

The applicant is requesting a partial vacation of two (2) utility easements, as described and shown in the attachments. The vacation is essential for the construction of a proposed Medical Office Building.

One of the easements contains an existing water main maintained by the City of Twin Falls. The other easement does not contain any infrastructure as the sewer line was re-routed during construction and a how do I separate easement was dedicated through separate instrument number.

As part of the proposed project, the existing water main will need to be relocated to an acceptable location. As of this date, the City has not received an acceptable plan for the relocation of said water line. It would be vital to place a condition upon City Engineer approval of Construction Plans for the relocation of the existing water main.

The Sewer Easement is "on paper" only, and the vacation of said easement will not have an adverse effect on the City Sewer System.

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Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:
2. 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.
3. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, prior to publishing the Ordinance for Vacation.

**PZ Questions/Comments:**

- ❖ Commissioner Munoz stated he understands the sewer line was relocated and wanted to know if there is an easement where the new sewer line is located.
- ❖ Planner I Spendlove explained that there is an easement.
- ❖ Commissioner Frank asked about the need for more parking.
- ❖ Planner I Spendlove explained staff will be doing an evaluation of the parking and he has heard some talk about putting in additional parking.

**Public Hearing: Opened and Close Without Public Comments**

**Closing Statement:**

Mr. Densmer explained he has been working with the City on the construction plans for moving the water line and stated they are very close to having that ready for approval. As for the parking, originally the staff training was to have employees park farthest away from the entrance to provide for customer parking. Once the medical office building is constructed staff will be given different directives on where to park.

**Motion:**

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

**Recommended for Approval to City Council, As Presented, With the Following Conditions:**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to receiving an approvable Construction Plan for the relocation of the existing Water Main, per City Engineer, **prior to publishing** an Ordinance for Vacation.

**SCHEDULED FOR CITY COUNCIL PUBLIC HEARING JANUARY 9, 2017**

3. Request for a Special Use Permit to establish an auto dealership and accessory uses also including vehicle display pad sites on Kimberly Road number to be determined by Commission on property located at 160 Eastland Drive c/o CRC Property Holdings, LLC on behalf of Goode Motor (app. 2828)

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**Applicant Presentation:**

Errin Bliss representing the applicant stated Goode Motor is planning to relocate their VW/Mazda dealership on Blue Lakes Boulevard North and their Central Reconditioning Center located on Kimberly Road to the 160 Eastland Drive location. This property consists of approximately 6 acres, and will consist of a new two story dealership/show room. There are plans for a new service/repair shop, drive through car-wash for the dealership, body shop, and staff offices. A portion of the development will include the existing theater located at the southeast corner of the build and will be used for an auditorium. The proposed dealership will be in a commercial district surrounded by cemetery to the south and east. The business will operate from 7am to 7pm, with increased traffic to the area but not any more than what was there when the theater was in operation. The request also includes a plan to have approximately 14-15 display pads adjacent to Kimberly Road.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The County parcel records for this property start in 1994, and the theater was first listed at this location in the Polk City Directory in 1971. The theater closed in May 2014 and has been vacant since.

The applicant is applying for an SUP to operate a Retail Automobile Dealership with accessory uses. These accessory uses include Automobile Service and Repair Center, an Auditorium in one of the old theater spaces, and multiple display pads along Kimberly Road. The Applicant has supplied a detailed narrative laying out the regular operation of the dealership and service center.

Also included is a detailed description of the intent for keeping the theater space to be utilized as a spot for community organizations, schools, churches and other various entities to utilize as a meeting and gathering space. It is clearly stated that their intent is not to compete with the other theaters in town in any way. The property being zoned C-1 and surrounded by C-1 and Open Space, make a dealership, repair center, and auditorium a compatible use for this location.

**Per City Code 10-4-8:**

An SUP is required in the C-1 zone to operate an Automobile and Truck dealership, and Vehicle Service and/or Repair.

The Site Plan provided by the applicant depicts the location of the Dealership vehicles and Service/Repair area. The display areas are not required to follow the parking lot landscaping requirement. The Service area is shown to be within buildings and is not foreseen to be an overly burdensome impact on neighboring properties.

**Per City Code 10-7-12:**

Thirty feet (30') of landscaping is required along Kimberly Road. This landscaped area will require a certain number of trees and bushes per the landscaping requirement in City Code.

**Per City Code 10-11-1 thru 8:**

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

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As part of the landscaping section of required improvements, vehicle display pads may be permitted within the required landscaping through the Special Use Permit process.

The applicant has shown the number and location of display pads along Kimberly Road they desire to have. The commission should evaluate the number and location, then determine if it is following the intent of the Gateway Arterial Landscaping code section.

Currently the Goode operation off of Blue Lakes Houses two brand dealerships. A Central Reconditioning Center (CRC) to repair and recondition used vehicles is located on Aspenwood Drive. The move to Eastland Drive will take the Mazda dealership and the CRC to the new location.

The typical impacts of dealerships center around increased traffic and noise from daily operations. The daily operations include delivery of vehicles, minor service and repair, starting and running of vehicles, and other various activities.

Since the location is within a commercial district, and near similar uses in the area, the daily operations of a new dealership will likely not increase impacts in vicinity to unacceptable levels. The applicant has stated how they will mitigate noise, glare, and fumes from neighboring property owners.

The increased traffic will be due to the inactivity of the property in the recent years. It is not expected the increase in traffic will go beyond the historic traffic levels as a Theater. Additionally, the primary roads used to service this location are Eastland Drive and Kimberly Road. Both of these roadways are designated arterials and have been designed to accommodate larger traffic loads.

The relocation/consolidation of these businesses will have a positive impact on the area as an underutilized location within the city will be revitalized with minimal developmental impacts.

Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented, staff recommends the following conditions.

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:
2. 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.
3. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
4. Subject to the vehicle display pads along Kimberly road being limited to a number determined by the Planning Commission.

**PZ Questions/Comments:**

- Commissioner Grey asked if the landscaping has to be increased because of the display pads.
- Planner I Spendlove explained that they still have to install the required amount of trees and bushes that meet the code requirements.
- Commissioner Munoz asked if there is any fencing requirement between the cemetery and this proposed business.
- Planner I Spendlove stated no, this would not be required.

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- Commissioner Munoz clarified that outside speaker/paging systems would not be allowed without a special use permit.
- Planner I Spendlove stated that is correct to have amplified sound outside they have to have a Special Use Permit.
- Commissioner Woods asked about the proposal for future pad side being sold for a restaurant.
- Planner I Spendlove explained that is not part of this request but it is something they are considering possibly in the future.

**Public Hearing: Opened**

- Matt Cook, owner of Goode Motor, explained that he is not familiar with landscaping requirements and the pad sites are important to the operation of the business. He is willing to do what it takes to meet the requirements.
- Commissioner Grey asked if the applicant was envisioning trees with cars parked under them.
- Mr. Cook explained that they don't want to prohibit people from seeing the inventory, it would not be optimal to plant trees that block the cars, possibly grouping the trees together is possible.

**Public Hearing: Closed**

**Closing Statement:**

- Mr. Bliss explained that per the zoning ordinance they are require to provide 8050 sq. ft. of landscaping. They are providing 31500 sq. ft. of landscaping so the display pads are minimal.
- Commissioner Grey clarified the number of trees is something that needs to be considered it could become an issue with the display pads.
- Mr. Bliss explained they have not gotten far enough into the design to know what it will look like.

**Deliberations Followed:**

- Commissioner Frank asked if staff has some reference to other dealerships along the arterial gateways here in the City.
- Planner I Spendlove stated that in relation to some of the others there are quite a few pads shown on this plan. The concern is that the landscaping requirement has to be met. The code states 1 tree for 500 sq. ft. and 1 bush for every 100 sq. ft. The trees must be a minimum of 4ft tall when planted. There are ways to allow the trees behind the cars, between the cars and they don't have to be in front of the cars. The code reference by Mr. Bliss is for the C-1 zone, however this property is along a gateway arterial. The gateway arterial requires landscaping above and beyond the C-1 zone and there will also be landscaping in the parking. Staff just wanted the Commission to review the plan and give feedback on the number of pad sites.
- Commissioner Munoz asked for clarification on the number of pad sites they are requesting.
- Mr. Bliss stated 16 is the correct number shown and being requested.
- Commissioner Frank asked if the Commission has any issues with the pad sites.
- Commissioner Munoz stated he is not concerned with the number of pad sites as long as the landscaping requirement is met. He thinks this property can look really nice and is a great place for this business.
- Zoning & Development Manager Carrway-Johnson explained they have not started the design for the project but if there are issues this could be brought to the Commission later.
- Commissioner Woods asked if they are limited to how far back the landscaping can go.
- Planner I Spendlove explained gateway arterial landscaping shall be minimum 30' from back of sidewalk and they can't have a display pad within 15' of the sidewalk. There shall be a minimum of 15 between the

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front of the vehicle and the sidewalk. There is a minimum landscaping requirement, how they meet that code is up to them.

- Commissioner Frank stated he is comfortable with letting the staff work with the applicant as long as code is followed.
- Commissioner Higley stated he agrees.
- Planner I Spendlove explained that the pad sites can be approved as shown if there is not an issue with 16 pad sites.
- Commissioner Grey asked what the plans were for the public auditorium.
- Mr. Cook explained that this southeast end of the building is the first theater built on-site, so historically they would like to maintain that portion of the building. They will not be using it as a public theater however it could be used by local churches, schools, possibly a business like Chobani for a meeting location, other community events. This is a very preliminary plan so the details have not been determined.

**Motion:**

Commissioner Reid made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, With the Following Conditions**

1. Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:
  2. 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.
  3. Subject to construction of the building being consistent with the submitted drawings/elevations, as presented.
  4. Subject to the vehicle display pads along Kimberly Road not to exceed 16 pad sites.
3. Request for a Special Use Permit an auto body and service business to include an indoor paint booth on property located at 193 Eastland Drive c/o Bruce Bland (app. 2829)

**Applicant Presentation:**

Bruce Bland, the applicant, stated he is here to request a Special Use Permit to add a paint spray booth for Line-X liners and Powder Coating. There should not be any impacts to the surrounding area. They built the building 10 years ago and are trying to make the property more appealing for to selling the property in the future.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated the applicant has provided a detailed narrative of the operation of the business. They indicate the desire to operate an Automobile Service and/or Repair business (collision repair facility) with an indoor paint booth. Their narrative describes the expected number of vehicles, hours of operation, employees, and type of work being performed.

**Per City Code 10-4-8:**

Automobile and Truck service and/or repair establishments are required to obtain a Special Use Permit prior to being legally established due to potential impacts on neighboring properties.

City code does not differentiate between various Service and/or Repair businesses. This proposed business has "self-classified" as Collision Repair. This would typically entail having vehicles in various forms of

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disrepair or wrecked status being on the premises awaiting hoods, fenders, doors, etc. It also entails reconditioning, prepping, and painting body panels. It is uncertain if major engine repair or transmissions will also be part of the operation.

**Per City Code 10-11-1 thru 8:**

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

It is not anticipated any new buildings will be constructed and the majority of renovations will take place indoors with over the counter permits. Therefore, some improvements will not be triggered. However, the majority of site improvements required within Title 10 Chapter 11 have previously been constructed and approved.

Increase in traffic, noise, odor, or glare is not anticipated to increase to unacceptable levels for neighboring land uses. This is primarily due to location along Eastland Dr. and being surrounded by the C-1 and M-1 Zoning districts and Land Uses. Additionally, it has been depicted the work on vehicles will take place indoors, during reasonable business hours.

One common impact of this type of business is the of the visual sort. These businesses occasionally have a tendency to proliferate vehicle parts outside the building. A condition requiring screening of wrecked vehicles and miscellaneous parts would be appropriate.

Planner I Spendlove stated upon conclusion should the Commission grant this request as presented; staff recommends the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to all wrecked vehicles, miscellaneous parts, and/or equipment being located within the building, or behind a screening fence. Said screening fence material to be approved by staff prior to installation.

**PZ Questions/Comments:**

- Commissioner Grey asked about attaching the Special Use Permit to the owner.
- Planner I Spendlove explained that they are looking to provide a way for the future business owner to operate. Staff feels the conditions will help to address future business operation and mitigate any future impacts.
- Commissioner Munoz asked about paving of the maneuvering area.
- Planner I Spendlove explained the parking and maneuvering area is already paved.

**Public Hearing:** [Opened and Closed Without Public Comments](#)

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Approved, As Presented, With the Following Conditions](#)**

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1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
  2. Subject to all wrecked vehicles, miscellaneous parts, and/or equipment being located within the building, or behind a screening fence. Said screening fence material to be approved by staff prior to installation.
5. Request for a Zoning District Change & Zoning Map Amendment from R-1 to C-1 for 1(+/-) acres to allow expansion of an existing self-storage facility on property located at 2716 Addison Avenue East c/o Addison Secure Storage (app. 2830)

**Applicant Presentation:**

Forrest LeBaron, the applicant, stated he is here to make a request to rezone a portion of his property that is currently zoned R-2 and change it to C-1. This was originally zoned two different ways and they wanted to make sure business would be viable prior to moving forward with a rezone. A portion of the property will not be rezoned that is next to the canal, it will be left for access.

**Staff Presentation:**

Planner I Spendlove Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits. This corridor originally was zoned with a 600' in depth C-1 zoning – still existing today.

The first appearance of this address in the Polk Twin Falls City Directory was in 1988 as what appears to be a residence, and the remaining property to the south was likely used as agricultural land. The applicant purchased this property in 2014 and soon thereafter began the process of submitting construction plans for the north half of the parcel establishing Addison Secure Storage.

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

The applicant is applying for a Zoning District Change and Zoning Map Amendment for a portion of the southern parcel in order to complete the build out of Addison Secure Storage. Addison Secure Storage has been operating at this location for almost 2 years and according to the applicant's narrative, there will be no change in the overall operation, just an increase in the number of storage units towards the South. Currently the mini storage units occupy the northern half of the property which is located in the C-1 zone. The applicants overall plan shows 4 more phases at this location. The submitted documents indicate an approximate 35'+ "buffer" on the southern property line. This 35' is not part of this rezone application and is proposed to remain zoned R-2. The applicant states they plan to continue leasing the ground for agriculture use and canal access.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the C-1 Zoning District.

The Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

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To make a positive recommendation to the City Council the Commission must determine that 1- the request is in conformance with the Comprehensive Plan and 2- the extent and nature of changing the zoning of this property to R-2 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

**PZ Questions/Comments:**

- Commissioner Woods asked what the distance is from the storage unit to the property line and if this would be the time to discuss stacking of the units and other issues possibly related to the use.
- Planner I Spendlove explained this request is only for the zoning change. The use that they have planned will require a Special Use Permit and that would be when the issues related to use would be discussed.
- Commissioner Grey asked if notice was mailed out to property owners.
- Planner I Spendlove explained that there were letters mailed out and staff has only had one call related to the request. It was explained that the rezone is supported by the Comprehensive Plan but that if they have issues with the use they will be notified when a Special Use Permit is requested, that would be the time to speak about the impacts from the use.

**Public Hearing: Opened and Close Without Public Comments**

**Closing Statement:**

Mr. LeBaron explained that he plans to keep this property in his family for as long as possible and to expand this business. He is aware of the neighbor that has concerns about the aesthetics and use of the property. He does not stack the units, and they are all matching in color and blind to the point that people don't see them from Addison Avenue East. They also plan to install a screening fence along the back edge of the property where the C-1 stops and the R-2 starts. They have approximately 8 customers per day and it has minimal impacts to the area.

**Deliberations Followed: Without Concerns**

**Motion:**

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

**Recommended for Approval to City Council, As Presented, With the Following Conditions  
To Be Scheduled for City Council**

**V. GENERAL PUBLIC INPUT: None**

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

Chairman Frank congratulated Commissioner Reid on his move to City Council. Zoning & Development Manager Carraway-Johnson congratulated Commissioner Reid on his move to the City Council and thanked him for his service on the Planning & Zoning. The vacancies will be advertised for at least two possibly three opening. The preliminary plats are a final approved by the Commission of the three that were on the agenda tonight, only one Westpark Commercial Subd No. 10-a ZDA has a final plat that will be ready to move forward for City Council soon. LeMonyne and Pillar Falls Plaza-a PUD do not have final plats submitted yet. The

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Pillar Falls Plaza-a PUD had many engineering issues to resolve prior to a final plat being accepted. The zoning district change for the Westpark Commercial Subd No. 10, the vacation for St. Luke's and the zoning district change for Addison Secure Storage are all to be scheduled for City Council in January.

The last item for discussion is the schedule for 2017. There are two options for scheduling to allow for the meetings to be scheduled around the holiday season. Alternative 1 has meetings in November and one in December. Alternative 2 has one meeting in November and two meetings in December. Staff wanted to see if they Commission had a preference on the schedule.

The Commission determined Alternative 1 with two meetings in November and one in December was their preference. The schedule will be posted.

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

1. Work Session-**January 4, 2016**
2. Public Hearing- **January 10, 2016**

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 08:10 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department