



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**January 24, 2017 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 **Vacancy** Jolinda Tatum  
Chairman Vice-Chairman

**AREA OF IMPACT:**

Ryan Higley Steve Woods

**I. CALL MEETING TO ORDER:**

1. Confirmation of quorum
2. Introduction of staff

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **01-10-17 PH**
2. Approval of Findings of Fact and Conclusions of Law: **None**

**III. ITEMS OF CONSIDERATION: **None****

**IV. PUBLIC HEARINGS:**

1. Requests a **Special Use Permit** for allowing a drive through window in conjunction with a restaurant with extended hours or operation on property located at 292 Blue Lakes Blvd North Scott Allen on behalf of Kevin Mortensen c/o Chasewood Partners, LTD (app. 2833)
2. Requests the Commission's recommendation on a Zoning Title Amendment to amend Title 10-Chapter 13-Section-1; by adding a subsection (c) requiring a Certificate of Appropriateness be granted by the Historic Preservation Commission prior to exterior modifications or applying for a building permit for modifications or new development of properties located within the Twin Falls Downtown Historic District, the Twin Falls City Park Historic District and the Warehouse Historic Overlay District. Nancy Taylor on behalf of the Historic Preservation Commission (app. 2832)

**V. GENERAL PUBLIC INPUT:**

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

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

1. Work Session- **February 1, 2017**
2. Public Hearing-**February 14, 2017**

**VIII. ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

**CITY OF TWIN FALLS**  
**PLANNING & ZONING COMMISSION**  
**Public Hearing Procedures for Zoning Requests**

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.

4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
  - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
  - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
  - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
  - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
  - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission 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 Chairman.**



**Planning & Zoning Commission Minutes  
January 10, 2017**

and deadlines have been pushed back approximately one year with an anticipated completion date of January 2018.

As the deadlines for the Main Street Revitalization Project improvements have been pushed back, this resulted in Mrs. Petruzzelli's project also being pushed back. There are electrical, plumbing and sign permits submitted for review. The applicant, Susan Petruzzelli has been in contact with staff regarding the conditions and has been continually working to accomplishing them over the past year.

Staff believes the conditions placed on the special use permit are still appropriate. However, the dates placed on the conditions will be exceeded prior to accomplishing the conditions thus rendering the special use permit potentially void.

Twin Falls City Code Title 10; Zoning & Subdivision Regulations, Section 13; Zoning Permits, Section 2.2; Special Use states:

*Per City Code 10-13-2.2(I): "...Special uses which have not been established within one year of the date of issuance of the special use permit, may be reviewed by the commission to determine if the facts and circumstances have changed; the commission may call for a new special use permit application."*

The commission is tasked with reviewing the facts and circumstances of this case, along with the surrounding area, and determine if there have been substantial changes to the area, which could merit calling for a new Special Use Permit.

Senior Planner Spendlove stated upon conclusion stated staff recommends that the Commission review and act on the attached request to reactivate/extend the dates contained in Special Use Permit #1384, as proposed, to be concurrent with the Main Street Revitalization Project construction schedule.

**PZ Questions/Comments:**

- Commissioner Munoz stated he would like to know if this could, be more open ended to allow the project to move forward as needed.
- Senior Planner Spendlove stated that the date was initially established because of the uncertainty of the Urban Renewal Plan.
- Zoning & Development Manager Carraway-Johnson explained that the commission could motion to approve the extension of the permit and amend it to proceed in conjunction with the URA Renewal Project.

**Public Hearing: Opened & Closed No Public Present**

**Deliberations Followed: Without Concerns**

**Motion:**

Commissioner Munoz made a motion to reinstate/extend the special use permit and to amend the permit to state the conditions are to be completed in conjunction with the URA Renewal Project. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

**Approved, With the Following Amended 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 the Westerly approach on Main Street being removed, per City Engineering standards, prior to commencing business operations.

**Planning & Zoning Commission Minutes  
January 10, 2017**

3. Subject to an agreement between the URA and the applicant for the design and construction schedule of the curb, gutter, and sidewalk adjacent to this property being signed by both parties and provided to staff **upon completion of the agreement with the Urban Renewal Agency.**
4. Subject to all parking and maneuvering areas being hard-surfaced, **upon completion of the Urban Renewal Project**; OR per the timeline outlined in the agreement with the URA, whichever is first.
5. Subject to the permanent curb, gutter, and sidewalk improvements for the entire site being installed, inspected and approved as per City Engineering Standards, **upon completion of the Urban Renewal Project**; OR per the timeline outlined in the agreement with the URA, whichever comes first.

**IV. PUBLIC HEARINGS:**

1. Request for a **Zoning Title Amendment** to Twin Falls City Code Title 10; Chapter 4; to delete the special use permit requirement to allow permitted retail/trade uses operating outside the hours of seven o'clock AM to ten o'clock PM within the 10-4-7.2(B), 10-4-8.2(B) and 10-4-13.2(B) Zoning Districts; and to delete the special use permit requirement to allow an indoor recreation facility within 10-4-7.2(B), 10-4-8.2(B), 10-4-9.2(B), 10-4-10.2(B) and 10-4-13.2(B) Zoning Districts. City of Twin Falls c/o Planning & Zoning Department (app. 2831)

**Staff Presentation:**

Senior Planner Spendlove reviewed the request and stated historically speaking, the Commission has reviewed and approved approximately 2 dozen Indoor Recreation Facilities in the past 10 years. Approximately half of these were in the C-1 Zoning District. The remainder fell into the CB, OT, and Manufacturing Districts. Also very few if any requests to operate a retail/trade establishment outside 7am to 10pm, have been denied.

This request is to amend multiple City Code sections;

- 1) To delete the special use permit requirement to allow permitted retail/trade uses operating outside the hours of seven o'clock AM to ten o'clock PM within the CB, C-1, and OT zoning districts. This request stems from the overall change towards a 24-hour community that our City has experienced in the last 10-15 years. As the employment landscape changes towards shift work for our major employers (St. Luke's, Chobani, Clif Bar, Independent Meat, Amalgamated Sugar, Jayco, Glanbia, and others) ancillary services and retail operations catering to shift workers have altered their operations in order to be successful. Since this code amendment only applies to the retail side of operations, it is not expected to have an extreme impact on the overall community. The special use requirement will be removed from the appropriate zoning district and the land use will be identified as a permitted use in the appropriate zoning district.
- 2) To delete the special use permit requirement to allow an indoor recreation facility within CB, C-1, M-1, M-2, and OT Zoning Districts. On occasion, Indoor Recreation Facilities have been synonymous with "Clubs" that serve alcohol. This proposed change will not eliminate the requirement for a Special Use Permit to sell Alcohol within 300' of a residence. As a result, staff feels the movement of Indoor Recreation Facilities from Special Uses to Permitted Uses will have minimal impact to the overall compatibility of Indoor Recreation type uses with surrounding properties. The special use

**Planning & Zoning Commission Minutes  
January 10, 2017**

requirement will be removed from the appropriate zoning district and the land use will be identified as a permitted use in the appropriate zoning district.

To be clear, these amendment request will not alter or change the "Disturbance of the Peace" clause. The establishment can still have legitimate complaints levied against them if such a business creates a disturbance that warrants a complaint in the same manner as it is currently.

Senior Planner Spendlove stated upon conclusion the Commission may recommend the zoning title amendment as requested, recommend a modification of the amendment as presented (this will require another public hearing before the Commission), or recommend the amendment be denied.

**PZ Questions/Comments:**

Commissioner Woods stated that one of the visions for downtown Twin Falls is to have apartments above the businesses will this change in hours of operation have a negative impact this plan.

- Senior Planner Spendlove explained that people would have knowledge before moving into an apartment above a business that the business exists. There are also other types of businesses that could operate outside of these hour that do not include retail, this change will not impact these types of businesses.
- Commissioner Grey explained he thinks this will be an opportunity for growth downtown.
- Zoning & Development Manager Carraway-Johnson stated currently out of all of the special use permits that we have approved for extended retail hours, there has only been one that has come through for revocation. This was because of disturbance and the police department addressed the concerns. This code section can be very inhibiting and uncooperative with businesses and the community has evolved. Both of these potential changes were discussed with the Commission with a recommendation to move forward.
- Commissioner Munoz clarified that indoor recreation facilities did not have regulations for hours of operation and noise disturbance is still enforceable by the Police Department.
- Commissioner Frank stated he has no issues with the amendment to the hours of operation and asked about the disturbance of the peace.
- Zoning & Development Manager Carraway-Johnson explained that approximately 20 years ago there were some bars that came through that had conditions with decibel levels but it is fairly complicated to enforce.
- Commissioner Frank explained that may be true however with the special use permit process it gave the Commission and the neighbors the opportunity for discussion about noise control.
- Zoning & Development Manager Carraway-Johnson explained that she is no aware of how to us a meter to determine decibel levels nor the training to determine what decibel level is appropriate. The police have always taken care of the disturbances.
- Commissioner Frank explained that making this amendment takes away the opportunity to have a discussion with the business and with the neighbors.
- Commissioner Grey stated there is not a decibel listed in the code.
- Commissioner Munoz stated maybe what needs to happen is a noise ordinance needs to be in place. He also agrees with the fact that the businesses would rather not apply for a Special Use Permit.
- Zoning & Development Manager Carraway-Johnson clarified that this discussion seems to be directed towards clubs, however indoor recreation covers gyms, bingo halls, video games etc. so all of these businesses have to come through the this public hearing process and it can encumber them.
- Commissioner Frank asked if entertainment venues could be excluded from this amendment. He is uncomfortable with the way this proposal.

**Planning & Zoning Commission Minutes  
January 10, 2017**

- Commissioner Grey clarified that if there is a light ordinance maybe a noise ordinance should be in place too.
- Senior Planner Spendlove clarified that there seems to be a few uses that the Commission wants to regulate however, our definition for indoor recreation facility encompasses more than just these few uses that create concerns. The majority of the businesses that come through this process for this type of use are not the few that the commission has concerns with, they are gyms, yoga studios and are then delayed for 6-8 weeks unnecessarily.
- Commissioner Munoz asked if there could be a 300' clause added to the amendment similar to the Special Use Permit for consuming alcohol on premises. This would give the people that live around the property a chance to speak out for or against the request.
- Senior Planner Spendlove explained there is a fine line where we can end up over regulating a business.
- Commissioner Grey stated he feels like the 1% that are being discussed could be addressed better with a noise ordinance.
- Zoning & Development Manager Carraway-Johnson explained that the Commission can table this discussion and staff can have someone from the police department speak about the concerns involving disturbance of the peace.
- Commissioner Frank stated he would feel more comfortable understanding the action plan and the tools the police have to address the Commissions concerns before removing the Special Use Permit requirement.
- Commissioner Grey stated he would like some information about the Special Use Permits that we have allowed an indoor recreation facility and if there have been any complaints.
- Senior Planner Spendlove explained staff has not received any complaints and the police department work very closely with Planning & Zoning to keep the department informed of any land uses that are creating problems.
- Commissioner Munoz explained that if the police department has issues with a land use and there is not a Special Use Permit there is no recourse for addressing the problem.
- Senior Planner Spendlove explained that if there is a disturbance of the peace the officers have a means to address the concern. The businesses have to operate within a standard.
- Zoning & Development Manager Carraway-Johnson explained that perhaps the definition for indoor recreation facility should be revised.
- Commissioner Grey explained that the bad things can occur with or without a Special Use Permit.
- Commissioner Frank stated it seems staff is comfortable with the amendment.
- Senior Planner Spendlove explained that the businesses that are not operating within a certain standard don't last either.
- Commissioner Grey stated he does like having input from the neighbors when a business is going to be next to their residence because the neighbors may have some concerns that staff and the Commission have not considered. As for the two amendments this evening he would like to separate the two and table the indoor recreation facility discussion until they can have more information from the police department.
- Commissioner Frank stated he would support the hours of operation amendment, the hours now may prevent retail from occurring however, and it does not stop retails businesses from having other activities outside of those hours, such as freight delivery and stocking of shelves.

**Public Hearing: Opened & Closed No Public Present**

**Deliberations Followed:**

Commissioner Grey explained he is going to separate the two items pending feedback from the police department on the indoor recreation facility amendment.

**Planning & Zoning Commission Minutes  
January 10, 2017**

**Motion:**

Commissioner Grey made a motion to recommend approval of the zoning title amendment to delete the special use permit requirement to allow permitted retail/trade uses operating outside the hours of seven o'clock AM to ten o'clock PM within the 10-4-7.2(B), 10-4-8.2(B) and 10-4-13.2(B) Zoning Districts and to table the request to delete the special use permit requirement to allow an indoor recreation facility within 10-4-7.2(B), 10-4-8.2(B), 10-4-9.2(B), 10-4-10.2(B) and 10-4-13.2(B) Zoning Districts for additional information. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

**V. GENERAL PUBLIC INPUT: No Public Present**

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

- Zoning & Development Manager Carraway-Johnson stated that there are four applicants for the Commission Vacancies. The deadline for people to apply is January 17 and the goal is to have the vacancies filled by the first meeting in March.
- City Council Update: The request for a rezone to ZDA for Westpark Partners, LLC was approved along with the vacation request from St. Luke's. The ordinances should be approved in the near future for both of these items.
- Staff Update: On December 25, 2016 Jonathan Spendlove was promoted to Senior Planner.

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

1. Public Hearing-**January 24, 2017**
2. Work Session-**February 1, 2017**

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 6:53 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



Public Hearing: **TUESDAY, JANUARY 24, 2016**

To: Planning and Zoning Commission

Presenter: Steve O'Connor, Planner 1

Editor: Renee V. Carraway-Johnson, Zoning Administrator

Authors: Jonathan Spendlove & Steve O'Connor

## AGENDA ITEM IV-1

**Request:** for a **Special Use Permit** to permit a drive through window in conjunction with a restaurant with extended hours of operation on property located at 292 Blue Lakes Blvd North Scott Allen on behalf of Kevin Mortensen c/o Chasewood Partners, LTD (app. 2833)

**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> Manager/Owner	<b>Size:</b> .092 +/- acres
Chasewood Partners, Ltd PO Box 1036 Centerville, UT 84014 805.580.4455 Kevin Mortensen  <a href="mailto:kevin.l.mortensen@gmail.com">kevin.l.mortensen@gmail.com</a>	<b>Current Zoning:</b> C-1	<b>Requested Zoning:</b> Drive through window & extended operating hours 6:00am – midnight (12:00am) in conjunction with a quick serve restaurant
	<b>Comprehensive Plan:</b> Mixed-Use	<b>Lot Count:</b> 5 parcels
	<b>Existing Land Use:</b> 3 residences & 2 commercial businesses	<b>Proposed Land Use:</b> Commercial – Quick serve restaurant
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
J-U-B Engineers, Inc. Scott L. Allen, P.M. 115 Northstar Ave Twin Falls, ID 83301 <a href="mailto:sallen@jub.com">sallen@jub.com</a>	<b>North:</b> C-1 & R-4, Commercial & Residential, Heyburn Ave. E	<b>East:</b> C-1 & R-4, Residential, Ash St. N
	<b>South:</b> C-1, Commercial	<b>West:</b> C-1, Commercial, Blue Lakes Blvd. N
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-11-1 thru 8, 10-13	

**Approval Process:**

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit is void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action the City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

### **Budget Impact:**

Approval of this request will not have a negligible impact on the City budget. Development of the site could affect the city's tax base as a viable commercial business.

### **Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the development of five (5) parcels at the SE corner of Heyburn Ave E and Blue Lakes Blvd N, for the purposes of constructing and operating a quick serve restaurant with a drive through window.

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

### **History:**

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. The 5 parcels included in this application are a part of the Ashton Addition subdivision, which was recorded as a legal plat in March 1908.

292 Blue Lakes Blvd N. first appeared in the Polk Directories in 1962, as Jones Texaco Gas Station, and the two residential parcels to the east 1134 & 1140 Heyburn Ave. E, have been residential since at least that same time. 280 Blue Lakes Blvd N, the parcel to the south, first appeared in the Polk Directories as Metropolitan Life Insurance and Real Estate Service in 1965.

### **Analysis:**

This application is for an SUP to operate a quick serve restaurant outside seven o'clock am (7:00am) to ten o'clock pm (10:00pm) in conjunction with a drive through window. A drive through window and extended hours are expected features for a business such as this to operate effectively. The change of use will likely have the most impact on the neighbors to the east, as there will no longer be a residential buffer between them and the C-1 Zone. This particular corner has been a commercial service node since the early 1960's and the continued growth of the Blue Lakes Corridor has helped facilitate further growth since. The zoning, surrounding land use and future land use map all support the proposed use.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Mixed Use". Mixed Use is described as serving local and regional commercial opportunities, being located at intersections of or along major arterials and is usually more pedestrian friendly than other use designations. Mixed use generally consists of but not limited to retail, office, restaurant, and higher density residential. Staff determined this use is consistent with the mixed use designation.

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

Any facility with a drive through window and a retail/trade use operating outside of operating outside seven o'clock am (7:00am) to ten o'clock pm (10:00pm) requires a Special Use Permit.

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

Thirty feet (30') of landscaping is required along Blue Lakes Blvd N. 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.

**Possible Impacts:**

Redevelopment of this corner as a quick serve restaurant with a drive through will likely increase vehicular traffic from current levels thus increasing noise and light pollution. Additionally, the change of use from residential to commercial will cause additional light intrusion onto nearby residential dwellings. This will come in the form of parking and building securing lighting. However, this location is directly adjacent to Blue Lakes Blvd N, and the impacts are not anticipated to be substantially intrusive.

**Conclusion:**

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

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to construction of the building and site plan being consistent with the submitted drawings/elevations, as presented.
3. Subject to all exterior building and parking lot lighting being downward facing and/or shielded to preclude the light source being visible on neighboring residential properties.

**Attachments:**

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Photo Map
4. Future Land Use
5. Applicant Submitted Site Plan
6. Applicant Submitted Elevations
7. Site Photos

Supplemental Information  
For  
Chasewood Partners, Ltd.

Special Use Permit Application for Property Located at 292 Blue Lakes Boulevard North

Item 4a) Reason for the request:

The applicant is proposing to demolish three (3) residences, and two (2) businesses, and construct a quick-service restaurant facility in the C-1 Commercial Highway District zone. The proposed restaurant will have a drive-through window which requires the approval of a special use permit per City Code.

Item 4b) An explanation of the project:

*i. Hours of operation:*

The hours of operation, each day of the week, are 6:00am to midnight.

*ii. Traffic anticipated:*

A traffic impact study has been completed for the proposed project and a copy is on file at the City Engineering Department. The estimated daily traffic for the proposed restaurant facility, utilizing I.T.D. traffic generation studies, is estimated at 1,550 vehicles per day. Access to and from the site will be provided by one (1) approach on Blue Lakes Boulevard North, and one (1) approach on Ash Street North that provides access to Heyburn Avenue.

*iii. Number of employees, etc.*

The quick service restaurant shall be staffed by approximately 24 employees, shift managers and a general manager. Each shift shall be staffed by a maximum of 8 employees.

Item 4C) An evaluation of the effects on adjoining property:

*i. Noise:*

The project will create only noises that are standard with quick-service restaurant facilities. Said noises include automobile noise and order-board speaker noise. The speaker board has been located as close to the Blue Lakes Boulevard side of the project as possible to help reduce noise transmission to adjacent properties. Speaker volumes will be regulated to accommodate food orders, but not be too loud so as to effect adjacent properties.

*ii. Glare:*

No glare is anticipated to be generated from the proposed facility. All site lights shall be directional and screened to eliminate light trespass on adjacent properties and street right of ways.

*iii. Odor:*

The facility will not generate any offensive odors. All refuge areas shall be enclosed and will be screened from adjacent properties. Trash collection shall be completed on a regular basis to eliminate offensive odors from occurring.

iv. *Fumes:*

This type of business does not create fumes which are offensive, or present health risks, to the adjacent properties or general public.

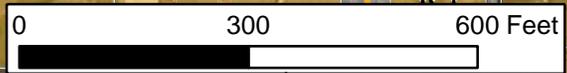
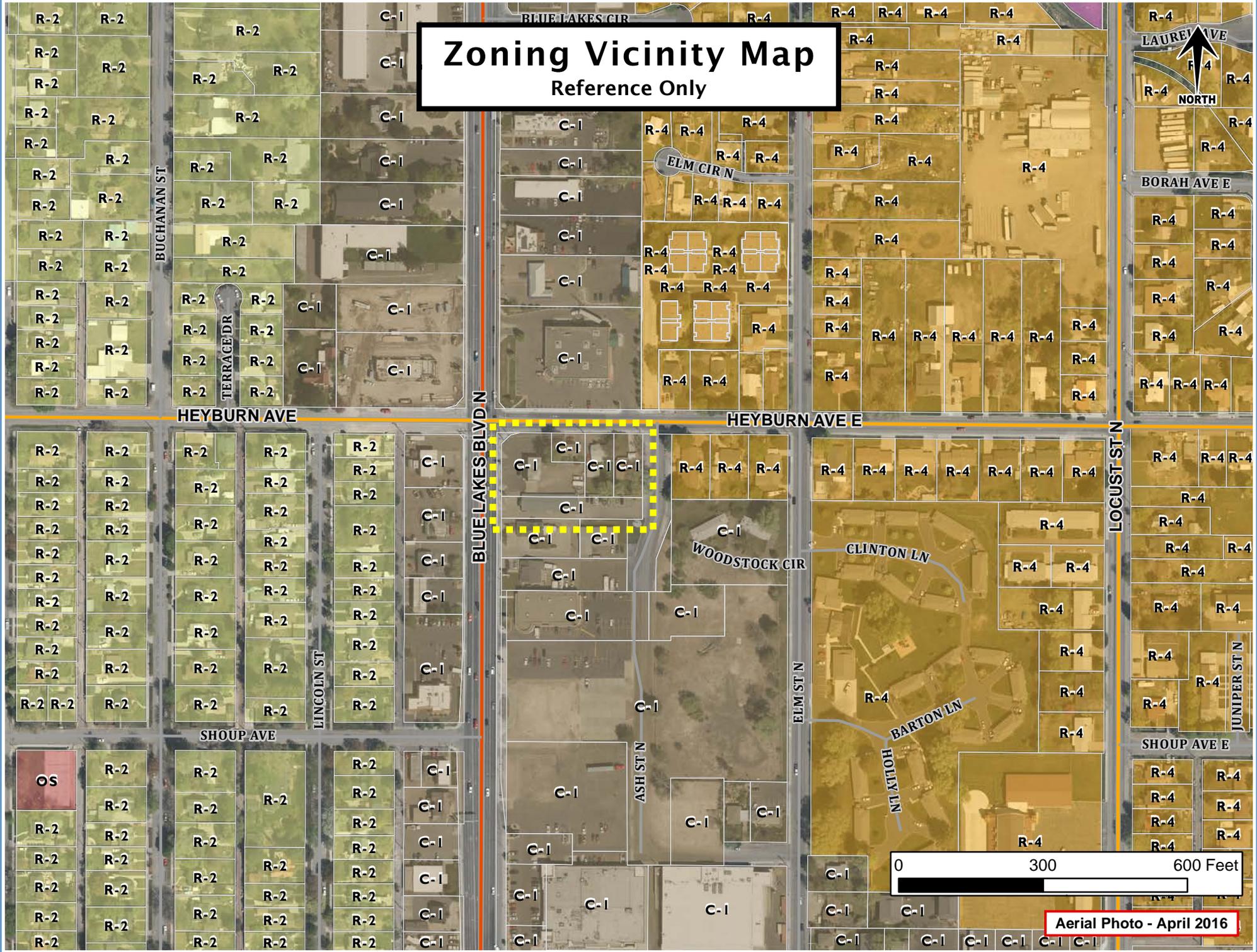
v. *General compatibility with adjacent properties in the district:*

The Blue Lakes corridor is predominantly populated with professional offices, retail establishments and commercial businesses. The proposed use of the subject property is for development of a quick-service restaurant with a drive-through window which is consistent with several existing quick-service facilities that are located along Blue Lakes Boulevard. It should be noted, a restaurant facility is outright permitted in the C-1 zone, but a facility with a drive-thru window requires a special use permit.

The project will be compatible with the existing commercial businesses located south, north and west of the subject parcel. East of the subject property there exists residential properties. However, by creating a site design that: 1) locates the building, and drive-through facility, as close to Blue Lakes Boulevard as possible, 2) utilizes new landscaping around the property perimeter, 3) provides screened and shielded site lighting, 4) reduces the number of approaches on Blue Lakes Boulevard and Heyburn Avenue, and 5) updates the condition of Ash Street that fronts the subject parcel, no additional impacts to the adjacent properties will occur from the proposed restaurant facility and drive-through window. Since the site will be developed in accordance to the current city landscape requirements, the aesthetics of the Blue Lakes corridor, a gateway entrance for the City of Twin Falls, will be greatly enhanced in the general area of the project.

# Zoning Vicinity Map

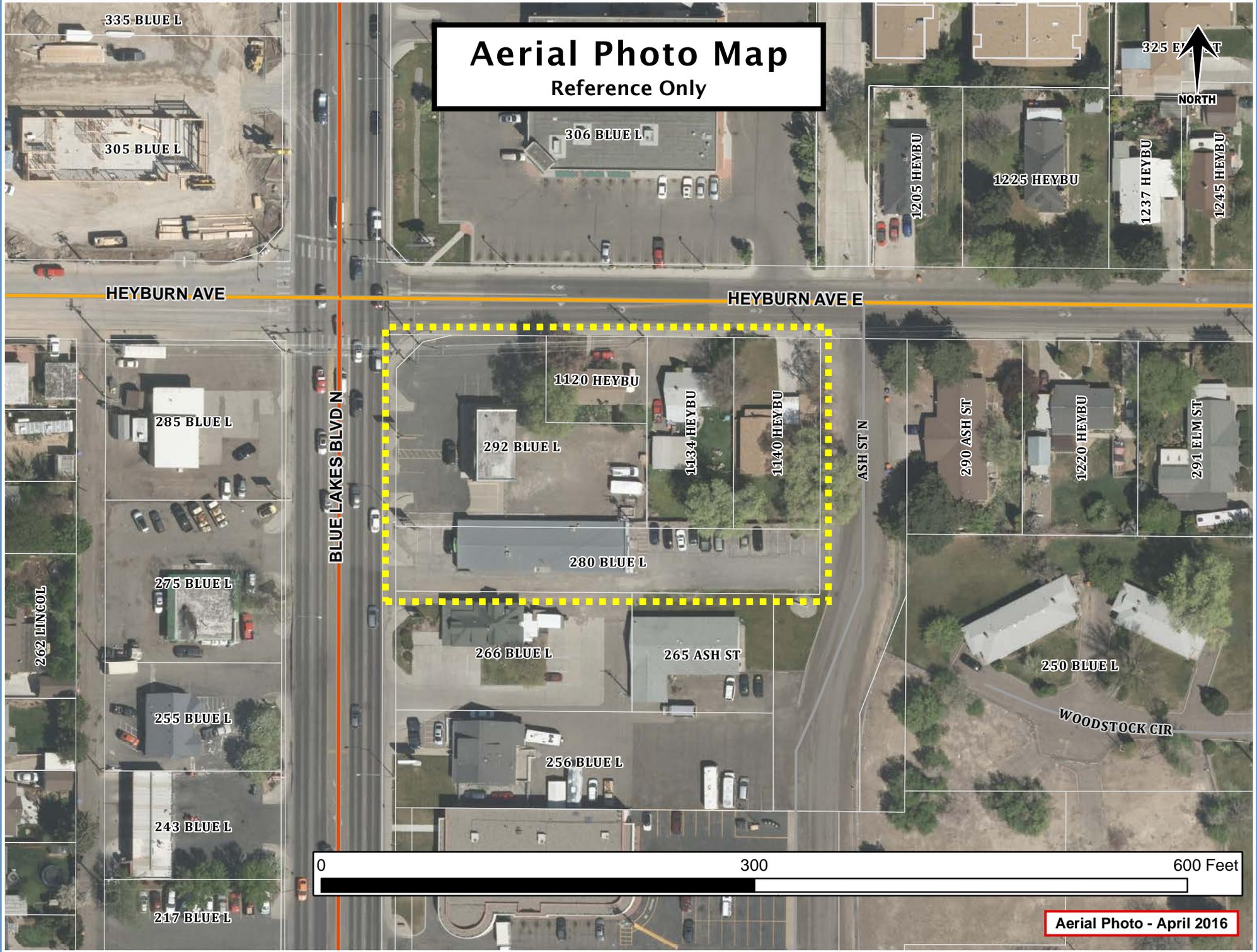
Reference Only



Aerial Photo - April 2016

# Aerial Photo Map

Reference Only



335 BLUE L

305 BLUE L

306 BLUE L

325 ELM ST

1205 HEYBU

1225 HEYBU

1237 HEYBU

1245 HEYBU

HEYBURN AVE

HEYBURN AVE E

BLUE LAKES BLVD N

1120 HEYBU

292 BLUE L

1434 HEYBU

1140 HEYBU

ASH ST N

290 ASH ST

1220 HEYBU

291 ELM ST

280 BLUE L

250 BLUE L

WOODSTOCK CIR

262 LINCOLN

285 BLUE L

275 BLUE L

255 BLUE L

243 BLUE L

217 BLUE L

266 BLUE L

265 ASH ST

256 BLUE L

0

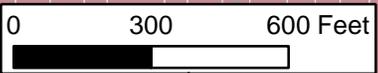
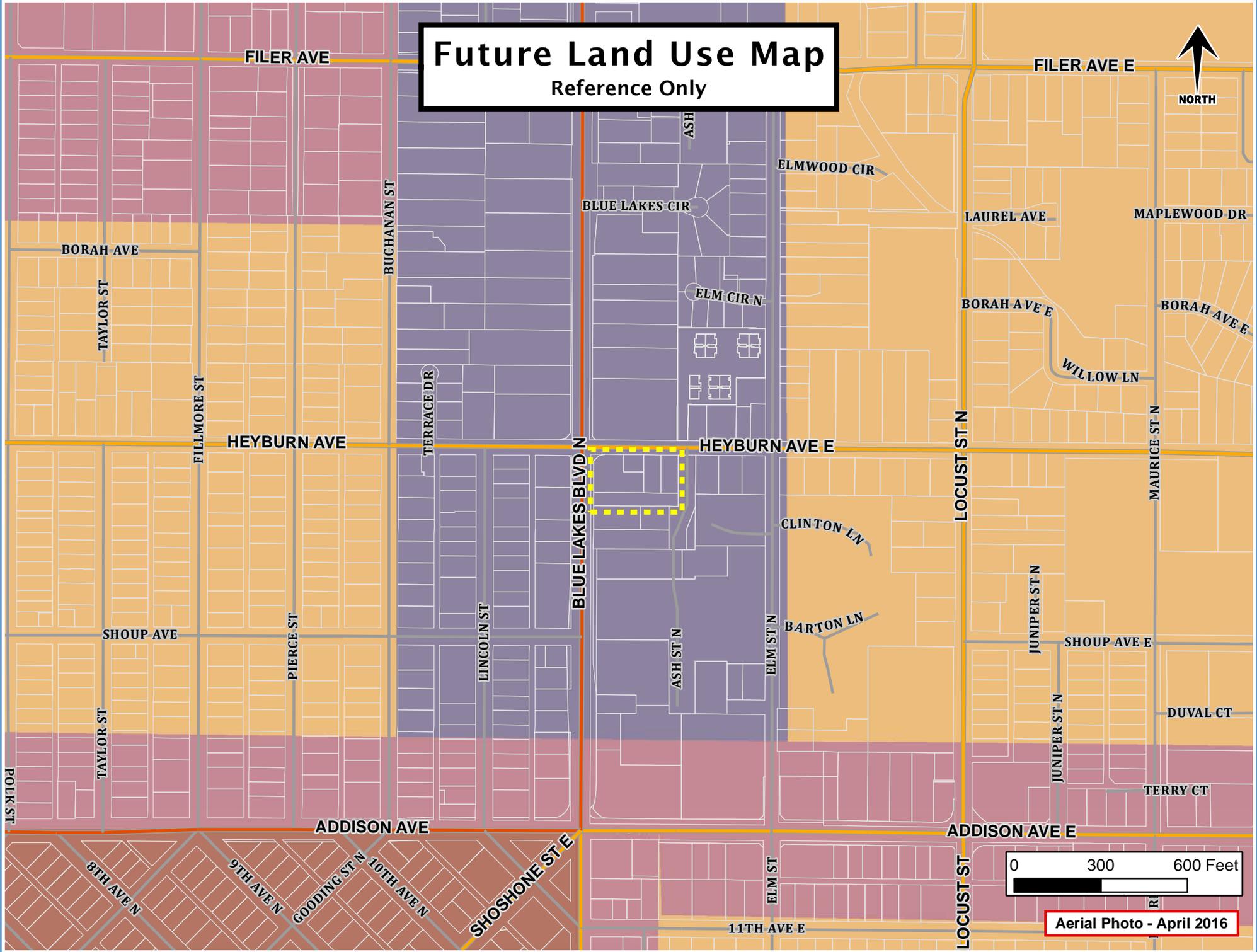
300

600 Feet

Aerial Photo - April 2016

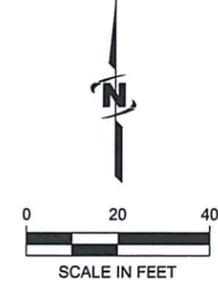
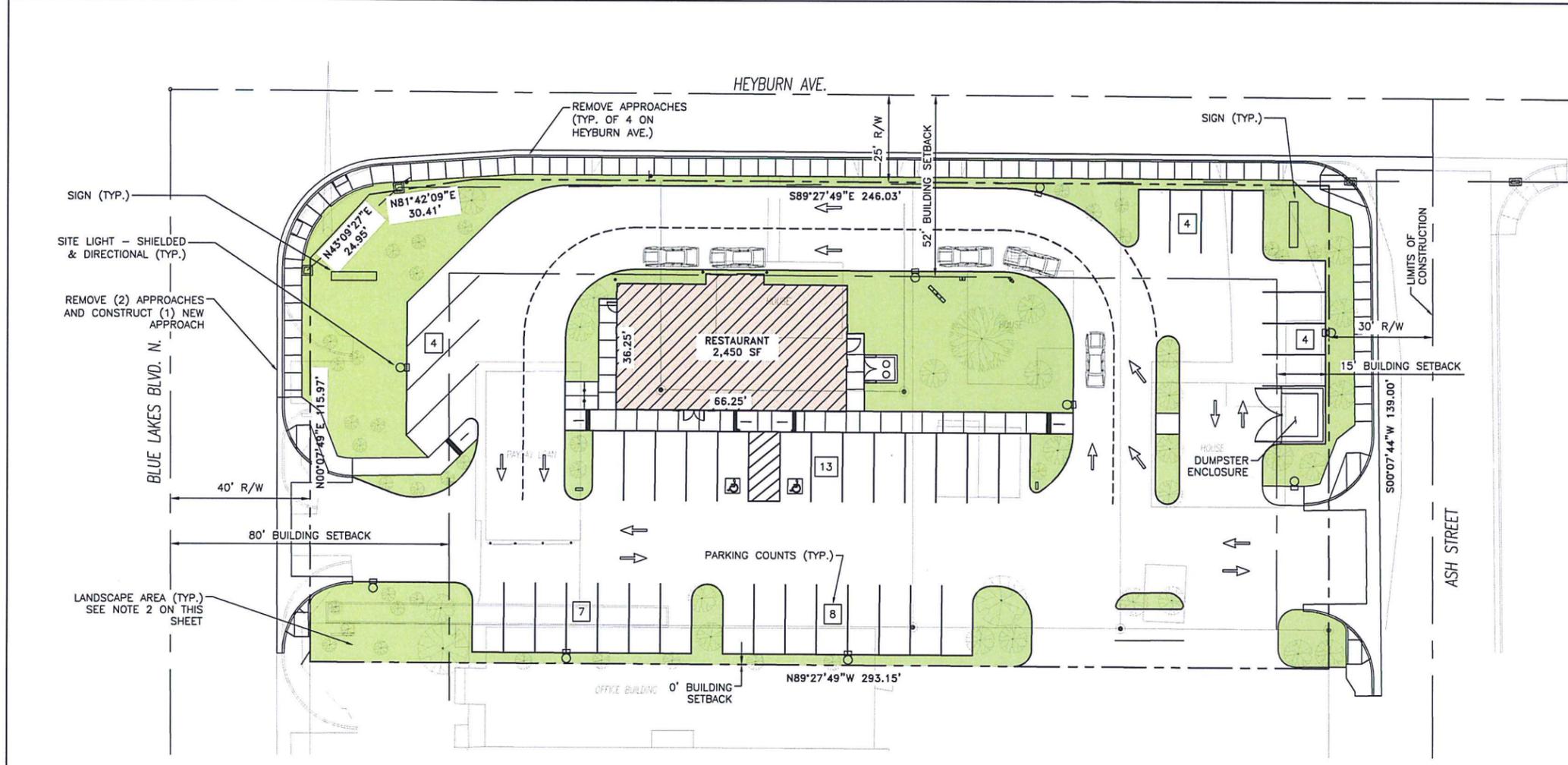
# Future Land Use Map

Reference Only



Aerial Photo - April 2016





**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN A PART OF LOTS 8 AND 9 OF THE ASHTON ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 10, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 00°07'49" WEST, 1328.06 FEET;  
 THENCE SOUTH 00°07'49" WEST ALONG THE WESTERLY BOUNDARY OF SAID SW1/4 SW1/4 FOR A DISTANCE OF 48.33 FEET;  
 THENCE SOUTH 89°52'11" EAST FOR A DISTANCE OF 42.30 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP ON THE EASTERLY RIGHT-OF-WAY OF BLUE LAKES BOULEVARD NORTH AND THE POINT OF BEGINNING;  
 THENCE NORTH 43°09'27" EAST FOR A DISTANCE OF 24.95 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP;  
 THENCE NORTH 81°42'09" EAST FOR A DISTANCE OF 30.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HEYBURN AVENUE EAST;  
 THENCE SOUTH 89°27'49" EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 246.03 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP;  
 THENCE SOUTH 00°07'44" WEST FOR A DISTANCE OF 139.00 FEET;  
 THENCE NORTH 89°27'49" WEST PARALLEL WITH THE SOUTHERLY RIGHT-OF-WAY OF HEYBURN AVENUE EAST FOR A DISTANCE OF 293.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BLUE LAKES BOULEVARD NORTH;  
 THENCE NORTH 00°07'49" EAST ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 115.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.928 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

**NOTES:**

1. SITE ADJUSTMENTS MAY BE REQUIRED DURING COMPLETION OF FINAL CIVIL DESIGN PLANS TO MEET ITD AND CITY OF TWIN FALLS CONSTRUCTION PLAN REVIEW COMMENTS.
2. LANDSCAPE AS SHOWN IS A SCHEMATIC REPRESENTATION. A FINAL LANDSCAPE PLAN, INCLUSIVE OF PROPOSED XERISCAPING, SHALL BE INCLUDED WITH CONSTRUCTION PLANS FOR CITY APPROVAL.

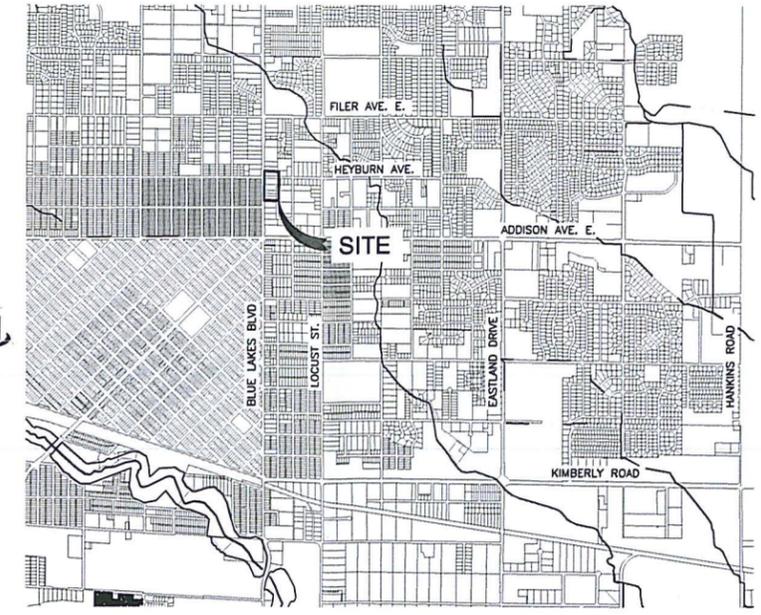
**OWNER/DEVELOPER:**

CHASEWOOD PARTNERS, LTD., A UTAH LIMITED PARTNERSHIP  
 BY CBIRES, INC., ITS GENERAL PARTNER  
 BY KEVIN MORTENSEN, PRESIDENT  
 P.O. BOX 1063  
 CENTERVILLE, UTAH 84014  
 801-580-4455

**ENGINEER:**

J-U-B ENGINEERS, INC.  
 115 NORTHSTAR AVE.  
 TWIN FALLS, IDAHO 83301  
 208-733-2414  
 BY SCOTT L. ALLEN, P.M.

- EXISTING ZONE: C-1 (COMMERCIAL HIGHWAY DISTRICT)
- EXISTING USE: (3) RESIDENCES AND (2) BUSINESSES
- PROPOSED USE: QUICK-SERVICE RESTAURANT
- LANDSCAPE REQUIRED: 10% OF PARKING AREA = 2,681 S.F.
- LANDSCAPE PROVIDED: 10,817 S.F.
- PARKING REQUIRED: 25 SPACES
- PARKING PROVIDED: 40 SPACES
- PARCEL SIZE: APPROXIMATELY 0.93 ACRES
- UTILITIES: CITY SEWER & POTABLE WATER, CENTURYLINK  
 IDAHO POWER & CABLEONE (UNDERGROUND)
- PRESSURE IRRIGATION: NOT AVAILABLE AT PROPERTY
- STORM WATER: RETAINED ON SITE PER COTF REQUIREMENTS



REUSE OF DRAWINGS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.

NO.	DESCRIPTION	BY	DATE

**SPECIAL USE PERMIT EXHIBIT**

CHASEWOOD PARTNERS, LTD.  
 TWIN FALLS, IDAHO  
 PRELIMINARY SITE PLAN

FILE: 60-16-071 SUP EXHIBIT  
 JUB PROJ # 60-16-032  
 DRAWN BY: SLA  
 DESIGN BY: SLA  
 CHECKED BY: SLA

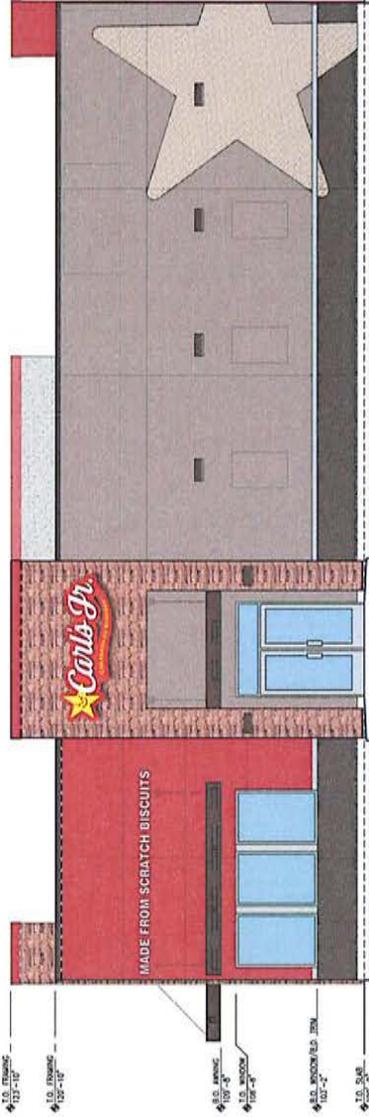
ONE INCH = 40 FEET  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 11/15/2016

Plot Date: 11/15/2016 3:35 PM  
 Plotted By: Scott Allen  
 Date Created: 10/24/2016 10:16 AM  
 PROJECTS: JUB/60-16-071  
 CHASEWOOD PARTNERSHIP QUICK SERVICE RESTAURANT CAD SHEET 60-16-071 SUP EXHIBIT.DWG

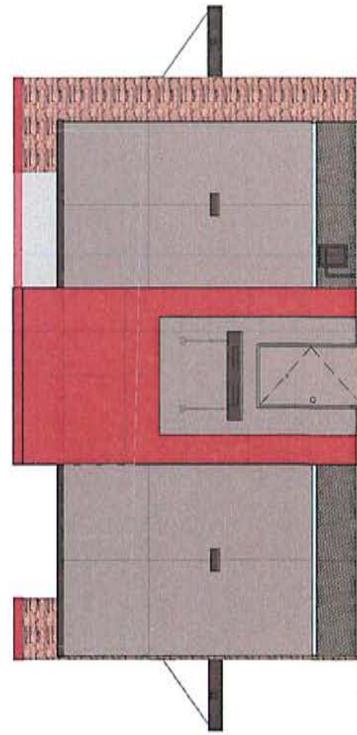
- ACM Metal Panel - Red
- Stucco - Balanced Beige SW 7037
- Stone Veneer - Coronado Honey Ledge carmel mountain
- Aluminum Storefront - Clear Anodized
- Stucco - Dovetail SW 7018
- Stucco + Metal Coping - Black Fox SW 7020



WEST ELEVATION  
PAGE 1



SOUTH ELEVATION  
PAGE 2



EAST ELEVATION  
PAGE 3



NORTH ELEVATION  
PAGE 4



**OA+D**  
Office of Architecture and Design, Inc.  
(208) 849-7650  
jason@oaandd.com

No Assurance is made by the architect of the accuracy of the information and data furnished to the architect by the client. The architect shall not be responsible for any errors or omissions in the information and data furnished to the architect by the client. The architect shall not be responsible for any errors or omissions in the information and data furnished to the architect by the client. The architect shall not be responsible for any errors or omissions in the information and data furnished to the architect by the client.

**Carls Jr.**  
blue lakes Blvd + heyburn ave.  
Twin Falls, Idaho

PROJECT: 1000018  
DATE: 10/20/18  
special use permit

EXTERIOR ELEVATIONS

A2.0



Intersection of Blue Lakes and Heyburn



Frontage along Heyburn



Intersection of Ash and Heyburn



Ash street Frontage





Public Hearing: **TUESDAY JANUARY 24, 2017**

To: Planning and Zoning Commission

Presenter: Kelly Weeks, Planner I

Authors: Kelly Weeks, Planner 1 & Steve O'Connor, Planner 1

**ITEM IV-2**

**Request:** Request for a **Zoning Title Amendment** to Twin Falls City Code Title 10; Chapter 13-Section 1; by adding a subsection (c) requiring a Certificate of Appropriateness be granted by the Historic Preservation Commission prior to exterior modifications or applying for a building permit for modifications or new development of properties located within the Twin Falls Downtown Historic District, the Twin Falls City Park Historic District and the Warehouse Historic Overlay District. Twin Falls Historic Preservation Commission c/o Nancy Taylor (app. 2832)

**Time Estimate:**

The Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	
Twin Falls Historic Preservation Commission c/o Nancy Taylor 324 Hansen St E PO Box 1907 Twin Falls, Idaho 83303-1907 208-735-7267	<b>Requested Zoning:</b> A Zoning Title Amendment to amend 10-13-1 by adding a subsection (c) requiring a Certificate of Appropriateness prior to exterior changes of existing buildings and/or new development of properties within the Downtown and City Park Historic Districts.
<b>Representative:</b>	
Nancy Taylor, Chair Twin Falls Historic Preservation Commission	<b>Applicable Regulations:</b> 10-13-1, 10-14-1 through 7

**Approval Process:**

All procedures will follow the process as described in TF City Code 10-14: Zoning Amendments.

Zoning Title Amendments, which consist of text or map revisions, require a public hearing before the Planning Commission. Following the public hearing, the Commission may forward the amendment with its recommendation to the City Council. Any material change by the Commission from what was presented during the public hearing will require an additional hearing prior to the Commission forwarding its recommendation to the Council.

After the Council receives a recommendation from the Commission, a public hearing shall be scheduled where the Council may grant, grant with changes, or deny the Zoning Title Amendment. In any event, the Council shall specify the regulations and standards used in evaluating the Zoning Amendment, and the reasons for approval or denial.

In the event the Council shall approve an amendment, such amendment shall thereafter be made a part of the Title upon the passage and publication of an ordinance.

**Regulatory Impact:**

A recommendation from the Planning and Zoning Commission on the proposed Zoning Title Amendment will allow the request to proceed to the City Council. Upon approval by the City Council, an ordinance is later approved and codified.

**History:**

In FY 2014, the Historic Preservation Commission (HPC) received a Certified Local Government (CLG) Grant to begin the process of setting Design Guidelines for the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District. The HPC asked for an extension of the 2014 grant for one year and received another CLG Grant to complete the design guidelines in 2015. Through the process, property owners and business owners in the Twin Falls Downtown Historic District and Twin Falls City Park Historic District were invited to a public meeting to get involved in the creation of the design guidelines. The Draft Design Guidelines were displayed at three City Fairs and received mostly positive feedback.

On October 26, 2016, the HPC hosted an open house at the Historic Ballroom presenting the finished Design Guidelines based on the feedback received from the draft in 2015. On November 28, 2016, The Guidelines were presented to city council to consider approval of the guidelines for codification. The request to codify the guidelines was approved unanimously by the City Council.

The Warehouse Historic Overlay District was approved by City Council on May 3, 1999. The Design Guidelines for the Warehouse Historic Overlay District were approved by Ordinance 3025 on February 6, 2012.

**Analysis:**

This request is to amend City Code 10-13-1 by adding a subsection (c) which would require a Certificate of Appropriateness prior to exterior changes to existing buildings and/or new development or building plans. Should the commission recommend, and subsequently the City Council approve, the codification of the Design Guidelines for the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District to the City Council, the public would be able to use it for new construction, alteration, or restoration information of the buildings in these districts.

Codification of the Design Guidelines would also allow the HPC to review any new construction, alteration, restoration or demolition of any exterior portion of any building or structure in the Twin Falls Downtown Historic District and/or Twin Falls City Park Historic District. This would allow the HPC to review the plans and determine if the proposed projects comply with the guidelines and should be issued a Certificate of Appropriateness. The Design Guidelines would be used as a reference document and every project would be reviewed in the same manner. With this document, the City would be able to encourage the public to save the integrity of the historic nature of the building exteriors. Contact [kweeks@tfid.org](mailto:kweeks@tfid.org) for more information or a copy of The Design Guidelines

The Twin Falls Downtown Historic District and the Twin Falls City Park Historic District boundaries are the same as the National Registry of Historic Places boundaries.

**Conclusion:**

**Staff recommends a positive recommendation of this request, as presented, to the City Council.**

The Commission may recommend the zoning title amendment as requested, recommend a modification of the amendment as presented (this will require another public hearing before the Commission), or recommend the amendment be denied.

**Attachments:**

1. Narrative
2. Draft Ordinance
3. 11-28-2016 CC Minutes
4. Downtown Historic District Map
5. City Park Historic District Map
6. Warehouse Historic Overlay District Map
7. Downtown Twin Falls Photos

## Zoning Title Amendment

Twin Falls Historic Preservation Commission

December 19, 2016

The Twin Falls Historic Preservation Commission (HPC) is requesting the Planning and Zoning Commission recommend approval of a Zoning Title Amendment of City Code 10-13-1 Building Permit. We would like to add a subsection (C) to require Certificate of Appropriateness.

The HPC received grant money and hired a consultant to develop Design Guidelines for the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District. These Design Guidelines were approved by the City Council on November 28, 2016 as a reference document. The City Council also recommended that the HPC start the process to have the Design Guidelines codified in the City Code.

The code amendment would require properties located within the Twin Falls Downtown Historic District and the Twin Falls City Park Historic District to come before the HPC for a Certificate of Appropriateness before doing any changes to the exterior portion of any building or other structure or features. The Warehouse Historic Overlay District will also be included in this code change, but already requires a Certificate of Appropriateness per City Code 10-4-22.3(H). The Certificate of Occupancy shall be required whether or not a building permit is required. The decision of the HPC regarding a Certificate of Occupancy may be appealed by the applicant to the City Council.

ORDINANCE NO. 2017-\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 10-13-1 BY THE ADDITION OF A SUBSECTION (C) REQUIRING A CERTIFICATE OF APPROPRIATENESS BEFORE ISSUANCE OF BUILDING PERMITS WITHIN THE DOWNTOWN AND CITY PARK HISTORIC DISTRICTS.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, THAT TWIN FALLS CITY CODE 10-13-1 IS AMENDED AS FOLLOWS:

“10-13-1: BUILDING PERMIT:

(A) Permit Required: No person shall erect, construct, enlarge, alter, repair, move, convert or demolish any building or structure in the City or cause the same to be done without first obtaining a separate building permit for each such building or structure from the City Building Official.

(B) Application for Permit: To apply for a permit the applicant shall first file an application therefor in writing on a form furnished for that purpose by the City Building Official, who shall determine the acceptability of the request in conformance with the Uniform Building Code, and who shall thereupon issue or deny the application.

(C) Certificate of Appropriateness: For those properties located within the Twin Falls Downtown Historic District, the Twin Falls City Park Historic District and the Warehouse Historic Overlay District, before applying for a building permit, the property owner shall apply for and receive a Certificate of Appropriateness from the Twin Falls Historic Preservation Commission.”

No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic preservation commission. The historic preservation commission shall review the "Design Guidelines" as they exist or as amended for compliance before issuing a Certificate of Appropriateness. Such a certificate is to be issued by the Historic Preservation Commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures.

A Certificate of Appropriateness shall be required whether or not a building permit is required.

A decision of the Historic Preservation Commission regarding an application for a Certificate of Appropriateness may be appealed by the applicant to the City Council.

PASSED BY THE CITY COUNCIL

, 2017.

SIGNED BY THE MAYOR

, 2017.

---

MAYOR

ATTEST:

---

DEPUTY CITY CLERK

DRAFT

COUNCIL MEMBERS

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



**MINUTES**  
**Meeting of the Twin Falls City Council**  
**Monday, November 28, 2016**  
**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:  
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
<u>CONSENT CALENDAR:</u>		
1. Request to approve the Accounts Payable for November 22 - 28, 2016.	Action	Sharon Bryan
2. Request to approve the November 21, 2016, City Council Minutes.	Action	Sharon Bryan
<u>II. ITEMS FOR CONSIDERATION:</u>		
1. Presentation - Mayors' School Walking Challenge.	Presentation	Mayor Shawn Barigar and Courtney Frost
2. Presentation of the Peace Officer Standards and Training Executive Certificate, the highest certificate awarded to peace officers in the State of Idaho, to Chief Craig S. Kingsbury of the Twin Falls Police Department.	Presentation	Victor McCraw, Division Administrator, Peace Officer Standards and Training
3. Presentation from Vera C. O'Leary Middle School students on city ordinance for animal abuse and corresponding fines.	Presentation	Vera C. O'Leary Middle School Students
4. Request to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and recommendation from City Council to amend the City Code to codify the Design Guidelines.	Action	Kelly Weeks and Nancy Taylor
5. Request to review and approve contract terms for PSI 10-year period beginning October 1, 2016, with terms to become effective on that date.	Action	Bill Baxter
6. Request to authorize city staff to move forward with re-funding the 2009 bond issuance.	Action	Lorie Race, CFO
7. Consideration of a request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for the City Hall Project.	Action	Mitchel Humble
8. City Council discussion of the applicants seeking appointment for Twin Falls City Council seat	Discussion	City Council
9. Public input and/or items from the City Manager and City Council.		
<u>III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M.		
<u>IV. PUBLIC HEARINGS: NONE</u>		
<u>V. ADJOURNMENT:</u>		

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

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

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Finance Director Lorie Race, Finance Accountant/Utility Services Supervisor Bill Baxter, 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 Boy Scout to lead us in the pledge of Allegiance to the flag Mayor Barigar asked all present, who wished, to recite the pledge of Allegiance to the Flag.

Mayor Barigar had the Boy Scouts from Troop 104 introduce themselves.

## **CONFIRMATION OF QUORUM**

A quorum is present.

## **CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None**

**PROCLAMATIONS: None**

## **GENERAL PUBLIC INPUT - None**

### **VI. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable for November 22 - 28, 2016.
2. Request to approve the November 21, 2016, City Council Minutes.

Vice Mayor Hawkins asked that we vote on the two items on the consent calendar separately.

### **MOTION:**

Councilmember Lanting moved to approve the Accounts Payable for November 22-28, 2016. The motion was seconded by Councilmember Hall. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

### **MOTION:**

Councilmember Lanting moved to approve the November 21, 2016 Council Minutes as presented. The motion was seconded by Councilmember Boyd. Roll call vote showed those voting AYE: Boyd, Barigar, Lanting, Hall, Pierce. Talkington and Hawkins abstained. Approved 5 to 0

### **VII. ITEMS FOR CONSIDERATION:**

1. Presentation - Mayors' School Walking Challenge.

Mayor Barigar and Kendra Witt Doyle gave presentation.

St Lukes, Dairy Foundation and Blue Cross presented a \$1,000 check to Mayor Barigar for the Mayor's School Walking Challenge.

Mayor Barigar thanked them and said that the money will be used for trail improvements.

Mayor Barigar presented a \$1,000 check for money he raised, to Magic Valley Trail Enhancement Committee, Jaimie Tigie, to be used for work on the trail system.

2. Presentation of the Peace Officer Standards and Training Executive Certificate, the highest certificate awarded to peace officers in the State of Idaho, to Chief Craig S. Kingsbury of the Twin Falls Police Department.

City Manager Rothweiler introduced Victor McCraw, Division Administrator, Peace Officer Standards and Training.

Victor McCraw, Division Administrator, Peace Officer Standards and Training, presented Police Chief Craig S Kingsbury the highest certificate award the Executive Certificate.

3. Presentation from Vera C. O'Leary Middle School students on city ordinance for animal abuse and corresponding fines.

Councilmember Talkington gave staff report.

Eric Price, Vera C O'Leary Middle School gave presentation and gave Mayor Barigar a petition to change ordinance to include higher fees and penalties for repeat offenders of animal cruelty.

Council discussion ensued on the following:

Fines

Research on what other entities are doing on animal cruelty.

Collection of pet food.

Had the group introduce themselves.

Involvement in Youth Council

4. Request to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and recommendation from City Council to amend the City Code to codify the Design Guidelines.

Planner 1 Weeks gave staff report.

Council discussion ensued on the following:

Being flexible with homeowners.

Financial impact.

Cost have not been profit.

Budget

Nancy Taylor encouraged Council to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and to amend the City Code to codify the Design Guidelines.

**MOTION:**

Councilmember Pierce moved to approve the Design Guidelines for Twin Falls Downtown Historic District and Twin Falls City Park Historic District as a reference document and to amend the City Code to codify the Design Guidelines. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

5. Request to review and approve contract terms for PSI 10-year period beginning October 1, 2016, with terms to become effective on that date.

Finance Accountant/Utility Services Supervisor Baxter reviewed contract terms.

Council discussion ensued on the following:

Ten-year contract concerns.

Smaller can concerns.

Pilot program

Cost for small dumpsters

Education on recycling.

Jeff Brewster, PSI Environmental, explained the pilot program.

#### **MOTION:**

Councilmember Lanting moved to approve the PSI, 10-year contract beginning October 1, 2016 and that PSI report back to City Council for the low volume usage by August 31, 2017 and authorize the Mayor to sign contract. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

6. Request to authorize city staff to move forward with re-funding the 2009 bond issuance.

Finance Director Race gave staff report

Christian Anderson, Zions Bank, explained the re-funding.

Council discussion ensued on the following:

Long term rates.

Rate increases.

#### **MOTION:**

Councilmember Hall moved to move forward with re-funding the 2009 bond issuance and authorize the \$500.00 fee to bond bank. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

7. Consideration of a request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for the City Hall Project.

Deputy City Manager Humble gave staff report.

City Council discussion ensued on the following:

How much under budget.

Bids are firm.

Commodities moving our way.

Steve Arrington, Starr Corporation said the bid was \$40,000.00 under budget.

**MOTION:**

Vice Mayor Hawkins moved to accept the proposed Guaranteed Maximum Price (GMP) for the City Hall Project in the amount of \$5,733,566.00 including the demolition work that has already been done, as presented by Starr Corporation. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

City Manager Rothweiler said that in addition to the \$40,000 there is \$169,000 in contingency that gives a cushion for the unexpected items that may come up.

8. City Council discussion of the applicants seeking appointment for Twin Falls City Council seat.

Mayor Barigar gave staff report.

Councilmember Lanting explained that he ranked them of what he felt was important to him. Length of time in community at least 5 years, People who have run previously, Active in Community, Active in City Commissions and Boards, and if I can work with them.

Councilmember Talkington said he considered the following: People that have experience with City issues, publicly involved, independent thinkers, and follow through on commitments.

Councilmember Boyd said she is confident in Mayor making right choice.

Vice Mayor Hawkins said she felt it is important to choose someone she can work with, and that will continue to serve another term on City Council.

Councilmember Pierce said that we have an excellent field of candidates.

Mayor Barigar said he considered who he would vote for?

Councilmember Hall said this seat is important and was impressed with the group of Candidates. He recommended Christopher Reid to take over his term.

Mayor Barigar said he will bring a recommendation to the December 5, 2016 City Council meeting.

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

Mayor Barigar said that Friday is Holiday Light Parade. Those that will be riding the fire truck meet at 5:15 PM at fire station. Youth Council will be riding the fire truck also.

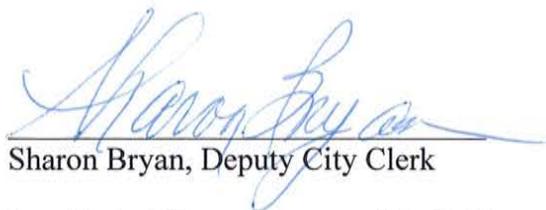
Councilmember Pierce reported on the Citizen Police Academy.

VIII. ADVISORY BOARD REPORT/ANNOUNCEMENTS: None

IX. PUBLIC HEARINGS: NONE

V. ADJOURNMENT:

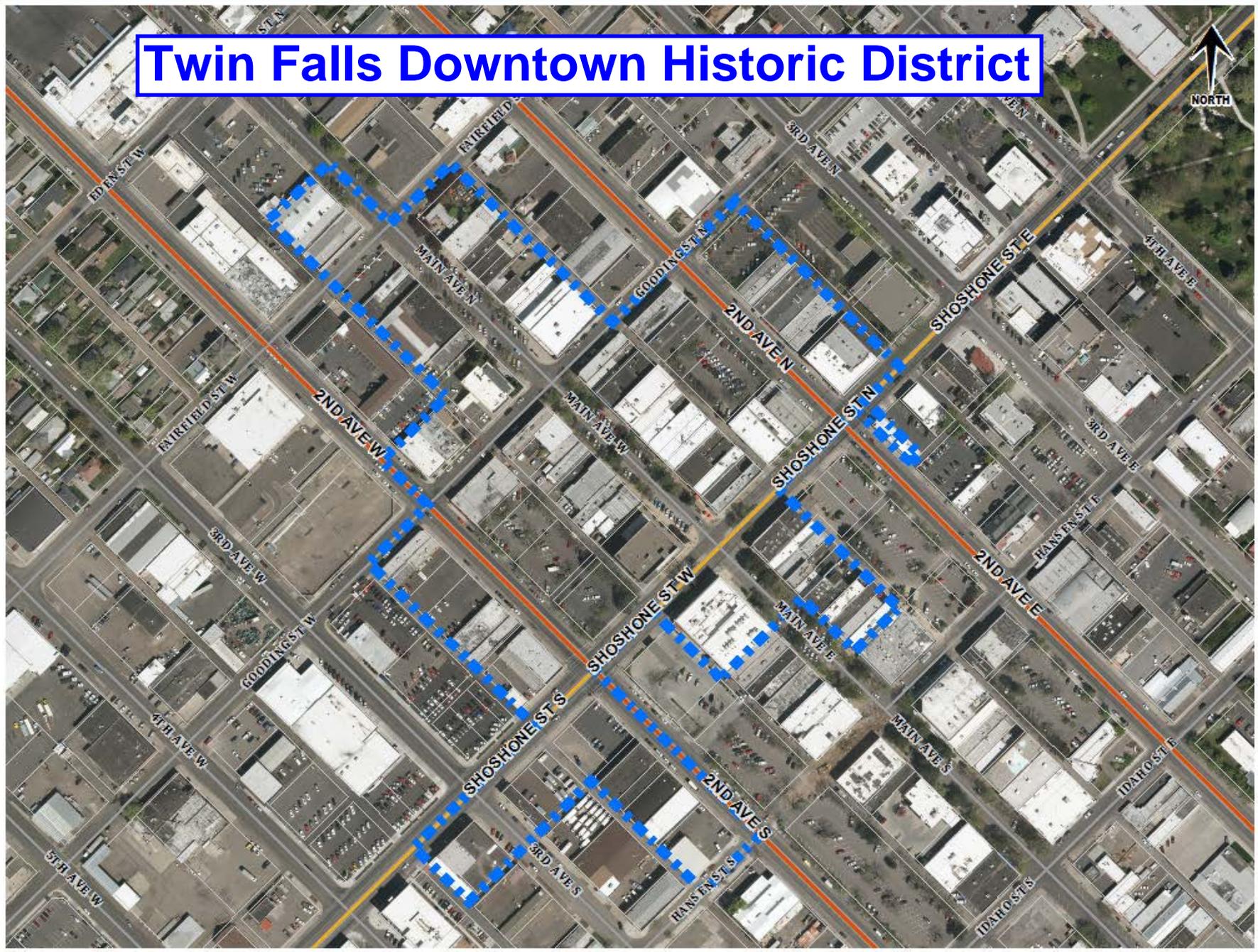
Meeting adjourned at 6:52 PM

A handwritten signature in blue ink, appearing to read "Sharon Bryan", is written over a horizontal line.

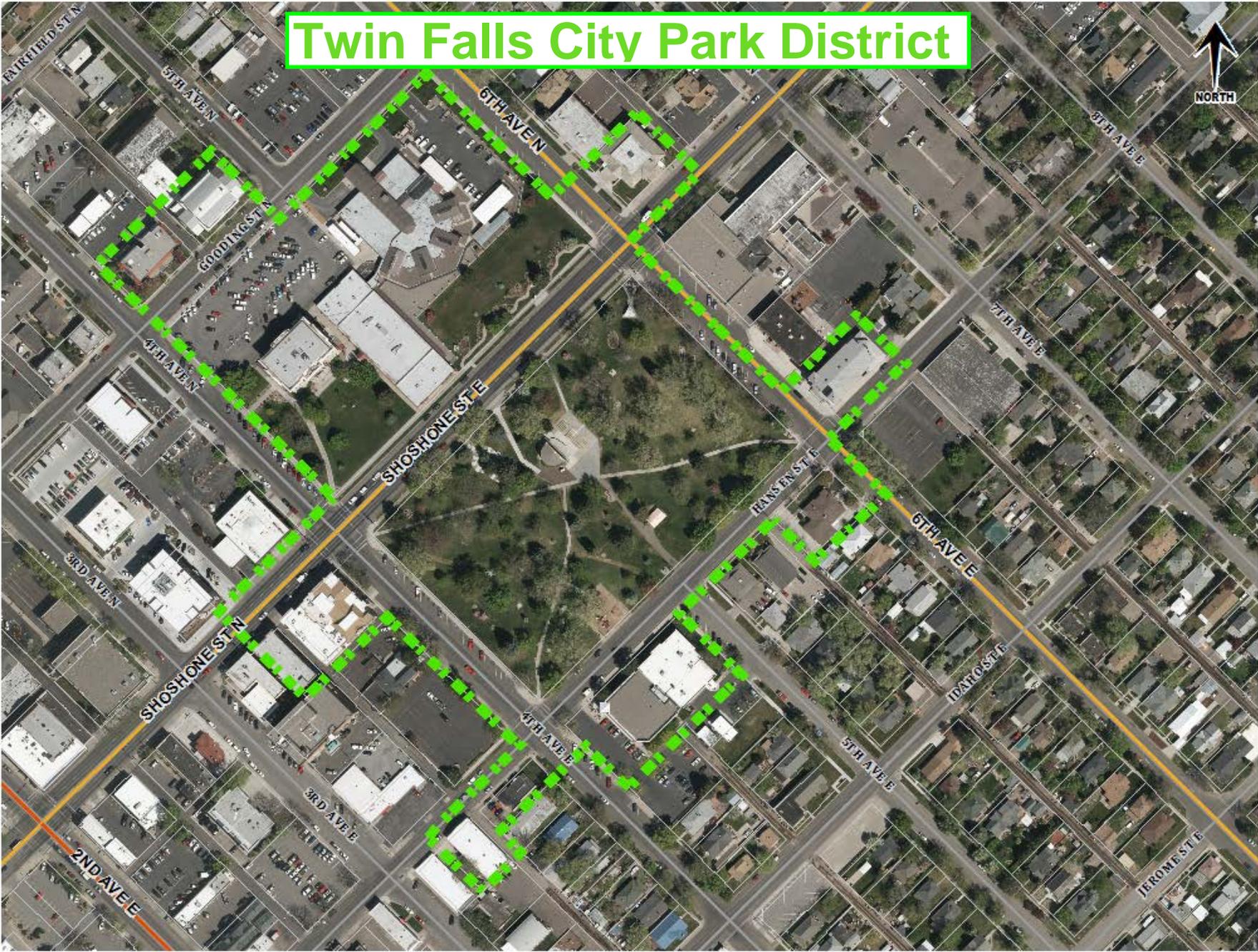
Sharon Bryan, Deputy City Clerk

[http://twinfalls.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=605](http://twinfalls.granicus.com/MediaPlayer.php?view_id=2&clip_id=605)

# Twin Falls Downtown Historic District



# Twin Falls City Park District





# Old Downtown Twin Falls vs As of Today Intersection of Shoshone & Main



*NE corner of Shoshone St E/Main Ave E*  
*Temporary City Hall*



*NW corner of Shoshone/Main  
then and now - O'Dunken's*



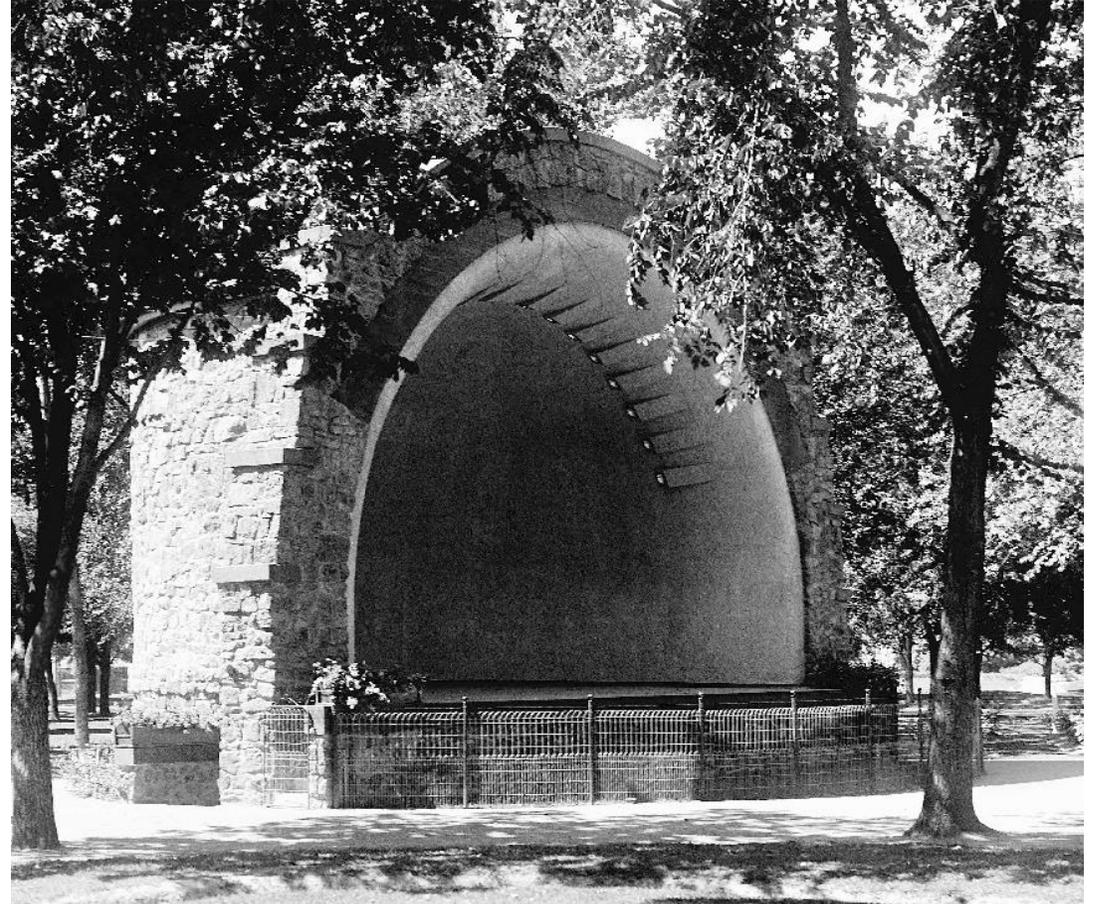
# Brizee's on 2<sup>nd</sup> Ave E...then & now



*The Ballroom ..then and now*  
*NW corner of Shoshone St N/2<sup>nd</sup> Ave N*



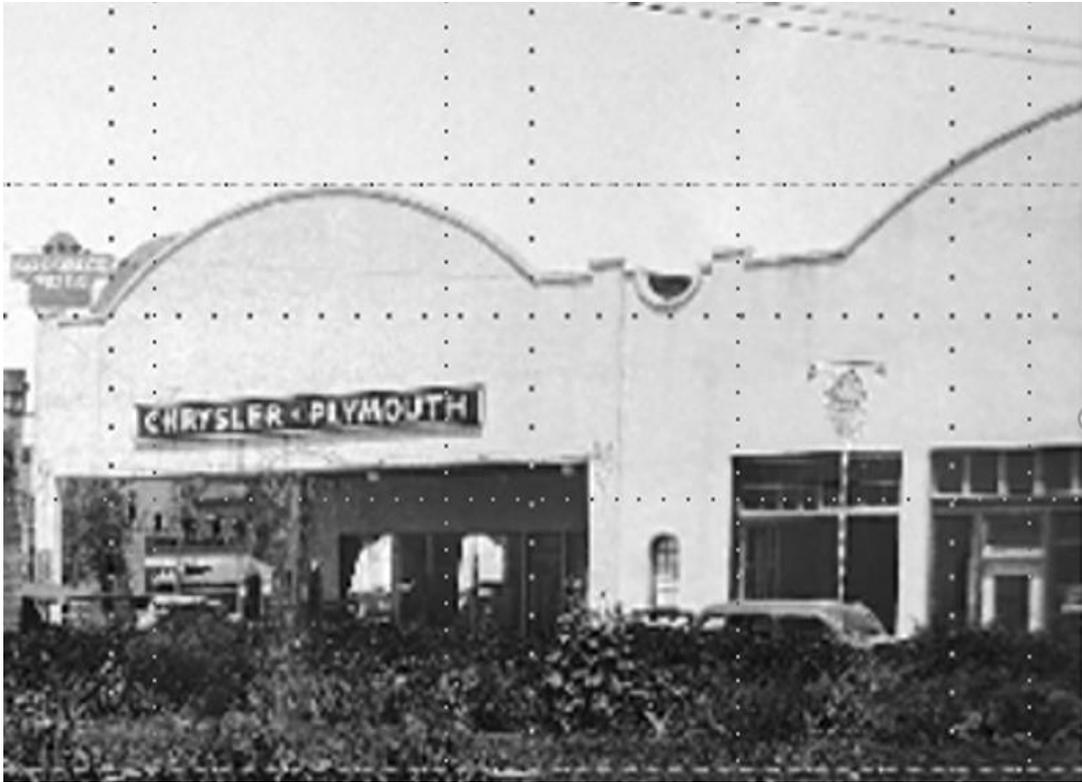
# *Bandshell at City Park*



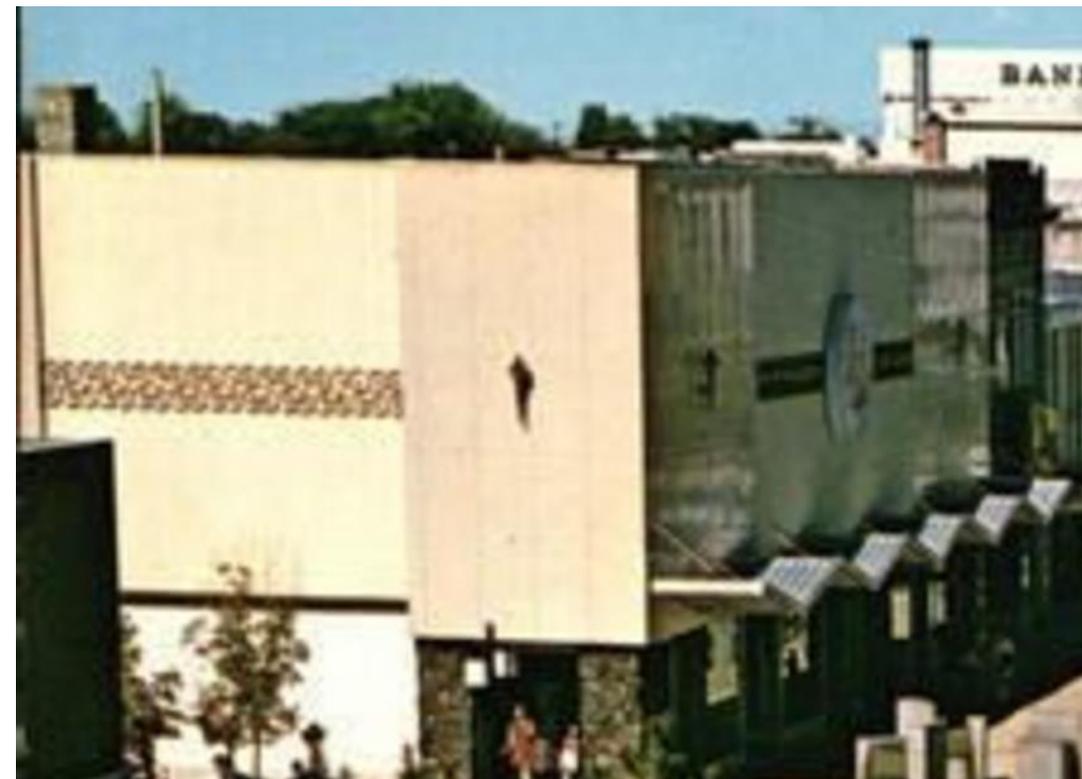
# SW corner of Shoshone St W/Main Ave W



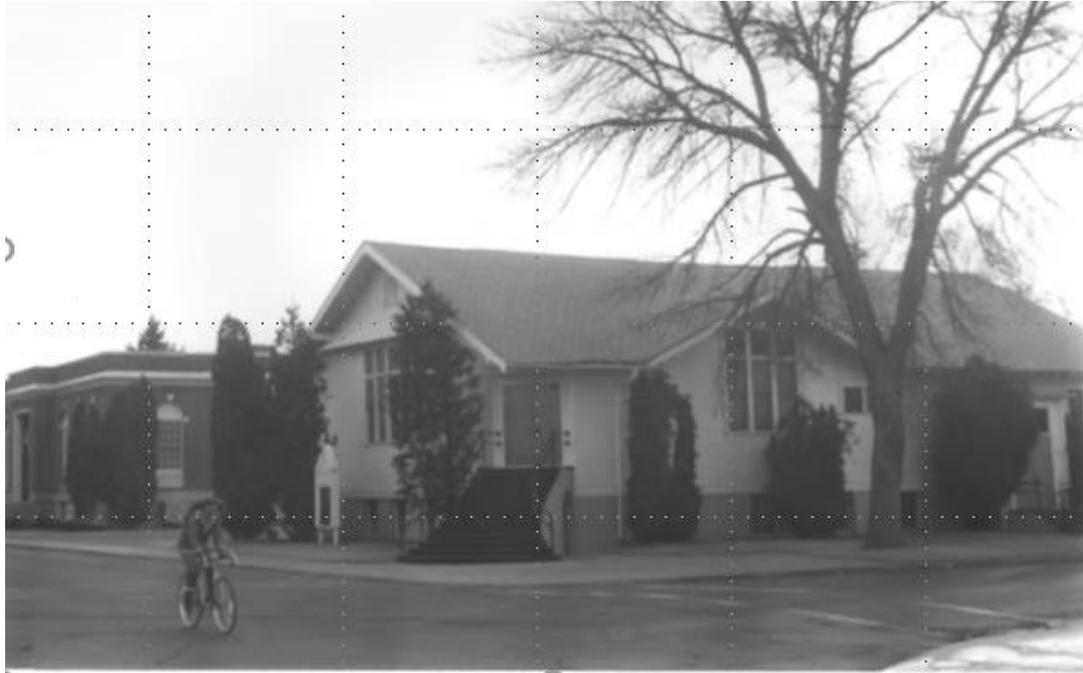
*NE corner of 2<sup>nd</sup> Ave E/Hansen St E*



*SW corner of Hansen ST W & Main St W*



*Reformed Church then...TF Public Library now*  
*NW corner of 4<sup>th</sup> Ave E/Hansen St E*



*Rogerson Hotel then and in 2015*  
*Main Ave E/Hansen St E*



*Twin Falls High School then..*

*TF Sheriff's Dept, Jail, Judicial Buildings now  
Shoshone St N; between 6<sup>th</sup> Ave E & 4<sup>th</sup> Ave E*

