

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DENNIS	GREGORY	DON
BARIGAR	CLOW	CRAIG	DWIGHT	MAUGHAN	LANTING	HALL

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**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, TUESDAY, JANUARY 3, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. December 20, 2005 – January 3, 2006 \$339,606.20
2. Approve additional payroll.
3. Approve minutes of December 19, 2005, City Council meeting.
4. Curb-gutter Improvement Deferral Agreement
  - a) Susan Carpenter and Scott M. Albright

**II. ITEMS FOR CONSIDERATION:**

1. Reorganization of the City Council. Tom Courtney
2. Consideration of the final plat of North Haven Subdivision, 80 acres (+/-) located at the southwest corner of Pole Line Road and Washington Street North. **Deferred to January 9, 2006.**
3. Presentation by Rob Hendrickson concerning the proposal by the Postal Service to move local mail sorting to Boise.
4. Consideration of the appointment of the City Engineer. Tom Courtney
5. Consideration of an ordinance for a special general bond election for expansion and improvements of the City Library. Gary Evans
6. Consideration of appointments to the Planning & Zoning Commission.
7. Public input and/or items from the City Manager and City Council.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None.****

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

1. Request of Canyon View Properties c/o Gary Blick for Vacation of approximately 1.5 acres of land, currently known as Canyon Rim Road, commencing at the intersection of Federation Road and Canyon Rim Road and running northerly 2579' (+/-) along the existing roadway being parallel with and adjacent to the Snake River Canyon Rim.
2. Request of Great N.W. Development, Inc., c/o Paul Bedortha for the Commission's recommendation on the annexation of 40 acres (+/-) with a zoning designation of R-2, currently zoned R-2, for property located at the southeast corner of Grandview Drive North and Federation Road.
3. Request of B&D Money Purchase Pension Plan and B&D Profit Sharing c/o David Price for Vacation of the utility easement, approximately 855.83' x 15' of land, located along the western boundary of Lots 1 through 12, Block 2 and the southern boundary of Lot 24, Block 2 of the High Plains Estates Subdivision, Phase.

**ADJOURNMENT:** The meeting adjourned at 7:25 p.m.

Present: Mayor Glenda Dwight, Vice-Mayor Lance Clow, Councilpersons Trip Craig, Elaine Steele, Councilpersons Elect Gregory Lanting and Don Hall, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Interim Planning and Zoning Director Renee Carraway, Finance Director Gary Evans, Assistant City Engineer Rod Mathis, Deputy City Clerk Sharon Bryan, Public Works Clerk Leila Sanchez

Mayor Dwight called the meeting to order at 5:00 PM. She invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with her. The following items were then considered by the City Council.

I. CONSENT CALENDAR:

1. Approve accounts payable. \$339,606.20 December 20, 2005 – January 3, 2006
2. Approve additional payroll.
3. Approve minutes of December 19, 2005, City Council meeting.
4. Curb-gutter Improvement Deferral Agreement
  - a) Susan Carpenter and Scott M. Albright

Councilperson Steele made the motion to approve the Consent Calendar. The motion was seconded by Vice-Mayor Clow and roll call vote showed all members present in favor of the motion.

David Mead made a presentation to the City Council. He read the “Poem of Trees” and presented the book “The Man Who Planted Trees” to Councilperson Steele and thanked her for her years on the City Council and representing the Tree Committee Commission.

II. ITEMS FOR CONSIDERATION:

1. Reorganization of the City Council.

Mayor Dwight presented Councilperson Steele with a plaque thanking her for her years served on the Council.

Deputy City Clerk Sharon Bryan swore in the newly elected Councilpersons Gregory Lanting and Don Hall.

At this time nominations were taken for the Mayor position.

Councilperson Lanting made a motion to appoint Vice-Mayor Clow to the Mayor position. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the nomination.

Mayor Clow then requested Council approval to appoint Councilperson Dwight as Vice-Mayor.

Councilperson Craig made a motion to appoint Mayor Dwight as Vice-Mayor. The motion was seconded by Don Hall and roll call vote showed all members present in favor of the appointment.

At this time Elaine Steele thanked the Council members and citizens of Twin Falls for allowing her to serve the community the past eight years.

She did state for the record her disappointment in the Albertsons development project. She would hope that Albertsons would improve the area in the near future.

Mayor Clow thanked Elaine Steele and Chris Talkington for years of service and dedication on the City Council.

2. Consideration of the final plat of North Haven Subdivision, 80 acres (+/-) located at the southwest corner of Pole Line Road and Washington Street North. **Deferred to January 9, 2006.**
3. Presentation by Rob Hendrickson concerning the proposal by the Postal Service to move local mail sorting to Boise.

Rob Hendrickson, president of the local American Postal Workers Union, explained that the US Postal Service plans are to process Twin Falls mail in a Boise service center. He stated that jobs would be lost with this move and would impact the City of Twin Falls. He requested a letter from the City Council opposing the consolidation of Area Mail Processing.

Discussion followed and the City Council stated that a letter of support to request the local mail sorting remain in Twin Falls will be sent to the US Postal Service and to the Local Delegation.

4. Consideration of the appointment of the City Engineer.

City Manager Courtney requested that Jackie Fields be appointed to the position of City Engineer.

Vice-Mayor Dwight made a motion to appoint Jackie Fields as City Engineer. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

Jackie Fields introduced herself to the Council and audience.

5. Consideration of an ordinance for a special general bond election for expansion and improvements of the City Library.

Finance Director Gary Evans reviewed the request. He stated that the proposition is for the issuance of up to \$5,200,000 general obligation bonds of the city for expansion and improvements of the City Library.

Gale Kleinkopf, co-chair of the LEAP Committee, reviewed the request using overhead projections.

Discussion followed:

- Homeowner's Exemption
- City of Twin Falls 2005 survey results.
- Architectural plans submitted prior to the passing of the bond issue.
- Educational program.

Councilperson Craig made the motion to place Ordinance #2845 entitled:

**BY THE COUNCIL**

**AN ORDINANCE CALLING A SPECIAL GENERAL OBLIGATION BOND ELECTION FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF TWIN FALLS, IDAHO, THE PROPOSITION OF THE ISSUANCE OF UP TO \$5,200,000 GENERAL OBLIGATION BONDS OF THE CITY; ESTABLISHING THE QUALIFICATIONS FOR VOTERS AND**

THE HOURS WHEN POLLS WILL BE OPEN; ESTABLISHING AN OFFICIAL BALLOT; CERTIFYING THAT THE OBLIGATIONS OF THE CITY WILL NOT EXCEED CERTAIN LIMITS; CALLING FOR THE PRINTING AND DISTRIBUTION OF BALLOTS AND FOR THE PUBLICATION OF THE SAMPLE BALLOT AND NOTICE OF THE ELECTION; PROVIDING THE LANGUAGE FOR THE PUBLIC NOTICE; PROVIDING FOR THE ISSUANCE OF BONDS UPON THE SUCCESSFUL PASSAGE OF THE ISSUE BY THE VOTERS; CALLING FOR A SPECIAL PUBLIC MEETING AFTER THE ELECTION TO CANVASS THE RESULTS; CALLING FOR THE LEVY OF A TAX TO PAY SUCH BONDS; AUTHORIZING CITY OFFICERS TO TAKE NECESSARY ACTIONS; AND PROVIDING AN EFFECTIVE DATE

on third and final reading by title only. The motion was seconded by Vice-Mayor Dwight and roll call vote showed all members present in favor of the motion.

Public Works Clerk Sanchez read the Ordinance title.

Vice-Mayor Dwight made the motion to approve Ordinance #2845. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

6. Consideration of appointments to the Planning & Zoning Commission.

Interim Planning and Zoning Director Carraway reviewed the request and the following recommendations:

Bernice Richardson reappointed for another three-year term, Gerardo Muñoz and Karen B. Stroder as full members and Bonnie Lezamiz to serve as alternate, all representing the City.

On December 27, 2005, the Twin Falls County Commissioners appointed Dusty Tenney as a full member and Erick Mikesell to serve as alternate to the Twin Falls City Planning and Zoning Commission to represent the Area of Impact.

Councilperson Lanting made a motion to approve the appointments as presented. The motion was seconded by Vice-Mayor Dwight. Councilpersons Clow, Lanting, Hall, and Dwight voted for the motion. Councilperson Craig voted against the motion. The motion passed.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None.

Mayor Clow reviewed the public hearing procedures with the audience.

IV. PUBLIC HEARINGS: 6:00 P.M. –

2. Request of Canyon View Properties c/o Gary Blick for Vacation of approximately 1.5 acres of land, currently known as Canyon Rim Road, commencing at the intersection of Federation Road and Canyon Rim Road and running northerly 2579' (+/-) along the existing roadway being parallel with and adjacent to the Snake River Canyon Rim.

Lance Fish, Project Manager, representing the applicant, explained the request using overhead projections. He also submitted a letter for the record. He stated there will be a 4 acre park and will

design the park. Vacate area along the rim to make a bicycle/pedestrian path and reroute major traffic onto Wendell Street, which will run from the Canyon Rim Road down to Pole Line with a divided two lane road that could be four lanes with the paving on four sides.

Discussion followed:

- Handicap accessible.

Lance Fish stated that the trail will be handicap accessible.

- Distance of parking from the existing roadway.

Lance Fish stated that the parking would be about one-half block or 8 lots. There would be two accesses. An alternative parking could be on city property. This would not be on Wendell Street.

- Location of walkway to access the trail.

Lance Fish stated that it would be possible to move the walking path between Lots 33 and 34 to 41 and 42.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said that on November 29, 2005, the Planning and Zoning Commission recommended approval of this request subject to retention of utility and public non-working access easements and the vacation enclosure of Canyon Rim Road would not commence until completion of a new road in order to maintain vehicle access for the existing and upcoming homeowners.

Discussion followed:

- Vice Mayor Dwight asked for a point of clarification. She referred to the Evaluation For Roadway Prescriptive Easement Vacation. "The current roadway exists by use only. The specific property had a roadway built upon it without a grant of easement or right of way, which eventually came to be used by surrounding property owners." She asked the City Attorney Wonderlich how Canyon Rim Road differs from any major street in Twin Falls.

City Attorney Wonderlich stated that most of the one mile roads were created back in the early 1900's and are actual easements 25' from center on either side. There are 50' rights of way in the entire county. He stated that a dirt road became a gravel road then paved. The Twin Falls Highway District maintained and improved the road and therefore became public right of way, according to State law. It then requires an ordinance to dissolve.

- History of the platting of the parcel.

The public hearing was opened.

Gary Young, 331 Fillmore Street, spoke in favor of the request. He stated that the request met the City's Mission Statement "to meet the current and future needs of the community, promote citizen involvement, preserve our heritage, protect our social and physical resources and enhance the quality of life in Twin Falls, Strategic Plan goals, and zoning ordinance requirements. The trail will be a legacy to the community and to the region.

Chips Barlow, 520 Canyon Rim Road, spoke against the request using overhead projections. He asked if Canyon Rim Road had the same rights as Blue Lakes Boulevard.

City Attorney Wonderlich stated that Blue Lakes Boulevard is a dedicated right of way and the Canyon Rim Road is by prescription by use and by maintenance. Legally it is a recognized public road.

Chips Barlow explained the history of the development of the River Walk in Boise. He stated that in the development there was never a vacation of any public road or street in the City of Boise. It is a public road and the vacation is for monetary reasons.

Gordon Greaves, 491 Canyon Rim Road, spoke in favor of the request. He stated that he originally owned the platted 40 acres to the west.

Vice-Mayor Dwight received two emails from Tom Griggs on December 1, 2005 and had them entered into the public record. Mayor Clow received a letter from Kathy and Michael Schwager to be entered into the public record.

Qwen Barlow, 520 Canyon Rim Road, spoke against the request using overhead projections. She suggested the City of Twin Falls offer the developers a fair sum to buy additional land and have a continuing path with the road.

David Sparks, 1999 Pole Line Road East, spoke in favor of the request. He spoke in favor of the request. He stated that he would like to see a park by the trail.

George Lee, 548 Canyon Rim Road, had concerns including the water run-off from the property.

Lance Fish stated the following:

- Run-off is currently being engineered. There is a temporary pothole with water. An 18" line is engineered to go in and currently under construction. He addressed the 50-100 year floods.
- He stated that the vacation of the road is preferred and less expensive than developing a four-lane road.
- A large park is designed in an area to serve all four developments.

Vice-Mayor Dwight asked the applicant to address the drainage issue and if the property slopes towards the Canyon Rim.

Lance Fish stated that currently their drainage is being handled by a temporary pond on Columbia Street to pick up the run-off. A pipe will be installed to pick up the irrigation water. He also stated that there is a slope towards the Canyon Rim.

The public hearing was closed.

Deliberations followed:

- The 18-20' road width and curb to curb is 36'.
- Parking distance from the trail.
- Trail would be a legacy.

Councilperson Lanting made a motion to approve the vacation as presented subject to retention of a utility and public non-working access easement agreement and the vacation and closure of Canyon Rim

Road would not commence until completion of a new road in order to maintain vehicle access for the existing homeowners. The motion was seconded by Councilperson Hall.

Discussion followed:

- Vice Mayor Dwight stated that if the vacation is approved there would be no place in Twin Falls to see the Canyon and perhaps an alternative would be to remove the cement barriers.
- Mayor Clow stated the road cannot handle future traffic from Wendell Street and the trade off would be to continue the trail system.

Councilpersons Clow, Craig, Lanting and Hall voted in favor of the motion. Vice-Mayor Dwight voted against the motion. The motion passed.

3. Request of Great N.W. Development, Inc., c/o Paul Bedortha for the Commission's recommendation on the annexation of 40 acres (+/-) with a zoning designation of R-2, currently zoned R-2, for property located at the southeast corner of Grandview Drive North and Federation Road.

Gerald Martens, EHM Engineers, Inc., representing the applicant reviewed the request using overhead projections.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections.

She said that the Planning and Zoning Commission recommended an R-2 zoning designation if the annexation is approved.

**The public hearing was opened and closed with no input.**

Discussion followed:

- Lot size on Kodiak Drive – 9,000 square feet.
- Frontages 65' minimum up to 100' frontages.
- 75' average for lot width.

**Councilperson Craig made a motion to approve the request as presented. The motion was seconded by Vice-Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.**

3. Request of B&D Money Purchase Pension Plan and B&D Profit Sharing c/o David Price for Vacation of the utility easement, approximately 855.83' x 15' of land, located along the western boundary of Lots 1 through 12, Block 2 and the southern boundary of Lot 24, Block 2 of the High Plains Estates Subdivision, Phase I.

Sandra Crow reviewed the request using overhead projections.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said on November 29, 2005 the Planning and Zoning Commission recommended approval of this request subject to approval by the public utility companies.

**The public hearing was opened and closed with no input.**

Discussion followed:

- Straightforward.

Vice-Mayor Dwight made a motion to approve the request as presented. Councilperson Craig seconded the motion and roll call vote showed all members present voted in favor of the motion. The motion passed.

ADJOURNMENT: The meeting adjourned at 7:25 p.m.



Leila Sanchez  
Public Works Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	GREG	DENNIS
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	LANTING	MAUGHAN
	<i>Mayor</i>		<i>Vice Mayor</i>			

**CORRECTED MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JANUARY 9, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Deferral Agreements:
  - a) Len Whiting, 542/544 Tyler St. curb, gutter, sidewalk
  - b) Jeff & Julie Blick, 1868 & 1866 Elizabeth Blvd, curb, gutter, sidewalk
3. Multi-Year Improvement Deferral Agreement:
  - a) Christopher Jones, 564 Main Ave. S., paving
4. Findings of Fact and Conclusions of Law:
  - a) Vacation request of Canyon View Properties c/o Gary Blick.
  - b) Annexation request of Great N.W. Development, Inc c/o Paul Bedortha.
  - c) Vacation request of B & D Money Purchase Pension Plan c/o David Price.
5. Liquor License Transfer
  - a) Toro Viejo, 164 North Main
6. Approve minutes of December 12, 2005, Council meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of Ordinance #2846 for Canyon View Properties c/o Gary Blick.
2. Consideration of Ordinance #2847 for Great N.W. Development, Inc., c/o Paul Bedortha.
3. Consideration of Ordinance #2848 for B & D Money Purchase Pension Plan and B & D Profit Sharing c/o David Price
4. Consideration of the final plat of Canyon Trails Subdivision #5, consisting of 35 lots; residential and commercial, on approximately 54.5 acres, located at the northwest corner of Wendell Street and Pole Line Road West regulations.
5. Consideration of a Draft Collective Bargaining Agreement. Approved as presented.
6. Public input and/or items from the City Manager and City Council.
  - a) Vice Mayor Dwight inquired on the progress of the Code changes that were being reviewed for new businesses.

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

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

1. Public hearing to consider changing fees for Licensing and Regulations of Independent Collectors of Garbage and Rubbish. ORDINANCE #2849.

**V. ADJOURNMENT:**

**PRESENT:** Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, and Dennis Maughan, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Interim City Engineer Lance Bates, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Fire Chief Ron Clark, Personnel Director Susan Harris, Utility Services Director Sherry Jeff, and Deputy City Clerk Jody Hall.

Mayor Clow called the meeting to order at 5:00 PM. He then invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Deferral Agreements:
  - a) Len Whiting, 542/544 Tyler St. curb, gutter, sidewalk
  - b) Jeff & Julie Blick, 1868 & 1866 Elizabeth Blvd, curb, gutter, sidewalk
3. Multi-Year Improvement Deferral Agreement:
  - a) Christopher Jones, 564 Main Ave. S., paving
4. Findings of Fact and Conclusions of Law:
  - a) Vacation request of Canyon View Properties c/o Gary Blick.
  - b) Annexation request of Great N.W. Development, Inc c/o Paul Bedortha.
  - c) Vacation request of B & D Money Purchase Pension Plan c/o David Price.
5. Liquor License Transfer
  - a) Toro Viejo, 164 North Main
6. Approve minutes of December 12, 2005, Council meeting.

Vice Mayor Dwight made the motion to accept the Consent Calendar. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of Ordinance #2846 for Canyon View Properties c/o Gary Blick.

City Attorney Wonderlich reviewed the ordinance and said the item had been approved at the January 3, 2006, meeting.

Vice Mayor Dwight made the motion to suspend the rules and place Ordinance #2846 entitled:

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR THE ISSUANCE OF

DEEDS AND THE VESTING OF TITLE TO THE PROPERTY SO  
VACATED.

on third and final reading by title only. The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Councilperson Barigar made the motion to pass Ordinance #2846. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

2. Consideration of Ordinance #2847 for Great N.W. Development, Inc., c/o Paul Bedortha.

City Attorney Wonderlich reviewed the ordinance and said the item had been approved at the January 3, 2006, meeting.

Councilperson Maughan made the motion to suspend the rules and place Ordinance #2847 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN  
FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW  
DESCRIBED, PROVIDING THE ZONING CLASSIFICATION  
THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT  
AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Vice Mayor Dwight made the motion to pass Ordinance #2847. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

3. Consideration of Ordinance #2848 for B & D Money Purchase Pension Plan and B & D Profit Sharing c/o David Price.

City Attorney Wonderlich reviewed the ordinance and said the item had been approved at the January 3, 2006, meeting.

Councilperson Maughan made the motion to suspend the rules and place Ordinance #2848 entitled:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR THE ISSUANCE OF DEEDS AND THE VESTING OF TITLE TO THE PROPERTY SO VACATED.

on third and final reading by title only. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Councilperson Maughan made the motion to pass Ordinance #2848. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

4. Consideration of the final plat of Canyon Trails Subdivision #5, consisting of 35 lots; residential and commercial, on approximately 54.5 acres, located at the northwest corner of Wendell Street and Pole Line Road West.

Tim Vawser, EHM Engineers, representing the owner spoke for the request.

Discussion followed:

- the development would be a combination of residential and commercial

Interim Planning and Zoning Director Carraway reviewed the project using overhead projections. She said the Planning and Zoning Commission had recommended approval with three conditions:

1. Subject to Engineering Final Technical review.
2. Full compliance with the PUD Agreement.
3. Full compliance with the Stormwater Retention regulations.

Discussion followed on:

- larger plats were requested by the Council before the meetings – the ones they had been receiving were too small

Councilperson Barigar made the motion to approve the final plat with the conditions as presented. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

5. Consideration of a Draft Collective Bargaining Agreement.

Personnel Director Harris reviewed the draft agreement with the City Council.

Vice Mayor Dwight made the motion to finalize the agreement as presented. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

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

Vice Mayor Dwight inquired on the progress of the Code changes that were being reviewed for new businesses.

City Manager Courtney said staff was still working on them.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None

The Mayor called a recess at 5:30 PM.

Mayor Clow called the meeting back to order at 6:00 PM.

IV. PUBLIC HEARINGS:

1. Public hearing to consider changing fees for Licensing and Regulations of Independent Collectors of Garbage and Rubbish.

Utility Services Director Jeff reviewed the proposed ordinance with the City Council. She noted that there had been no fee change for many years. She noted the fee change would go from \$15.00 to \$50.00 per year. She also noted that the ordinance would:

1. Prohibit independent collectors from collecting garbage between the hours of 6:00 PM and 6:00 AM.
2. Independent collectors shall not collect from any single-family or duplex residential dwellings **that are provided by services from the City's contracted hauler.**
3. All garbage collected within the City of Twin Falls would be deposited at the transfer station at 2186 Orchard Drive East.

The public hearing was opened.

Terry Shultz, representing Southern Idaho Solid Waste, spoke in support of the Ordinance.

The public hearing was closed.

Councilperson Craig made the motion to suspend the rules and place Ordinance #2849 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §7-3-10 BY CHANGING THE LICENSE FEE AND PERIOD FOR INDEPENDENT COLLECTORS, AND PROVIDING FOR ADDITIONAL RESTRICTIONS.

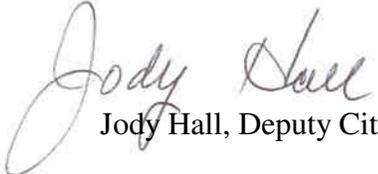
on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Councilperson Craig made the motion to pass Ordinance #2849. The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

V. ADJOURNMENT:

The meeting was adjourned at 6:09 PM.

  
Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	GREG	DENNIS
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	LANTING	MAUGHAN
	<i>Mayor</i>		<i>Vice Mayor</i>			

**CORRECTED** MINUTES

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, TUESDAY, JANUARY, 17, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Findings of Fact and Conclusions of Law:
  - a) Canyon Trails #5, final plat
3. Developer's Agreement:
  - a) Villa Vista #8
4. Multi-Year Improvement Agreement:
  - a) Nathan S. & Megan Silvester, 573 Picabo Drive, driveway paving & final grading
5. Approve minutes as corrected of January 9, 2006, Council meetings.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the final plat of North Haven Subdivision, 80 acres (+/-) located at the south west corner of Pole Line Road and Washington Street North. **Gerald Martens**
2. Consideration of bids for the 2005 Harrison Pumping Station Electrical Upgrade. **LanceBates**
3. Consideration of a request by the developer of Wild Rose #2 for one private driveway within the project that exceeds 300 feet in length. **Gerald Martens**
4. Presentation by SEMPRA. **Bruce McCulloch**
5. Public input and/or items from the City Manager and City Council.
  - a) Human Rights
  - b) City/County Meeting

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

1. Ground Water Meeting
2. Water Conservation Commission.
3. Councilperson Maughan resignation announcement.

**IV. PUBLIC HEARINGS: 6:00 P.M. None**

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, and Dennis Maughan, City Manager Tom Courtney, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Public Works Director Lance Bates, and Deputy City Clerk Jody Hall.

Mayor Clow called the meeting to order at 5:00 PM. He then invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable.
2. Findings of Fact and Conclusions of Law:
  - a) Canyon Trails #5, final plat
3. Developer's Agreement:
  - a) Villa Vista #8
4. Multi-Year Improvement Agreement:
  - a) Nathan S. & Megan Silvester, 573 Picabo Drive, driveway paving & final grading
5. Approve minutes as corrected of January 9, 2006, Council meetings.

Councilperson Maughan made the motion to accept the Consent Calendar with the noted change in the January 9, 2006, minutes. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Consideration of the final plat of North Haven Subdivision, 80 acres (+/-) located at the south west corner of Pole Line Road and Washington Street North.

Gerald Martens said they accepted the ten conditions provided the users purchase the property.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said the following conditions were required for the request to be approved.

1. Dedication of right-of-way along the westerly border of Washington Street North between Pole Line Road and Cheney Drive to provide a total of 60.5' of right-of-way from the centerline of Washington Street North.
2. Dedication of ninety feet (90') of right-of-way for Cheney Drive from Washington Street North westerly to Station 53+00.
3. Dedication of eighty feet (80') of right-of-way for Cheney Drive from station 53+00 to the west boundary of North Haven Subdivision.
4. Dedication of four pieces of 15' x 200' right-of-way for right turn lanes on the north side of Cheney Drive at Sparks Street, Billiar Street and the two driveway entrances for westbound right turn lanes.

5. Dedication of adequate of right-of-way at Washington Street North and Cheney Drive for four legs signal installation.
6. Provide financial assurance acceptable to the City of Twin Falls for construction of Washington Street North from station 218+65 Metric to 216+22 Metric to a pavement width of 56', plus curb, gutter and detached sidewalk, drainage facilities and construction of additional pavement width in coordination with ITD as necessary to transition from Alt 93 Project on east side of Washington Street North.
7. Provide financial assurance acceptable to the City of Twin Falls for construction of full pavement width of right-of-way on Cheney Drive from Washington Street North to the west boundary of North Haven Subdivision, including right turn lanes, curb, gutter sidewalk, and landscaped medians and drainage facilities. Construction of the sidewalk on the south side of Cheney Drive is not required.
8. Provide financial assurance acceptable to the City of Twin Falls for construction of the Washington Street North/Cheney Drive intersection, including pavement, curb, gutter, sidewalk, turn lanes, drainage facilities, and traffic signal, including all under street conduits to facilitate future construction of the fourth leg of the intersection.
9. Provide financial assurance acceptable to the City of Twin Falls for construction of all other public facilities shown on the City approved construction plans.
10. Payment to the City for 21% of the estimated cost of intersection improvements for the intersection of Washington Street North and North College Road, pursuant to the Wal-Mart Super Center Transportation Impact Study.

Discussion followed on:

- how the percentage for the cost of the signal was figured
- underground conduits would be done for future widening and signal
- landscape medians would be addressed in the PUD
- the request is for a total of four parcels
- 10' difference for turn lane

City Manager Courtney said Mr. Marten had agreed if Lot 6 was not developed, each plat should stand on its own.

It was noted that Wendell Street was designed as the same to the north, ITD built it to align.

Councilperson Barigar made the motion to approve the request as presented with the ten conditions. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

2. Consideration of bids for the 2005 Harrison Pumping Station Electrical Upgrade.

Public Works Director Bates reviewed the bids with the City Council. He said Argus Electric was the low bidder in the amount of \$269,695.00. This did not include an Idaho Power transformer. He said staff recommended accepting the bid of Argus Electric.

Vice Mayor Dwight made the motion to accept the bid of Argus Electric in the amount of \$269,695.00. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

3. Consideration of a request by the developer of Wild Rose #2 for one private driveway within the project that exceeds 300 feet in length.

Gerald Martens, the developer, reviewed why he was requesting approval of one private driveway within the project that exceeded 300 feet.

Assistant City Engineer Mathis said staff had reviewed the plat and recommended approval of the one driveway in excess of 300 feet.

Councilperson Maughan made the motion to approve the request as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

4. Presentation by SEMPRA.

A very informative presentation was given by Mr. McCulloch, Manager of Professional Development for SEMPRA in CA. The Council thanked the group for their presentation.

5. Public input and/or items from the City Manager and City Council.
  1. Councilperson Barigar – Human Rights Celebration – CSI, Saturday January 21, 2006, 9 AM, Student Union Building.
  2. City County Meeting at Courthouse, Thursday, January 19, 2006, from 11:30 AM to 1:30 PM.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Ground Water Meeting

Councilperson Craig reported on an upcoming meeting.

2. Water Conservation Commission.

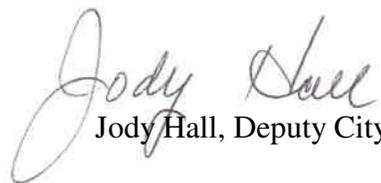
Another Councilperson is needed on the Commission. **Shawn Barigar and Glenda Dwight were appointed to the Commission**

3. **Councilperson Maughan announced his resignation effective February 13, 2006, due to a change in employment and relocation to Walla Walla, Washington.**

### IV. PUBLIC HEARINGS: 6:00 P.M. None

### V. ADJOURNMENT:

The meeting was adjourned at 6:45 PM.

  
Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	GREG	DENNIS
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	LANTING	MAUGHAN
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JANUARY, 23, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable
  - September 2005 \$ 1,877.15
  - January 10-23, 2006 \$650,679.14
2. Findings of Fact and Conclusions of Law:
  - a) North Haven Subdivision, final plat.
3. Improvement Deferral Agreement:
  - a) William J. & Catherine K. Bishop, sidewalk
4. Approve minutes of January 3 and 17, 2006, Council meetings.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of Class IV Water Distribution License. **Mike Schroeder**
2. Consideration of a Resolution authorizing the destruction of records. **Tom Courtney**
3. Consideration of an in lieu contribution for Benno's Point Subdivision. **Dennis Bowyer**
4. Appeal by Julie Croy, Andrea Jones, Marie Fuller and Craig & Kamie Nuthak of the decision of the Planning & Zoning Commission to approve the Preliminary Plat of Bosero Subdivision. **Julie Croy**
5. Consideration of the approval of the final plat for Ensign Subdivision. **Ken Edmunds**
6. Public input and/or items from the City Manager and City Council.

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

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

1. Request of The City of Twin Falls for a Zoning Title Amendment that would amend Twin Falls City Code, Title 10; Zoning and Subdivision Regulations. **Rescheduled for February 13, 2006**

**V. ADJOURNMENT:**

**Any person(s) needing special accommodations to participate in the above noticed meeting should Contact Jody Hall, 735-7287, two working days before the meeting.**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Dennis Maughan, Trip Craig, Gregory Lanting, Shawn Barigar, Don Hall, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Planning and Zoning Director Renee Carraway, Water Superintendent Mike Schroeder, Parks and Recreation Director Dennis Bowyer, Recording Clerk Leila Sanchez

Mayor Clow called the meeting to order at 5:00 pm. He then invited all present who wish, to recite the Pledge of Allegiance to the Flag. The City Council then considered the following items.

**I. CONSENT CALENDAR:**

1. Approve accounts payable

September 2005	\$ 1,877.15
January 10-23, 2006	\$650,679.14
2. Findings of Fact and Conclusions of Law:
  - a) North Haven Subdivision, final plat.
3. Improvement Deferral Agreement:
  - a) William J. & Catherine K. Bishop, sidewalk
4. Approve minutes of January 3 and 17, 2006, Council meetings.

Councilperson Maughan made a motion to approve the Consent Calendar with the exception of item 2. The vote was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Interim Planning and Zoning Director Carraway stated that in the Conclusions of Law, Exhibit No. A was not included in the Council's copy.

Councilperson Lanting made a motion to approve the Findings of Fact and Conclusions of Law: North Haven Subdivision, final plat. The vote was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

**1. Presentation of Class IV Water Distribution License.**

Mike Schroeder, Water Superintendent, stated that Drew Foster received his Class IV license. He also stated that to qualify for a Class IV license, an operator must have a high school diploma or GED; four years of post-high school education in the environmental control field, engineering or related science, and four years of acceptable operating experience of a Class III or higher system and/or treatment facility, including two years of responsible charge.

Mayor Clow and Councilperson Craig presented Drew Foster with his Class IV Water Distribution license.

**2. Consideration of a Resolution authorizing the destruction of records.**

City Manager Courtney explained to the Council that Idaho Code 50-907 requires the City Council to authorize destruction of public records no longer required by law or for city business by resolution.

City Attorney Wonderlich recommended the request.

Councilperson Maughan made the motion to pass resolution # 1752 as presented entitled:

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,  
AUTHORIZING DESTRUCTION OF RECORDS.**

The motion was seconded by Vice-Mayor Dwight and roll call vote showed all members present in favor of the motion. The motion passed.

**3. Consideration of an in lieu contribution for Benno's Point Subdivision.**

Parks and Recreation Director Bowyer, using overhead projections, reviewed the mini park, retention area and pressurized irrigation system for this development.

He explained that instead of the developer paying the Parks & Recreation Department an in lieu contribution, the City Water Department agrees to pay the developer's share of the in lieu contribution. The agreement saves the City's Water Department resources as purchasing land for a pressurized irrigation system from the developer at a different location would have cost the department significantly more than the in lieu contribution.

Discussion followed: Continuance of the trail.

Councilperson Barrigar made the motion to approve the in lieu contribution for Benno's Point Subdivision as presented. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion. The motion passed.

**4. Appeal by Julie Croy, Andrea Jones, Marie Fuller and Craig & Kamie Nuthak of the decision of the Planning & Zoning Commission to approve the Preliminary Plat of Bosero Subdivision.**

City Attorney Wonderlich reviewed the appeal procedures.

Julie Croy, appellant, 379 Grandview Drive North, said that Don Acheson made a pledge to the City Council on August 22, 2005, stating that he would have no more than 65 lots with the exception of the two parcels. He referred to a written testimony of Gary Young's theory stating 90 lots would be a maximum density for an R-2 zoning designation and about 40 lots for an R-1 zoning designation. The preliminary plat map shows 11 lots are over 10,000 square feet and would allow the developer to build 11 townhouses.

She stated the following:

1. Restrict townhouses on the 11 lots.
2. A 100' setback off of Grandview Drive North as written in a legal warranty deed attached to the property from the previous owner to be enforced.
3. Requested a traffic study.
4. Requested the development plans for the project.
5. Fencing. If a fence would be placed.
6. Requested the plans of the irrigation system.

Interim Planning and Zoning Director Carraway stated that the property is approximately 18 acres and located on the south side of the 900-1000 blocks of Filer Avenue West. The City Council approved the annexation in August 2005, from SUI to R-2. Mrs. Croy referred to a statement made during the annexation process of intent to develop this with no more than 2 townhouses. During the platting process, December 13, 2005, the preplat presented had 65 residential single family lots and approximately 11 lots, 10,000 square feet or larger. It does state on the plat map 65 residential lots and 6 townhouses. R-2 zoning designation for 6,000 square feet for a single family and 10,000 square feet for a duplex lot. The Commission did hear this and recommended approval of this plat as presented subject to final engineering technical review.

Assistant City Engineer Mathis stated a traffic study is normally not required on a residential development. There is growth in the area. North Haven Subdivision and hospital street designs would take traffic and keep it in the north area.

City Attorney Wonderlich stated that the 100' setback is equivalent to a restrictive covenant. It is a personal matter between whomever owns the right of the restrictive covenant and the underlying property owner.

Mayor Clow asked for a clarification between a preliminary plat and a final plat.

City Attorney Wonderlich said that the final plat must conform to the preliminary plat and the final plat is the technical document that is recorded. The preliminary plat is where the essentials of the plat are worked out.

Mayor Clow asked for clarification of a townhouse versus a single family being noted into the plat.

City Attorney Wonderlich stated that it was discussed with Interim Planning and Zoning Director Carraway that in the record certain representations were made for the use of certain lots and if representations were made they should be endorsed on the plat. The August 22, 2005, minutes are unclear if that is a limitation or not.

Councilperson Barigar asked for a clarification on the preliminary plat under setbacks, whether it was showing an 80' or 60' setback access restricted on Grandview Drive North.

Interim Planning and Zoning Director Carraway said the plat shows an 80' building setback. Grandview Drive North is an arterial street.

Councilperson Lanting asked how wide Grandview is planned to be in that section.

Assistant City Engineer Mathis stated that Grandview Drive right of way should be dedicated at 40' and they would build it at 32'.

Interim Planning and Zoning Director Carraway said the code requires an 80' building setback from the center line of Grandview.

Councilperson Lanting asked if this would cause issues of selling lots.

City Attorney Wonderlich said if there is a restrictive covenant this would be between property owners. If the 100' setback is enforced and gets a judgment, they may have to come back and file a replat.

Councilperson Craig referred to the August 22, 2005, minutes (shown on overhead). He asked if the two parcels referred to are the two lots or the two parcels, or if it referred to the three townhouses on the other side of the road and the 3 townhouses on the other side of the property. Do the two parcels add up to six or is a parcel considered a lot, or is a parcel considered 3 townhouses on both sides of that property?

Interim Planning and Zoning Director Carraway said at the time of annexation a detailed subdivision layout was not shown. She cannot address whether they were split up lots or not. It was an annexation request, not a plat.

Patrick Brown spoke in favor of the appeal. He stated that he and his wife did not receive notification of any of the meetings. According to the plat there would be 6 or 7 lots adjacent to the property. Each of the lots is approximately 7,000 square feet. A year ago property (shown on overhead) was in for an annexation. Along

Filer Avenue lots are ½ acre lots and the City Council said they should be ½ acre lots in order to make the property compatible with neighboring lots. The property, north of Filer, was zoned down to R-2 and restricted to ½ acre lots during the annexation phase. The restrictions are coming in at the plat phase where the proposed townhouses go. He does not agree that the plan is consistent with residential development in the area and believes a court isn't going to agree with it.

He stated that the developer should comply with the setbacks as stated in the warranty deed and is concerned that the plat doesn't show provisions for water to pass to his property.

City Attorney Wonderlich said an annexation requires developers to contact property owners within 300'. A preliminary plat requires adjoining property owners to be notified.

Andrea Jones, appellant, 375 Grandiview Drive North, spoke in favor of the appeal. She consulted with the Twin Falls Canal Company and irrigation specialist and has several concerns as to how the irrigation pipe will run and feels there should be something they have to comply with regarding irrigation water.

The specialist told them that if they are geographically at the end of the line to receive the water, there would be a good chance they will receive little or no irrigation water.

Don Acheson, Riedesel & Associates, representing Ed Berhamovic, made the following clarifications:

1. In a meeting with the neighbors he was speaking as Don Acheson, not the developer.
2. Mr. Berhamovic pledged to do 65 residential lots. The plat shows 64 residential lots. The discrepancy about the parcels goes back to an earlier hearing.
3. A July 25, 2005, and December 5, 2006, notarized affidavit of mailing with a list of property owners was shown on overheads. The mailing listed Patrick Brown, 1115 Filer Avenue West, Twin Falls.
4. Lot size is a problem. It was stated they would not develop more than 65 lots.
5. The plat has a variety of lots and the smaller lots are in the inner part. The highlighted lots (overhead) are over 10,000 sq. ft. and are correct. The ordinance allows for duplexes on 10,000 sq. ft. and townhouses on 11,000 sq. ft.
6. The developer's intention has always been to build townhouses. The developer has told him that he does not plan to do any duplexes or townhouses except for those shown. (overheads).

A meeting was held with the neighbors and the following was discussed.

1. The city has a pressure irrigation system, in which the developer is required to put in pipe and connect to, if and when the city's infrastructure reaches them. Until that time the city back feeds the pressure irrigation with city drinking water until the pressure irrigation system reaches it and connects to it, and then it becomes a dual system. As part of the statute and code, a pressure irrigation system has to be placed. He spoke to Gary Young, former City Engineer, and raised the issue of connecting additional parcels (overhead) to the city's pressure irrigation system. His comment was that the charge for the water from the city's pressure irrigation system is based on acreage and would not be economical for the large acreages to hook up to the city pressure irrigation in excess of 3, 4, 5, 6 acres. The cost of the ditch water through the Twin Falls Canal Co. is no comparison and would be more economical to be using ditch water. It is the developer's responsibility to route Twin Falls Canal Co. irrigation ditch water that crosses the property to users downstream.
2. In the meeting with the neighbors the idea of putting a pump station that would boost all of the water instead of having gravity flow through old pipes was discussed. There was no representation that the developer would build a pressure irrigation system for the users downstream. The developer has to make sure that the water users receive full shares and this would be part of the design. The head gate belongs to the Twin Falls Canal Co. and all subsequent ditching that comes off of their turnout is private and maintained by the users of that system. Piping will be installed to tie into their system. The condition of their system may be such that it will not deliver their full shares. It is not the

developer's responsibility to take care of a system that is not part of the property. It is unclear how property owners to the west are getting their water delivered.

Vice-Mayor Dwight asked if the bubble station on the south end where water comes out existed and if it is privately maintained from the ditch and the piping.

Don Acheson responded in the affirmative.

Public Works Director Bates stated that a field review was done on the system. He came to the conclusion the infrastructure is old and trying to get more shares through the existing line is not a viable option.

Councilperson Maughan, referring to the August 22, 2005, minutes, asked the applicant that if during the annexation process the parcels he was referring to were the two that were running north and south of the existing property.

Don Acheson answered in the affirmative.

Vice-Mayor Dwight asked for the location of the proposed lift station that would serve the development.

Public Works Director Bates stated that the city does not have a location for a pressure irrigation pump station at this particular time. The pressure irrigation system will be placed in the ground and will serve it with domestic water until the city can locate a pressure irrigation system pump station.

Mayor Clow stated that Mr. Brown was concerned about his irrigation water.

Don Acheson stated that he was not sure how he was receiving water.

Public Works Director Bates stated that he could not see any infrastructure where water was getting across the area.

Patrick Brown used overhead projections to show how water is being received. He stated that Vicky Harney crushed the water and replaced it with her ditch two years ago.

Mayor Clow asked City Attorney Wonderlich to respond to the mailing.

City Attorney Wonderlich stated that he understood that Mr. Brown's mailing address is correct.

Vice-Mayor Dwight asked what issue appeared to be appealable.

City Attorney Wonderlich stated that if representations of what would be placed in certain lots would be the issue on the townhouses. It could be resolved by an endorsement on all of the lots other than those parcels that run north/south for single family residential.

Interim Planning and Zoning Director Carraway stated that the plat states that there are six townhouses as shown on the overhead projection.

Mayor Clow requested the original recording of the statements made.

Vice-Mayor Dwight asked if a fence would be placed.

Don Acheson stated that he was unsure of the developer's intention of fencing.

Sam Saltaga, representing the applicant, said he originally planned to put in fence, but did not promise to do so. He stated that he would comply with city requirements.

Deliberations followed:

Councilperson Lanting made a motion to uphold the Planning and Zoning Commission's decision of December 13, 2005. The motion was seconded by Councilperson Barigar.

Councilperson Lanting stated that he was serving on the Planning & Zoning Commission when the issue was first heard. He recalled that the two parcels Mr. Acheson was referring to would be townhouses and were not going to be single family lots. It was guaranteed that the other lots would be single family based on the plat. A traffic study was not warranted. The piping was discussed. No issues have changed, other than Mr. Brown being in attendance and stating that he had not being contacted.

Vice-Mayor Dwight asked City Attorney Wonderlich to respond to Mr. Brown's comments about the lots in this development not being as large as other developments proposed on the other side of Filer Avenue.

City Attorney Wonderlich stated that on that project the developer came forward and agreed to attach restrictions. The City Council did not attach restrictions. He added that if property is zoned R-2 the property owner has the right to develop to R-2 standards.

Roll call vote showed all members present voted in favor of the motion.

Councilperson Barigar stepped down to attend a previously scheduled engagement.

## **5. Consideration of the approval of the final plat for Ensign Subdivision.**

Ken Edmunds, applicant, using overhead projections, reviewed the final plat for Ensign Subdivision. He stated that the clear water drains will be retained and there may be two lots that may require rerouting. The stormwater drainage on the Candleridge development, approximately 70 acres to the south, was put in place before stormwater was required to retain on site. The proposed plan requires that stormwater be retained on site.

Discussion followed:

Vice-Mayor Dwight asked the status of the proposed raised medians on Eastland.

Ken Edmunds stated that right of way could not be acquired and city staff had decided not to pursue.

Councilperson Lanting asked if landscaping and fencing had been addressed.

Ken Edmunds stated that when he is ready to proceed with the fencing concept he would contact the neighbors and discuss it with them to inform them of the plans.

Councilperson Lanting inquired of the wetlands.

Ken Edmunds stated that a request has been made to the Corps of Engineers and he had not heard back from them.

Councilperson Hall inquired of the traffic pattern in the subdivision.

Ken Edmunds used overhead projections to show traffic patterns.

Councilperson Lanting asked about limited parking on North Temple and South Temple.

Interim Planning and Zoning Director Carraway stated that through the special use permit process there was an agreement that there would be no parking on the north side of the street.

Councilperson Maughan made a motion to approve the final plat of Ensign Point subject to final technical review of the Engineering Department. The motion was seconded by Councilperson Hall.

Mayor Clow asked Ken Edmunds for clarification. On Candleridge and Cheney, is the final conclusion that no driveways would be coming out of the lots onto the streets?

Ken Edmunds answered in the affirmative.

Roll call vote showed all members voted in favor of the motion. The motion passed.

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

The Mayor introduced Boy Scouts Troop 67.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS**

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

1. Request of The City of Twin Falls for a Zoning Title Amendment that would amend Twin Falls City Code, Title 10; Zoning and Subdivision Regulations. **Rescheduled for February 13, 2006**

**VI. ADJOURNMENT: The meeting adjourned at 6:35 PM.**



Leila Sanchez  
Public Works Clerk





Twin Falls City Council Meeting Minutes

January 30, 2006

Page 2 of 7

1. Library Bond Election
2. New officers
3. Application for open Council position

IV. PUBLIC HEARINGS: **6:00 P.M. None**

V. ADJOURNMENT:

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Trip Craig, Don Hall, Greg Lanting, and Dennis Maughan, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Public Works Director Lance Bates, Economic Development Director Dave McAlindin, Library Director Susan Ash, Finance Director Gary Evans, and Deputy City Clerk Jody Hall.

ABSENT: Councilperson Shawn Barigar

Mayor Clow called the meeting to order at 5:00 PM. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable. 

January 24-30, 2006	\$658,616.12
January 30, 2006	\$ 80,000.00
2. Findings of Fact and Conclusions of Law:
  - c) Appeal of Bosero Preliminary Plat
  - d) Ensign Subdivision, final plat
3. Liquor license:
  - a) Neilsens, c/o Neilsen & Co, 550 Blue Lakes N., beer and liquor
4. Improvement Agreements:
  - a) LeRoy Atwood, sewer and water.

Councilperson Maughan made the motion to approve the Consent Calendar. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Consideration of the request of Gary N. Nelson for Nelson & Company for a one-year extension of the approval of the final plat of the Cedarpark #7 Subdivision.

Tim Vawser, EHM Engineers, reviewed the request with the City Council.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said staff had no problem with the extension.

Vice Mayor Dwight made the motion to approve the extension request for one year. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

2. Consideration of the request of Gary N. Nelson for Nelson & Company for a one-year extension of the approval of the final plat of the Cedarpark #9 Subdivision.

Tim Vawser, EHM Engineers, reviewed the request with the City Council.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said staff had no problem with the extension.

Councilperson Maughan made the motion to approve the extension request for one year. The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

3. Consideration of the final plat of Northern Passage Subdivision, Phase #2.

Troy Vitek, EHM Engineers, reviewed the final plat. He said the developer wanted to plat the phases separately.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said both the City Council and Twin Falls County Commissioners had voted approval of the plat with the following conditions:

1. Subject to Engineering Department final technical review.
2. Requirement of a combined minimum 4-acre park as negotiated with staff.

Vice Mayor Dwight made the motion to approve Phase #2 with the two recommendations. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

4. Consideration of the final plat of Northern Passage Subdivision, Phase #3.

Troy Vitek, EHM Engineers, reviewed the final plat. He said the developer wanted to plat the phases separately.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said both the City Council and Twin Falls County Commissioners had voted approval of the plat with the following conditions:

1. Subject to Engineering Department final technical review.
2. Requirement of a combined minimum 4-acre park as negotiated with staff.

Councilperson Maughan made the motion to approve the request with the two conditions. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

5. Consideration of the final plat of Northern Passage Subdivision, Phase #4

Troy Vitek, EHM Engineers, reviewed the final plat. He said the developer wanted to plat the phases separately.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said both the City Council and Twin Falls County Commissioners had voted approval of the plat with the following conditions:

1. Subject to Engineering Department final technical review.
2. Requirement of a combined minimum 4-acre park as negotiated with staff.

Councilperson Lanting made the motion approve the plat with the two conditions. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

6. Consideration of the final plat of Settler's Ridge Subdivision, #2.

Tim Vawser, EHM Engineers, representing the developer spoke for the request. He said the Settler's Ridge Subdivision #2 would have 102 lots and be done in five phases.

Interim Planning and Zoning Director Carraway reviewed the request using overhead projections. She said the following conditions had been recommended for the Subdivision:

1. Requirement of a combined minimum four-acre park as negotiated with staff.
2. Canyon Rim Road be vacated before filing of final plat.
3. The lots on the northerly border of the subdivision, adjoining Canyon Rim Road, shall be single-family residential only.

Mr. Vawser said both sides of northerly border would be single family. He noted all 102 lots be single family.

Councilperson Maughan made the motion to approve the request as presented with staff recommendations and that lots 11-17 on the northerly border shall be single family residential. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

7. Consideration of reappointments to the Historic Preservation Commission.

This item was postponed.

8 Consideration of reappointment to the Board of Commissioners of the Housing Authority of the City of Twin Falls.

Housing Authority Director, Penny Earl, reviewed the recommended reappointment of Laveta Younger.

Councilperson Craig made the motion to approve the reappointment of Laveta Younger until February 14, 2011. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

9. Consideration of Idaho Department of Environmental Quality Auger Falls Grant Offer Resolution.

Lee Glaesemann, Lead Engineering Tech, reviewed the Grant with the City Council.

Councilperson Maughan made the motion to pass Resolution #1753 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ACCEPTING A GRANT OFFER OF \$500,000 FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY FOR CONSTRUCTION OF WASTE WATER TREATMENT FACILITIES AT AUGER FALLS.

The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

10. Boy Scouts

Boy Scouts from Troop #170 were introduced.

11. Consideration of request of the Magic Valley Arts Council.

Stacey Madsen, Magic Valley Arts Council Executive Director, requested funding from the City for the relocation of the harness that accompanies the Millennium sculpture located at Main and Shoshone. The cost would be \$750.00 and anticipated completion time would be March 2006.

Vice Mayor Dwight made the motion to approve the request and the funds to be taken from the Contingency Fund. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

12. Consideration of a lease agreement for new computers.

Finance Director Evans reviewed the lease agreement with the Council.

Councilperson Maughan made the motion to pass Resolution #1754 entitled:

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF TWIN FALLS, IDAHO, AUTHORIZING THE EXECUTION AND DELIVERY OF A MUNICIPAL LEASE-PURCHASE AGREEMENT AND RELATED DOCUMENTS WITH RESPECT TO THE LEASE FOR NEW COMPUTERS FOR THE CITY; AUTHORIZING THE EXECUTING AND DELIVERY OF DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE

CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY  
THIS RESOLUTION.

The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion

13. Presentation of the 2005 Community Survey.

Economic Development Director McAlindin presented the survey to the Council. He said not as many surveys had been returned as in previous years. Maybe another time of year should be considered.

Discussion followed on:

- incentive to return surveys
- water billing list has accurate addresses

No action was required on this item.

14. Public input and/or items from the City Manager and City Council. None

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Library Bond Election

Library Bond Election February 7, 2006

2. New officers

Seven new police officer were sworn earlier in the day.

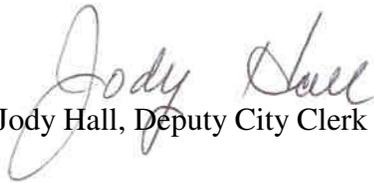
3. Application for open Council position

Fourteen applications have been received.

IV. PUBLIC HEARINGS: 6:00 P.M. None

V. ADJOURNMENT:

The meeting was adjourned at 6:35 PM.

  
Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	GREG	DENNIS
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	LANTING	MAUGHAN
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, FEBRUARY 6, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. January 31 – February 6, 2006 \$159,163.24
2. Approve minutes of January 23 and 30, 2006, Council meetings.

**II. ITEMS FOR CONSIDERATION**

1. Consideration of bids for 2006 Canyon Springs Sewer Replacement Project. **Lee Glaesemann**
2. Consideration on placement of monument signage for both Northern Passage and Settlers Ridge Subdivisions. **Steve Shotwell,**
3. Consideration of bid proposals for negotiation services for Washington Street North. **Jackie Fields**
4. Public input and/or items from the City Manager and City Council.
  1. Web service at the animal shelter
  2. Potential Council candidates interviews.
  3. Library Bond Election

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

**IV. PUBLIC HEARINGS: 6:00 P.M. None**

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, and Dennis Maughan, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Project Coordinator Lee Glaesemann, Librarian Susan Ash, Recording Clerk Katy Touchette, and Deputy City Clerk Jody Hall.

Mayor Clow called the meeting to order at 5:00 PM. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items.

I. CONSENT CALENDAR:

1. Approve accounts payable. January 31 – February 6, 2006 \$159,163.24
2. Approve minutes of January 23 and 30, 2006, Council meetings.

Councilperson Maughan made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion

II. ITEMS FOR CONSIDERATION

1. Consideration of bids for 2006 Canyon Springs Sewer Replacement Project.

Lee Glaesemann, Project Coordinator, reviewed the project and said staff recommended the low bid of DEBCO in the amount of \$562,530.

Councilperson Barigar made the motion to accept the low bid of DEBCO in the amount of \$562,530 and for the funds to come from Reserves. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion

2. Consideration on placement of monument signage for both Northern Passage and Settlers Ridge Subdivisions.

Steve Shotwell, one of the developers, requested approval of the placement of monument signage for both Northern Passage and Settlers' Ridge Subdivisions. The developers each proposed they be allowed to locate one monument sign on either side of Wendell Street north of Federation Road.

Discussion followed on:

- Wendell Street doesn't enter into the subdivisions
- if approved the request was that this be the only signage into the subdivisions
- does the request comply with the code
- code needs to be amended if approved

Councilperson Lanting made the motion to accept the single signage for each subdivision as requested and that it not be placed in the site triangle. The motion was seconded by

Councilperson Barigar and roll call vote showed all members present in favor of the motion

3. Consideration of bid proposals for negotiation services for Washington Street North

Jackie Fields, City Engineer, reviewed the proposals and said staff recommended approval of the low bidder - Right-of-Way Solutions in the amount of \$33,150.

Councilperson Maughan made the motion to accept the bid of Right-of-Way Solutions in the amount of \$33,150. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion

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

1. Web service at the animal shelter

Councilperson Lanting inquired how much web service would be allowed for the shelter?

Discussion followed on:

- Information Services would be contacted.
- information needs to be coordinated with all City services

2. Potential Council candidates interviews.

Mayor Clow said the potential candidates would be contacted on Tuesday, February 7th, and the interviews would be held Wednesday, February 8th.

3. Library Bond Election

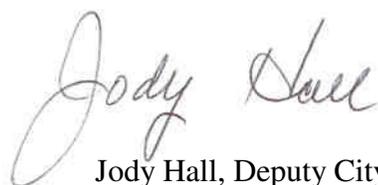
Susan Ash, Library Director, urged everyone to vote at the Library Bond election the next day.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M. None

VI. ADJOURNMENT:

The meeting was adjourned at 5:35 PM



Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	GREG	DENNIS
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	LANTING	MAUGHAN
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, FEBRUARY 13, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Findings of Fact and Conclusions of Law:
  - a) Northern Passage Subdivision, Phase #2, final plat
  - b) Northern Passage Subdivision, Phase #3, final plat
  - c) Northern Passage Subdivision, Phase #4, final plat
  - d) Settler's Ridge Subdivision, Phase #2, final plat
  - e) Morning Sun Subdivision, Phase #5, final plat
  - f) Pulsipher Condominium Subdivision, final plat
3. Approve minutes of February 6, 2006, Council meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Canvass of votes for Library Bond Election. **Resolution #1755**
2. Consideration of the PUD Agreement for the Orchard Park PUD.
3. Consideration of the final plats of Sunterra Subdivision, Phase 1 Amended and Sunterra Subdivision, Phase 2 Amended.
4. Presentation by Doug Melvin, Federal Security Director, Department of Homeland Security, Transportation Security Administration.
5. Final report on the Space Needs Assessment for the Police Department.  
Consideration of Parks and Recreation Commission appointments.
7. Consideration of bids for the 2006 Harmon Park Lighting Upgrade.
8. Consideration of a STAG Grant Assistance Agreement.
9. Discussion concerning the filling of the Council seat vacated by Dennis Maughan.
10. Public input and/or items from the City Manager and City Council.

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

1. Letter to Legislature regarding property tax issues.
2. Strategic Plan review property taxes

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

1. Request of The City of Twin Falls for a Zoning Title Amendment that would amend Twin Falls City Code, Title 10; Zoning and Subdivision Regulations.

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, and Dennis Maughan, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Police Chief Jim Munn, Project Coordinator Lee Glaesemann, Parks and Recreation Director Dennis Bowyer, Airport Manager Bill Carberry, Librarian Susan Ash, Deputy City Clerks Sharon Bryan and Jody Hall, and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 PM. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable.
2. Findings of Fact and Conclusions of Law:
  - a) Northern Passage Subdivision, Phase #2, final plat
  - b) Northern Passage Subdivision, Phase #3, final plat
  - c) Northern Passage Subdivision, Phase #4, final plat
  - d) Settler's Ridge Subdivision, Phase #2, final plat
  - e) Morning Sun Subdivision, Phase #5, final plat
  - f) Pulsipher Condominium Subdivision, final plat
3. Approve minutes of February 6, 2006, Council meeting.

Vice Mayor Dwight made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Maughan and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Canvass of votes for Library Bond Election.

Deputy City Clerk Sharon Bryan reviewed the vote canvass and recommended passage of Resolution #1755 entitled:

A RESOLUTION CANVASSING THE RESULTS OF AN ELECTION HELD IN THE CITY OF TWIN FALLS ON FEBRUARY 7, 2006, ON THE AUTHORIZATION OF THE ISSUANCE OF UP TO \$5,200,000 GENERAL OBLIGATION BONDS OF SAID CITY, AND DETERMINING THE RESULTS OF SAID ELECTION.

Councilperson Maughan made the motion to pass Resolution #1755. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

Library Director Ash thanked the Council for their support of the Library.

2. Consideration of the PUD Agreement for the Orchard Park PUD.

Interim Planning and Zoning Director Carraway reviewed the PUD and said staff recommended approval.

Councilperson Lanting made the motion to approve the PUD. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

3. Consideration of the final plats of Sunterra Subdivision, Phase 1 Amended and Sunterra Subdivision, Phase 2 Amended.

Don Acheson, Riedesel Engineers, reviewed the final plats.

Interim Planning and Zoning Director Carraway reviewed the area using overhead projections. She said staff recommended approval of the plats.

Vice Mayor Dwight made the motion to approve Sunterra Subdivision Phase 1 final plat as amended. The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

Councilperson Maughan made the motion to approve Sunterra Subdivision Phase 2 final plat as amended. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

4. Presentation by Doug Melvin, Federal Security Director, Department of Homeland Security, Transportation Security Administration.

Mr. Melvin, introduce himself and reviewed the Homeland Security Administration and areas they are located in.

Discussion followed on:

- grant funding that could be available
- transportation safety or upgrades
- police department looking at developing more space in police department and converting leased frequency to 700 megahertz frequency
- transportation includes highways, maritime, fuel, and gas entities
- his office is in Boise

The City Council thanked Mr. Melvin for coming to the meeting.

5. Final report on the Space Needs Assessment for the Police Department.

Lieutenant Krear reviewed the history of the space needs issues at the Police Department and the conceptual plan for the next 10 years.

Steve Wilden, Evergreen Studios, distributed handouts to the Council.

He first started with the space needs City Hall needed which was 63%. He said the Police Department needed 69% more space. He noted moving the Police Department or City Hall would be too expensive. The total amount needed to do Option 3 which was the most desirable option plus the City Hall expansion would be around 6.8 million dollars.

The purchase of the church on the corner of Idaho Street and Third Avenue East was discussed. The price they wanted a few years ago was too high. They had not been approached since.

City Council thanked Mr. Wilden for the presentation.

This item will be discussed at the Strategic Plan meeting scheduled in March.

6. Consideration of Parks and Recreation Commission appointments.

Parks and Recreation Director Bowyer reviewed the two openings on the Commission. He said the Commission had recommended Beth Olmstead and Tom Skahill. Both prospective members were in the audience and Mr. Bowyer introduced them.

Councilperson Maughan made the motion to appoint Beth Olmstead and Tom Skahill to the Commission starting April 2006 to March 2009. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

7. Consideration of bids for the 2006 Harmon Park Lighting Upgrade.

Lee Glaesemann, Project Coordinator, reviewed the bids. He said the low bidder was Argus Electric of Twin Falls, in the amount of \$95,640.00. He said the 2005-2006 Capital Improvements Budget included a seven year lease at \$20,000 a year for this project. He said staff recommended that the project be awarded to Argus Electric, Inc.

Brent Whaley reviewed the engineer's estimate with the Council.

Councilperson Barigar made the motion to accept the bid of Argus Electric in the amount of \$95,640. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

8. Consideration of a STAG Grant Assistance Agreement.

Lee Glaesemann, Project Coordinator, said the City Council had approved the resolution authorizing the Mayor to execute the DEQ grant offer at the January 30<sup>th</sup> Council meeting. The STAG Grant Assistance Agreement was received from the EPA and was required to be signed by the City Manager and returned by February 10<sup>th</sup>, it did not

require a resolution. It was signed by the City Manager and returned to the EPA as requested. No action was required on this report.

9. Discussion concerning the filling of the Council seat vacated by Dennis Maughan.

At this time an appreciation plaque was presented to Councilperson Dennis Maughan.

Mayor Clow then nominated David E. Johnson to fill the vacated position.

Councilperson Lanting made the motion to approve the nomination of David E. Johnson to the vacate position. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion with Councilperson Maughan “Abstaining”.

Mr. Johnson will be sworn in at the February 21<sup>st</sup> Council meeting.

10. Public input and/or items from the City Manager and City Council. None

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Letter to Legislature regarding property tax issues.

City Manager Courtney distributed a draft letter to the legislature regarding the property tax issues.

2. Strategic Plan review property taxes

Councilperson Lanting said the Strategic Plan should also address the property tax issues.

V. PUBLIC HEARINGS: 6:00 P.M.

1. Request of The City of Twin Falls for a Zoning Title Amendment that would amend Twin Falls City Code, Title 10; Zoning and Subdivision Regulations.

Interim Planning and Zoning Director Carraway reviewed the proposed changes with the Council.

The public hearing was opened.

Sherry Olsen-Frank spoke regarding a section of the propose change to be stricken.

Brad Wills, a developer, was concerned with how weed management would be defined.

Sanitation and Utility Services Director Jeff said a dust control section is in place.

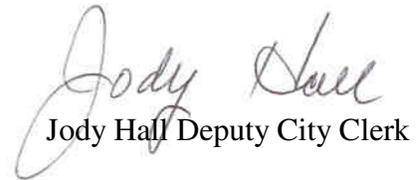
The public hearing was closed.

After considerable discussion Councilperson Lanting made the motion for City Attorney Wonderlich to prepare an ordinance that included everything up to Sections 1-5 and 7-19 excluding business park and front yard setbacks. The balance of the sections to be considered at a later date. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

The Amazing Grace Tower and Buzz Tower were discussed.

V. ADJOURNMENT:

The meeting was adjourned at 7:35 PM.

  
Jody Hall Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**CORRECTED MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, **TUESDAY**, FEBRUARY 21, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. February 14-21, 2006 \$108,701.41
2. Deferral Agreements:
  - a) Earl Dutt, 781 Washington St. S., curb, gutter, sidewalk
3. Multi-Year Improvement Deferral Agreements
  - a) Mike Dingman, 1186 Eastland Dr. N.
  - b) Luis M. Orozco, 543 Picabo Dr.
4. Approve minutes of February 13, 2006, Council meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Swearing in of new Councilman David E. Johnson. **Deputy City Clerk Sharon Bryan**
2. Presentation by Doug Howard regarding the IDEQ funding of the Auger Falls Project. **Doug Howard**
3. Consideration of Ordinance #2850 for the City of Twin Falls. **Renee Carraway**
4. Consideration of Golf Advisory Commission Reappointment. **Mike Hamblin**
5. Consideration of the request of the Filer High School Golf Team. **Mike Hamblin**
6. Consideration of a request by the Twin Falls Public Library Board. **Susan Ash**
7. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. None**

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, and David E. Johnson, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Public Works Coordinator Lance Bates, Librarian Susan Ash, Deputy City Clerks Sharon Bryan and Jody Hall, and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 p.m. The Pledge of Allegiance was led by a member of Boy Scout Troop 3, LDS 11<sup>th</sup> Ward, and following the pledge the troop members introduced themselves.

I. CONSENT CALENDAR:

1. Approve accounts payable. February 14-21, 2006 \$108,701.41
2. Deferral Agreements:
  - a) Earl Dutt, 781 Washington St. S., curb, gutter, sidewalk
3. Multi-Year Improvement Deferral Agreements
  - a) Mike Dingman, 1186 Eastland Dr. N.
  - b) Luis M. Orozco, 543 Picabo Dr.
4. Approve minutes of February 13, 2006, Council meeting.

Councilperson Barigar made the motion to approve the consent calendar. The motion was seconded by Councilperson Don Hall, and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Swearing in of new Councilman David E. Johnson.

Deputy City Clerk Sharon Bryan swore in Councilperson David E. Johnson, **who was appointed** to City Council Seat #2. He then took his place among the City Council members.

2. Presentation by Doug Howard regarding the IDEQ funding of the Auger Falls Project.

Doug Howard, regional administrator of the Twin Falls Department of Environmental Quality, made a presentation to the Council regarding IDEQ funding of the Auger Falls property. Mr. Howard gave a brief history of the property, up to and including the City's purchase of the property. He stated that a congressional grant of \$600,000 and a state grant of \$500,000 would be used to bring water to the Auger Falls property.

Mr. Howard then introduced Tim Miller of Idaho Power, who stated this is a good project for the citizens of Twin Falls, using grant money for wetlands development at Auger Falls. Mr. Miller also introduced Perry VanPatten, Dan Olmstead, and Lewis Wardle who are also involved in this project, and the Mayor stepped down for photographs to commemorate the project.

3. Consideration of Ordinance #2850 for the City of Twin Falls.

Interim Planning and Zoning Director Carraway gave a brief staff report, after which Councilperson Lanting made a motion to approve Ordinance #2850, **and Vice Mayor Dwight seconded the motion. At that time the City Attorney stated that this has to be placed on third and final reading before a motion can be made. Councilperson Craig moved to place the ordinance on third and final reading, and Vice Mayor Dwight seconded the motion. Roll call vote showed 7-0 approval of the motion. The City Attorney then stated that the ordinance title had to be read first, and the recording clerk read the ordinance title. Councilperson Lanting moved to approve the ordinance. Councilperson Barigar seconded the motion, and roll call vote showed that the motion passed, 7-0.**

4. Consideration of Golf Advisory Commission Reappointment.

Mike Hamblin requested that the City Council approve the reappointment of Mike McMasters and Mike Redman to the Golf Advisory Commission. Councilperson Dwight made a motion to approve the reappointments, Councilperson Johnson seconded the motion, and roll call vote showed the council voted 7-0 to approve the reappointments.

5. Consideration of the request of the Filer High School Golf Team.

Prior to Mike Hamblin speaking on this request, Councilperson Lanting stated he would abstain from taking part in this motion as he is an assistant coach to the Filer High School Golf Team. Mike Hamblin then presented his request that the Filer High School Golf Team be allowed to pay a flat rate of \$300 for their season at the Twin Falls Municipal Golf Course. This would allow the team access to the course Monday-Friday; however, if the Filer team members (as well as the Twin Falls High School Golf Team members) wished to play on weekends, they would pay as the general public would – with a season pass or daily green fees.

Councilperson Craig moved to approve this request, and Councilperson Hall seconded the motion. By roll call vote, the Council voted 6-0 to approve the request (**as Councilperson Lanting had abstained from participating in this discussion and vote**).

6. Consideration of a request by the Twin Falls Public Library Board.

Susan Ash, Director of the Twin Falls Public Library, made a short presentation before the Council regarding using the approximately \$120,000 left in the library's Bond Fund. This money was already in the bond fund when the voters of Twin Falls City turned down a new bond request for the library in February 2006. Ms. Ash stated that they wished to use the funds for maintenance, upgrading, renovation, and enhancement of the library, with a very minor amount of money to be used on a study that would determine what maintenance and upgrade projects most needed to be financed. City Manager Courtney stated that this money had previously been earmarked for such projects, although not an exact amount; however, he stated that the cost of the recent election had not been figured

into the City's latest budget, so paying the election costs was something that had to be considered. Councilperson Dwight asked Ms. Ash if she knew how the election was supposed to be paid for, but Ms. Ash did not know.

At this time Councilperson Dwight made a motion that the remaining money in the bond fund would be used by the library for maintenance as requested, but the recent library bond election costs would be paid first out of this fund, rather than having the cost of the election taken from the City's contingency fund. Councilman Johnson seconded the motion, and a roll call vote of 7-0 showed all Council members in favor of the motion.

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

None.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Mayor Clow reminded the Council of the upcoming interviews for Community Development Director, and he asked for one more council member to assist in the interviews. Councilperson Lanting then said he would participate in this process (along with Mayor Clow and Councilperson Johnson).

Councilperson Dwight then gave a copy of a Times News article re: the ITD projects from Falls to Pole Line Road on Highway 93 to the Mayor for his review.

IV. PUBLIC HEARINGS: **6:00 P.M. None**

V. ADJOURNMENT: The meeting adjourned at 5:35 p.m.

Katy Touchette  
Recording Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, FEBRUARY 27, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATION: Read Across Twin Falls Week**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. February 22-27, 2006 \$353,411.25
2. Approve minutes of February 21, 2006, Council meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the final plat of Evergreen Apartments PUD. **Tim Vawser**
2. Consideration of the PUD Agreement for Evergreen Apartments PUD. **Tim Vawser**
3. City Council discussion considering House Bill 689. **Tom Courtney**
4. Consideration of Parks & Recreation Commission reappointments. **Dennis Bowyer**
5. Public input and/or items from the City Manager and City Council.

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

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

1. Request of Falls Investment Partnership c/o Rick Carr for a Comprehensive Plan Land Use Map Amendment from Urban Residential to Professional Office at the southeast corner of Falls Avenue East and Eastland Drive. **Rick Carr (RESCHEDULED TO MARCH 20, 2006)**
2. Request of Federation Pointe, LLC, for a Zoning Title Amendment which would allow additional building height through the PUD process within the Canyon Rim Overlay and by adding a definition of Cultural Activities. **Fran Florence**

**V. ADJOURNMENT**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting; City Manager Tom Courtney; City Attorney Fritz Wonderlich; Interim Planning & Zoning Director Renee Carraway, Public Works Coordinator Lance Bates, Parks and Recreation Coordinator Dennis Bowyer, and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 PM and invited all who wished to, to recite the Pledge of Allegiance with him. Mayor Clow then announced that Item #1 on the Public Hearing calendar had been removed from the agenda and would be rescheduled.

Lavonne Peterson, Curriculum Director of the Twin Falls School District, made a short presentation before the Council regarding this week being “Read Across Twin Falls” Week. Educators in the audience were recognized, and Mayor Clow then read and signed the proclamation.

I. CONSENT CALENDAR:

1. Approve accounts payable. February 22-27, 2006 \$353,411.25
2. Approve minutes of February 21, 2006, Council meeting.

Vice Mayor Dwight noted two corrections that needed to be made to the February 21, 2006, City Council Meeting. With those changes noted, she then moved to approve the consent calendar. Councilperson Barigar seconded the motion, and the Council voted 7-0 to approve the consent calendar.

II. ITEMS FOR CONSIDERATION:

1. Consideration of the final plat of Evergreen Apartments PUD. **Tim Vawser**
2. Consideration of the PUD Agreement for Evergreen Apartments PUD. **Tim Vawser**

Since the first two items under Items for Consideration were related and were both being presented by Tim Vawser, Mayor Clow asked if Mr. Vawser would like to present both items at the same time, and Mr. Vawser agreed to do so. Mr. Vawser stated he was there as a representative for the developer/owner, Equity Homebuilders, LLC, and he gave a brief history of the Evergreen Apartments plat and PUD agreement process. Planning & Zoning Interim Director Carraway gave the staff reports for both items, stating that staff approves the final plat subject to approval of the PUD agreement, and being subject to the final technical review by the Engineering Department. She also said that, with regards to the PUD, that staff feels the agreement correctly reflects the PUD as it was approved and recommended Council approval of the agreement. After a brief discussion, Councilperson Barigar made a motion to approve the final plat of Evergreen Apartments PUD, Councilperson Johnson seconded the motion, and the Council voted 7-0 to approve the final plat. Councilperson Craig then moved to approve the PUD Agreement for Evergreen Apartments PUD, Vice Mayor Dwight seconded the motion, and the Council voted 7-0 to approve the motion.

3. City Council discussion considering House Bill 689. **Tom Courtney**

The City Council members then discussed the various pros and cons of signing a resolution in support of Idaho HB 689, which would provide for a moratorium on the permitting of certain coal fired power plants until April 1, 2008. After all Council members voiced their opinion on the issue, Vice Mayor

Dwight moved for approval of Resolution 1756, David Johnson seconded the motion, and roll call vote showed the motion was approved 5-2. Mayor Clow asked that after the resolution is signed that a copy be sent to the Idaho Legislature as soon as possible.

4. Consideration of Parks & Recreation Commission reappointments. **Dennis Bowyer**

Parks and Recreation Director Dennis Bowyer asked the City Council to approve the reappointment of Bill Merritt and Mitch Watkins to the Parks and Recreation Commission for another three-year term. Vice Mayor Dwight moved for approval, Councilperson Johnson seconded the motion, and roll call vote showed the Council voted 7-0 to approve the reappointments.

At this time City Manager Courtney asked the Council if they had been provided with copies of a liquor license approval request for Charlie's Food Store; however, since the Council members had not received copies of this, Mayor Clow stated that the meeting would adjourn until the 6 p.m. public hearing calendar and copies of the liquor license request could be distributed to Council members, who would then consider the matter at the start of the 6 o'clock calendar.

Prior to adjourning, Mayor Clow asked if there were any advisory board reports, and none were given. Vice Mayor Dwight then told the Council she had a letter from a citizen who had concerns about the advertising costs being charged by the Wood River Journal and the Times News. City Attorney Wonderlich stated that advertising rates are set by law. City Manager Courtney will review the letter in question.

Mayor Clow also mentioned a "welcome home" event to take place on Saturday, March 4, 2006, at 1:00 pm. for members of the Army National Guard 116<sup>th</sup>. The event will be held at Twin Falls High School, and all Council members were urged to attend if at all possible.

The meeting was adjourned at this time (approximately 5:40 p.m.)

At 6:00 pm. Mayor Clow called the meeting to order once again. Mayor Clow welcomed the Kimberly High School students who were attending tonight's City Council meeting.

At this time the matter of the request for a liquor license to serve bottled and draft beer for consumption on the premises at Charlie's Food Store, 139 Shoshone Street North, was discussed. Vice Mayor Dwight made a motion to approve the license, and Councilperson Hall seconded the motion. More in-depth discussion followed, including what sort of precedence would be set if this type of business was allowed to serve beer on the premises. The City Attorney stated that the police would investigate any possible complaints and the license could be revoked if violations were noted. After the discussion, a roll call vote showed that the Council voted 6-1 to approve this request.

IV. PUBLIC HEARINGS:

1. Request of Federation Pointe, LLC, for a Zoning Title Amendment which would allow additional building height through the PUD process within the Canyon Rim Overlay and by adding a definition of Cultural Activities. **Fran Florence**

Mayor Clow then went over the hearing procedures for the public hearing portion of tonight's meeting. The applicant, Fran Florence, on behalf of Federation Pointe, LLC, explained the request for a Zoning Title Amendment. He stated that they were requesting a code change, and that this was not project specific. Mr. Florence gave a brief history of this property in the Canyon Rim Overlay using the overhead projector, and he stated that he believed the code change request was in keeping with the language of the City's comprehensive plan. Mr. Florence introduced Scott Straubhar of Hummel Architects, who talked about the different buildings being proposed for the site in question, and why the applicants were asking for a 50' setback along with the change in building height requirements in the Canyon Rim Overlay.

After a brief wrap-up by Mr. Florence, the Council members asked him some questions regarding the request.

Interim Planning and Zoning Director Carraway then gave the staff report, stating that the Planning and Zoning Commission had voted 7-1 to approve the request with two amendments: to limit the area in question for the code change to the canyon rim between Rock Creek Canyon to the west and Blue Lakes Boulevard North to the east; and to keep the setback minimum at 100'. Council members also had questions for Director Carraway, mostly about the 100' setback limit.

Mayor Clow opened the public portion of the hearing at 6:50 p.m., and David Mead spoke on behalf of the "Citizens for the Canyon Rim." Mr. Mead gave a brief history of canyon rim studies that have been done over the years, and he discussed the impact that building on the canyon rim could have with regards to damaging the canyon rim itself. Mr. Mead requested that the Council keep the 100' setbacks in place and allow the code change requested only in the Canyon Rim Overlay in the Federation Pointe property, not from Rock Creek Canyon to Blue Lakes Boulevard North.

At this point the meeting was open for public comment:

Jeff Rolig, 2176 Wood River Circle, Twin Falls, attorney, spoke in favor of the request.

Debbie Hetherington, 1877 Pole Line Road, Twin Falls, Idaho (for Premier Insurance), also spoke in favor of the request.

Dr. Alan Frost, Twin Falls, speaking for the Twin Falls Art Center Committee, spoke in favor of the request.

Roy Slotten, 1339 Washington Street South, Twin Falls, spoke opposing the request.

Dr. Dave McCluskey, 123 Fillmore, spoke against the request.

David Sparks, 1999 Pole Line Road, spoke for the request except for the 50' setback request.

Lindsey Caton, 2121 Candlewood Avenue, Twin Falls, spoke in favor of the request.

Trevor Tarter, 3203 Canyon Place, spoke in favor of the request.

Mike McBride, 2749 Suncrest, Twin Falls, spoke in favor of the request.

The public hearing was closed at 7:20 p.m. Fran Florence offered brief rebuttal comments and then introduced Lee Harrison, an engineer out of Boise, who spoke about the engineering study that would be done before building commenced. Mr. Florence also stated he had a petition in favor of the applicant's request with 230 signatures, which he asked be entered into the record.

Council members then asked questions of Staff and of the applicant. It was stated that a geological study would have to be done for any building planned within 50' to 100' from the canyon rim. Mr. Florence also stated that some underground parking was being considered for residents who would live in the planned new buildings. There was also discussion about the width of the walking trail ("varies," according to Mr. Florence); whether architectural reviews would be required ("Yes," according to Renee Carraway); the definition of "mixed use" (Jeff Rolig stated that the code change requested would include a definition of "mixed use"); the height of the buildings being planned by the applicants (approximately 70' tall, or five stories, according to Mr. Florence); and whether a multi-use facility would be required based on the applicant's request (the City Attorney said yes, it would be required.)

There was no more public comment at this time.

Councilperson Johnson made a motion to accept the Planning and Zoning Commission's decision to grant the applicant's proposal for the code change that would affect the Canyon Rim Overlay from Blue Lakes Boulevard North to Rock Creek Canyon and to allow a 50' setback. Vice Mayor Dwight seconded the motion.

Vice Mayor Dwight then made a motion to amend the first motion, stating that the area to be affected by the proposed code change should only be from Fillmore Street North to the canyon rim, along the rim to Washington Street North. Councilperson Johnson seconded the motion. After a short discussion, a roll call vote was taken on this amendment to the original motion, and it failed, 4-3.

Councilperson Lanting then made a motion to amend the original motion by limiting the area in question to Blue Lakes Boulevard North to Washington Street North, and to allow 50' setbacks. Vice Mayor Dwight seconded the motion. A roll call vote was taken, and

Minutes – Twin Falls City Council Meeting

February 27, 2006

Page 6 of 6

the motion was approved 7-0. (The applicant's request for 50' setbacks was approved, but the area to be affected by the code change was reduced to Blue Lakes Boulevard North on the east to Washington Street North on the west.)

The City Attorney will prepare an ordinance that will reflect the code changes.

The meeting adjourned at 8:15 pm.

Katy Touchette  
Recording Clerk

COUNCIL MEMBERS:

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BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 6, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATIONS: BRUIN ACHIEVEMENT WEEK – March 6-10, 2006**

**March - American Red Cross Month**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

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**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Wiley Dobbs from School District #411.
2. Report on Child care Legislation. **Gena Anderson**
3. Consideration of Ordinance #2851 for Federation Pointe, LLC. **Fritz Wonderlich**
4. Public input and/or items from the City Manager and City Council.
  - a. Request for Executive Session.
  - b. Kimberly High School students.

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

1. Library
2. Airport

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

ABSENT: Councilperson David E. Johnson

Mayor Clow called the meeting to order at 5:00 PM. He invited all who wished to, to recite the Pledge of Allegiance to the Flag with him. The Mayor then proclaimed the following:

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Very informative PowerPoint presentation was given by Scott McNeley.

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The Council requested that they be kept updated on the progress of the legislation and thanked Ms. Anderson for her presentation.

3. Consideration of Ordinance #2851 for Federation Pointe, LLC. Fritz Wonderlich

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on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Vice Mayor Dwight made the motion to pass Ordinance #2851. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

5. Public input and/or items from the City Manager and City Council.
- a. Request for Executive Session.
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Councilperson Lanting gave a report.

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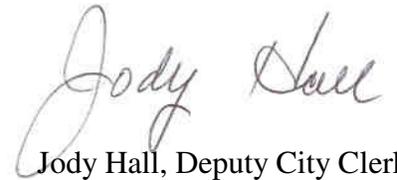
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VI. ADJOURNMENT:

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does not apply to filling a vacancy in an elective office pursuant to Idaho code 67-2345(1)(a). The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

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Jody Hall, Deputy City Clerk

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1. Library
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**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

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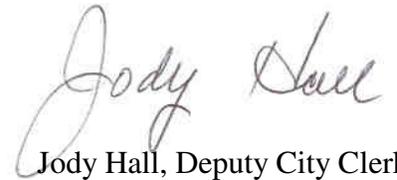
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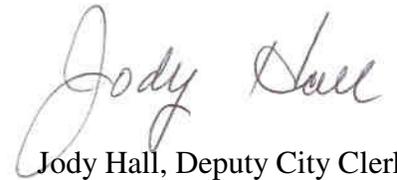
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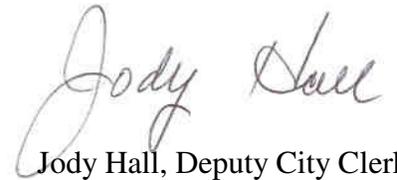
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	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 6, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATIONS: BRUIN ACHIEVEMENT WEEK – March 6-10, 2006**

**March - American Red Cross Month**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.  
February 28 – March 6, 2006     \$389,183.85
2. Approve minutes of February 21 and 27, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Wiley Dobbs from School District #411.
2. Report on Child care Legislation. **Gena Anderson**
3. Consideration of Ordinance #2851 for Federation Pointe, LLC. **Fritz Wonderlich**
4. Public input and/or items from the City Manager and City Council.
  - a. Request for Executive Session.
  - b. Kimberly High School students.

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

1. Library
2. Airport

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

**PRESENT:** Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

**ABSENT:** Councilperson David E. Johnson

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on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

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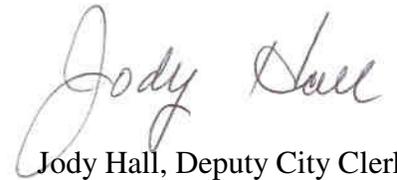
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Jody Hall, Deputy City Clerk

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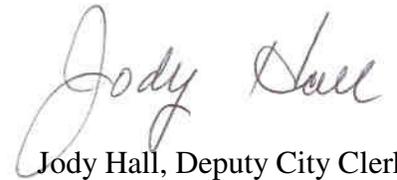
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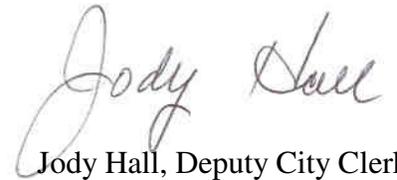
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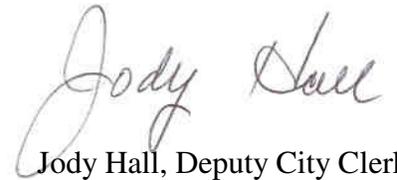
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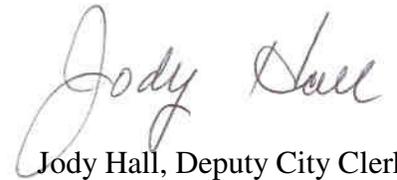
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2. Airport

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

ABSENT: Councilperson David E. Johnson

Mayor Clow called the meeting to order at 5:00 PM. He invited all who wished to, to recite the Pledge of Allegiance to the Flag with him. The Mayor then proclaimed the following:

BRUIN ACHIEVEMENT WEEK – March 6-10, 2006. Acknowledgement was given to the boys' basketball team and their coaches for winning the State Tournament. Also acknowledgement was given to the girls' basketball team and wrestling team.

March - American Red Cross Month

The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable.

February 28 – March 6, 2006     \$389,183.85

2. Approve minutes of February 21 and 27, 2006.

Councilperson Barigar made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Wiley Dobbs from School District #411.

Very informative PowerPoint presentation was given by Scott McNeley.

Councilperson Hall made the motion to approve the Proclamation prepared by Mayor Clow supporting the Bond Election to be held on March 14, 2006. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

2. Report on Child care Legislation. Gena Anderson

Ms. Anderson, license in-home child care provider, gave a very informative presentation on the Child Care Legislation HB 612 and encouraged the Council to support the bill.

The Council requested that they be kept updated on the progress of the legislation and thanked Ms. Anderson for her presentation.

3. Consideration of Ordinance #2851 for Federation Pointe, LLC. Fritz Wonderlich

City Attorney Wonderlich reviewed the ordinance and said the Council has passed the request at the previous meeting.

Councilperson Barigar made the motion to suspend the rules and place Ordinance #2851 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-4-19.4(C) BY PERMITTING ADDITIONAL BUILDING HEIGHT THROUGH THE PUD PROCESS FOR PRIVATE/PUBLIC MIXED USE DEVELOPMENT ON THE SNAKE RIVER CANYON RIM BETWEEN WASHINGTON STREET NORTH AND BLUE LAKES BOULEVARD NORTH; AND AMENDING TWIN FALLS CITY CODE §10-2-1 BY ADDING A DEFINITION FOR “CULTURAL ACTIVITIES.”

on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Vice Mayor Dwight made the motion to pass Ordinance #2851. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

5. Public input and/or items from the City Manager and City Council.
- a. Request for Executive Session.
  - b. Kimberly High School students were acknowledged.

IV. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Library

Councilperson Lanting gave a report.

2. Airport

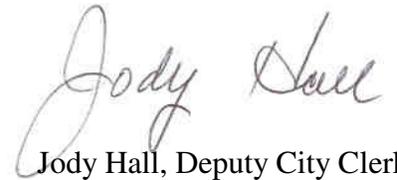
Councilperson Barigar gave a report and asked for volunteers from the Council to help review the sign policy at the Airport.

V. PUBLIC HEARINGS: 6:00 P.M. - NONE

VI. ADJOURNMENT:

At 6:10 PM Vice Mayor Dwight made the motion to adjourn to an Executive Session to consider hiring a public officer, employee, staff member or individual agent. This paragraph

does not apply to filling a vacancy in an elective office pursuant to Idaho code 67-2345(1)(a). The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

A handwritten signature in cursive script that reads "Jody Hall".

Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 6, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATIONS: BRUIN ACHIEVEMENT WEEK – March 6-10, 2006**

**March - American Red Cross Month**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.  
February 28 – March 6, 2006     \$389,183.85
2. Approve minutes of February 21 and 27, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Wiley Dobbs from School District #411.
2. Report on Child care Legislation. **Gena Anderson**
3. Consideration of Ordinance #2851 for Federation Pointe, LLC. **Fritz Wonderlich**
4. Public input and/or items from the City Manager and City Council.
  - a. Request for Executive Session.
  - b. Kimberly High School students.

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

1. Library
2. Airport

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

ABSENT: Councilperson David E. Johnson

Mayor Clow called the meeting to order at 5:00 PM. He invited all who wished to, to recite the Pledge of Allegiance to the Flag with him. The Mayor then proclaimed the following:

BRUIN ACHIEVEMENT WEEK – March 6-10, 2006. Acknowledgement was given to the boys' basketball team and their coaches for winning the State Tournament. Also acknowledgement was given to the girls' basketball team and wrestling team.

March - American Red Cross Month

The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable.

February 28 – March 6, 2006     \$389,183.85

2. Approve minutes of February 21 and 27, 2006.

Councilperson Barigar made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Wiley Dobbs from School District #411.

Very informative PowerPoint presentation was given by Scott McNeley.

Councilperson Hall made the motion to approve the Proclamation prepared by Mayor Clow supporting the Bond Election to be held on March 14, 2006. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

2. Report on Child care Legislation. Gena Anderson

Ms. Anderson, license in-home child care provider, gave a very informative presentation on the Child Care Legislation HB 612 and encouraged the Council to support the bill.

The Council requested that they be kept updated on the progress of the legislation and thanked Ms. Anderson for her presentation.

3. Consideration of Ordinance #2851 for Federation Pointe, LLC. Fritz Wonderlich

City Attorney Wonderlich reviewed the ordinance and said the Council has passed the request at the previous meeting.

Councilperson Barigar made the motion to suspend the rules and place Ordinance #2851 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-4-19.4(C) BY PERMITTING ADDITIONAL BUILDING HEIGHT THROUGH THE PUD PROCESS FOR PRIVATE/PUBLIC MIXED USE DEVELOPMENT ON THE SNAKE RIVER CANYON RIM BETWEEN WASHINGTON STREET NORTH AND BLUE LAKES BOULEVARD NORTH; AND AMENDING TWIN FALLS CITY CODE §10-2-1 BY ADDING A DEFINITION FOR “CULTURAL ACTIVITIES.”

on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Vice Mayor Dwight made the motion to pass Ordinance #2851. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

5. Public input and/or items from the City Manager and City Council.
- a. Request for Executive Session.
  - b. Kimberly High School students were acknowledged.

IV. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Library

Councilperson Lanting gave a report.

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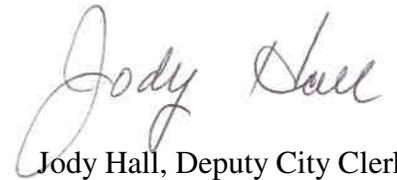
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VI. ADJOURNMENT:

At 6:10 PM Vice Mayor Dwight made the motion to adjourn to an Executive Session to consider hiring a public officer, employee, staff member or individual agent. This paragraph

does not apply to filling a vacancy in an elective office pursuant to Idaho code 67-2345(1)(a). The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

A handwritten signature in cursive script that reads "Jody Hall". The signature is written in black ink and is positioned above the printed name.

Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 6, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATIONS: BRUIN ACHIEVEMENT WEEK – March 6-10, 2006**

**March - American Red Cross Month**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.  
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**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Wiley Dobbs from School District #411.
2. Report on Child care Legislation. **Gena Anderson**
3. Consideration of Ordinance #2851 for Federation Pointe, LLC. **Fritz Wonderlich**
4. Public input and/or items from the City Manager and City Council.
  - a. Request for Executive Session.
  - b. Kimberly High School students.

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

1. Library
2. Airport

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

At 6:10 PM an Executive Session was called.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Interim Planning and Zoning Director Renée Carraway, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Deputy City Clerk Jody Hall.

ABSENT: Councilperson David E. Johnson

Mayor Clow called the meeting to order at 5:00 PM. He invited all who wished to, to recite the Pledge of Allegiance to the Flag with him. The Mayor then proclaimed the following:

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The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable.

February 28 – March 6, 2006     \$389,183.85

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II. ITEMS FOR CONSIDERATION:

1. Presentation by Wiley Dobbs from School District #411.

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Ms. Anderson, license in-home child care provider, gave a very informative presentation on the Child Care Legislation HB 612 and encouraged the Council to support the bill.

The Council requested that they be kept updated on the progress of the legislation and thanked Ms. Anderson for her presentation.

3. Consideration of Ordinance #2851 for Federation Pointe, LLC. Fritz Wonderlich

City Attorney Wonderlich reviewed the ordinance and said the Council has passed the request at the previous meeting.

Councilperson Barigar made the motion to suspend the rules and place Ordinance #2851 entitled:

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on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

Deputy City Clerk Hall read the ordinance title.

Vice Mayor Dwight made the motion to pass Ordinance #2851. The motion was seconded by Councilperson Barigar and roll call vote showed all members present in favor of the motion.

5. Public input and/or items from the City Manager and City Council.
- a. Request for Executive Session.
  - b. Kimberly High School students were acknowledged.

IV. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

1. Library

Councilperson Lanting gave a report.

2. Airport

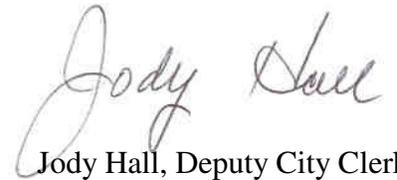
Councilperson Barigar gave a report and asked for volunteers from the Council to help review the sign policy at the Airport.

V. PUBLIC HEARINGS: 6:00 P.M. - NONE

VI. ADJOURNMENT:

At 6:10 PM Vice Mayor Dwight made the motion to adjourn to an Executive Session to consider hiring a public officer, employee, staff member or individual agent. This paragraph

does not apply to filling a vacancy in an elective office pursuant to Idaho code 67-2345(1)(a). The motion was seconded by Councilperson Lanting and roll call vote showed all members present in favor of the motion.

A handwritten signature in cursive script that reads "Jody Hall". The signature is written in black ink and is positioned above the printed name.

Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 13, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. March 7-13, 2006 \$447,326.55
2. Findings of Fact:
  - a. Sunterra Subdivision, Phase 1 Amended, Final Plat
  - b. Sunterra Subdivision, Phase 2 Amended, Final Plat
3. Developer's Agreement
  - a. Ensign Subdivision
  - b. Fieldstone Subdivision
  - c. Field of Dreams
  - d. Settler's Ridge
  - e. Pheasant Hollows #1
  - f. Fairway Estates #2
  - g. Westpark #3
4. Approve minutes of March 6, 2006, Council meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request by The Twin Falls Public Library Foundation.
2. Consideration of an in lieu contribution to satisfy the provisions of City Code Section 10-12-3-11 for Elizabeth Boulevard PUD.
3. Consideration of the plat of Bosero Subdivision, 18.77 acres (+/-), located south of the 900-1000 blocks of Filer Avenue West. **Marty Gergen**
4. Presentation for the proposal of a Sign Code Compliance Action Plan. **Shawn Bravender**
5. Acceptance of the 2006 Water Department General Inventory Bid. **Lance Bates**
6. Consideration of appointments to the Twin Falls Historical Preservation Commission. **Paul Smith**
7. Public input and/or items from the City Manager and City Council. **None**

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None****

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

Request of Community Christian Church for a rezone from R-4 to R-6 PUD to operate a women's shelter home in conjunction with an existing religious facility on property located at 303 Grandview Drive. **Vicki Adams**

**V. ADJOURNMENT:**



- does it comply with City Code
- 34 household units would be allowed
- Park Ordinance needs to be addressed before platting process

Councilperson Johnson made the motion to approve the contribution subject to the conditions of staff review and the request meets City Code. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

**Students from Bliss and Kimberly were acknowledged.**

3. Consideration of the plat of Bosero Subdivision, 18.77 acres (+/-), located south of the 900-1000 blocks of Filer Avenue West.

Marty Gergen, Riedesel and Associates, reviewed the plat with the Council.

Interim Planning and Zoning Director Carraway reviewed the plat using overhead projections. She said on January 23, 2006, the City Council unanimously approved the preliminary plat with the following conditions:

1. Subject to final technical review by the City of Twin Falls Engineering Department.

Discussion followed on:

- the transportation of irrigation water across the project to the users
- final technical review and construction plans will show the irrigation water concern

Julie Croy, 379 Grandview Drive North, one of the irrigation water users, expressed concern regarding how the water would be delivered to the users.

Discussion followed on:

- developer will have to make the water available to users.

Councilperson Barigar made the motion to approve the plat subject to Engineering final technical review. The motion was seconded by Councilperson Johnson and roll call vote showed all members present in favor of the motion.

4. Presentation for the proposal of a Sign Code Compliance Action Plan. Shawn Bravender

Code Compliance Officer Bravender reviewed the proposed action plan.

Discussion followed on:

- sandwich board signs
- what is allowed in the BID area
- definition of a sign
- hire an additional person to do enforcement
- tough job to enforce

- banners and sandwich signs are sometimes legal if permits are obtained
- some sign issues are more important than others
- signage enforcement at the present is on a complaint usage
- time line the Council wants the enforcement completed in

Council requested staff to come back in two weeks with a plan for enforcement that would cover all main corridors in a timely manner.

Discussion continued:

- type each group
- contact sign companies
- PR and mediation skills are required for anyone hired as a sign code enforcer
- get word out to the businesses by letter

5. Acceptance of the 2006 Water Department General Inventory Bid. Lance Bates

Public Works Director Bates reviewed the bids with the City Council. He said staff recommended National Water Works for 59 items, United Pipe & Supply for 141 items, and Ferguson Waterworks for 15 items. He said no bids were received on seven items. He said the 2006 Water Department budget for Water Distribution inventory parts and meters totaled \$435,000.00.

Vice Mayor Dwight made the motion to approve the bids as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present in favor of the motion.

Discussion followed:

- the seven items not bid upon will be purchased on an as needed basis

6. Consideration of appointments to the Twin Falls Historical Preservation Commission. Paul Smith

Paul Smith recommended the following appointments to the Commission:

- Doug Pollow – three year term – expiring March 31, 2009
- Fran Frost – three year term – expiring March 31, 2009
- Harold Miller – three year term – expiring March 31, 2009
- Rosemary Wimberly – three year term – expiring March 31, 2009
- Robert Myrland and Tom Neiwirth are carry-over members. Their terms would expire on March 31, 2007.

Councilperson Barigar made the motion to approve the appointments as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present in favor of the motion.

Articles should be placed in the paper stating the Commission will be seeking members. Staff involvement should be considered.

7. Public input and/or items from the City Manager and City Council. **None**

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None**

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

1. Request of Community Christian Church for a rezone from R-4 to R-6 PUD to operate a women's shelter home in conjunction with an existing religious facility on property located at 303 Grandview Drive. Vicki Adams

Vicki Adams, 295 Grandview Drive reviewed the need for the rezone.

Interim Planning and Zoning Director Carraway reviewed the rezone using overhead projections. She said the uses within the PUD are limited to the existing religious facility and a women's shelter home. If the women's shelter home ceases to operate the property reverts back to the R-4 Zone.

The public hearing was opened.

No one present spoke for or against the request.

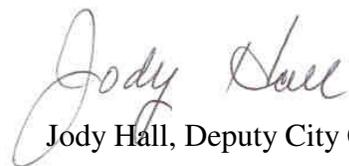
The public hearing was closed.

Councilperson Johnson made the motion to approve the rezone from R-4 to R-6 PUD. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present in favor of the motion.

The ordinance for the request would be read at the next meeting.

V. ADJOURNMENT:

The meeting was adjourned at 6:25 PM.

  
Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 20, 2006

ITEM

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PRESENTATION BY JUB.**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Approve minutes of Monday, March 13, 2006, City Council meeting.
3. Findings of Fact and Conclusions of Law:
  - a) Sunterra Subdivision Final Plat, phase 3
  - b) Community Christian Church, rezone from R-4 to R-6 PUD
  - c) Bosero Subdivision, final plat

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a revised County EOP. **Jackie Frey**
2. Consideration of a request by the 2006 Western Days Committee. **Harwood Goodwin**
3. Consideration of a request by the Ladies Golf Association. **Virginia Undhjem**
4. Consideration of Ordinance #2852 for Community Christian Church. **Renee Carraway**
5. Consideration of the proposed amendments of the City Code on the Golf Advisory Commission. **Dennis Bowyer**
6. Consideration of authorizing resolution approving lease agreement with Wells Fargo Bank for the replacement of Harmon Park ball field lights. **Gary Evans**
7. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT:**

PRESENT: Vice Mayor Glenda Dwight; Councilpersons Shawn Barigar, Trip Craig, Don Hall, and David Johnson; City Attorney Fritz Wonderlich; Interim Planning & Zoning Director Renèe Carraway; Acting City Manager/City Finance Director Gary Evans; City Engineer Jackie Fields; Police Chief Jim Munn, Jr.; Fire Chief Ron Clark; Project Coordinator Lee Glasemann; Parks and Recreation Director Dennis Bowyer; Recording Clerk Katy Touchette.

Absent: Mayor Lance Clow and Councilperson Greg Lanting.

Vice Mayor Dwight called the meeting to order at 5:00 P.M. She invited all who wished to, to recite the Pledge of Allegiance to the Flag with her. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable. March 14-20, 2006 \$404,932.08
2. Approve minutes of Monday, March 13, 2006, City Council meeting.
3. Findings of Fact and Conclusions of Law:
  - a) Sunterra Subdivision Final Plat, phase 3
  - b) Community Christian Church, rezone from R-4 to R-6 PUD
  - c) Bosero Subdivision, final plat

Councilperson Barigar made the motion to approve the Consent Calendar. Councilperson Johnson seconded the motion, and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a revised County EOP. **Jackie Frey**

Jackie Frey, Twin Falls County Department of Emergency Services Coordinator, spoke about the Twin Falls County revised emergency operation plan, which has been updated and revised to mirror the National Response Plan through the Department of Homeland Security. She asked the Council to consider and have the Mayor sign a Memorandum of Understanding regarding the EOP. Chief of Police Munn and Fire Chief Clark were both in favor of this Memorandum of Understanding. Councilperson Barigar made the motion to authorize the Mayor to sign the Memorandum of Understanding when he gets back next week, and Councilperson Johnson seconded the motion. Roll call vote showed that all members present voted in favor of the motion.

2. Consideration of a request by the 2006 Western Days Committee. **Harwood Goodwin**

Harwood Goodwin spoke to the Council about three requests from the Western Days Committee: no parking on Shoshone Street directly in front of City Park for all three days of Western Days; to block access to North College from Fillmore, west down North College to Washington Street on Saturday morning, 7 a.m. to 1 p.m., for parade line-up (the parade starts at 10 a.m.); and for permission to sell beer in the City Park on Friday as

well as on Saturday and Sunday during Western Days. Vice Mayor Dwight asked Harwood if he had already spoken with the police department about these requests, and he said no. Chief Munn stated that the road closures are issues that need to be brought before the police department and the fire department, and Harwood said he will do that.

With regard to selling beer on Friday during Western Days, there was some discussion about why beer has not been allowed to be sold on Fridays up to this point. No one present really knew why

in past years beer was sold only on Saturday and Sunday, although Friday was traditionally seen as "family day." After further discussion, Councilperson Barigar stated that the Western Days Committee should go through the Special Events process if they wish to have beer sales permitted on Friday. Vice Mayor Dwight also told Harwood that she is the Council liaison to the Western Days Committee, and she asked to be informed when their next meeting is to be held. No further action was taken on this request.

3. Consideration of a request by the Ladies Golf Association. **Virginia Undhjem**

Virginia Undhjem told the City Council the reasons that the Ladies Golf Association is asking that greens fees be waived for the July 13 - 14, 2006, Ladies Magic Valley Amateur golf tournament. She felt that doing so would not cause the tournament to lose much revenue, and she stated that the benefits far outweigh any negatives. Councilperson Johnson moved to approve the request to waive greens fees for this tournament, Councilperson Craig seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

**Vice Mayor Dwight then gave recognition to a Boy Scout who was observing the City Council meeting and asked him to introduce himself at this time. Matt Christensen of Troop 104 then introduced himself to the Council.**

4. Consideration of Ordinance #2852 for Community Christian Church. **Renee Carraway**

Interim Planning and Zoning Director Carraway gave a brief summary of past action on this ordinance request. Councilperson Johnson made a motion to approve the Community Christian Church's request, but the ordinance had to be placed on third and final reading first. Councilperson Craig moved to suspend the rules and place Ordinance #2852 entitled:

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 AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. Councilperson Johnson seconded the motion. All members present voted in favor of the motion. At that time the recording secretary read the ordinance by title only; however, a roll call vote had to be taken first on the motion for third and final reading. Roll call vote then showed that all members present voted in favor of the motion. With the title already having been read, Councilperson Johnson moved that the ordinance be approved, Councilperson Hall seconded the motion, and all members present voted in favor of the ordinance.

5. Consideration of the proposed amendments of the City Code on the Golf Advisory Commission. **Dennis Bowyer**

Dennis Bowyer explained the request and asked the Council to set April 17, 2006, as the public hearing date for the proposed amendments. After a brief discussion regarding the drafted ordinance,

Councilperson Hall moved to set April 17, 2006, as the public hearing date, and Councilperson Barigar seconded the motion. Roll call vote showed that all members present voted in favor of the motion.

6. Consideration of authorizing resolution approving lease agreement with Wells Fargo Bank for the replacement of Harmon Park ball field lights. **Gary Evans**

Gary Evans spoke briefly about the project in question and the necessary paperwork needed to get the project going. Specifically, he asked the Council to authorize the resolution approving the lease

agreement with Wells Fargo, and to authorize the Mayor and Gary to sign the necessary documents. The resolution was given number 1757, and Councilperson Barigar moved to approve the resolution and to authorize the Mayor and Gary to sign the necessary documents. Councilperson Johnson seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

7. Public input and/or items from the City Manager and City Council. **None.**

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None.**

IV. PUBLIC HEARINGS: **6:00 P.M. - NONE**

V. ADJOURNMENT: The meeting was adjourned at 5:35 P.M.

Katy Touchette, Recording Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

MINUTES

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MARCH 27, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. March 21 – 27, 2006 \$273,806.90
2. Approve minutes of March 20, 2006, City Council Meeting.
3. Deferral Agreement
  - a. Tom and Rose Shanahan, 155 Filer Avenue, curb-gutter and sidewalk.
4. Six public utility easements
  - a. Desert View Neighborhood, LLC
5. Independent Garbage Collection Contractor License Renewal

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the request of Tom and Rose Shanahan for waiver of the Nonconforming Building Expansion Permit Process to allow the expansion of a non-conforming residence at 155 Filer Avenue. **Tom Shanahan**
2. Consideration of the final plat of River Vista South PUD Subdivision, 4.03 acres (+/-) located at northeast corner of Canyon Crest Drive and Pinnacle Place. **EHM Engineers, Inc.**
3. Consideration of a contract with JUB Engineers to explore new wells in an area southwest of Twin Falls and to conduct a treatability analysis of water sources that may be utilized in a water treatment plant. **Jackie Fields**
4. Consideration of the proposed amendments of the City Code on the Golf Advisory Commission. **Dennis Bowyer**
5. Confirmation of the appointment to the position of Community Development Director. **Tom Courtney**
6. Public input and/or items from the City Manager and City Council.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None.****

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

1. Request of Be Prepared, LLC, for the Commission's recommendation on the annexation of 30 acres (+/-) with a zoning designation of R-1 VAR, currently zoned R-1 VAR, for property located at the southwest corner of Falls Avenue East and Hankins Road (also known as 3200 East Road), excluding the Boy Scout property. **EHM Engineers, Inc.**

**V. ADJOURNMENT:**

**PRESENT:** Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting; City Manager Tom Courtney; City Attorney Fritz Wonderlich; City Engineer Jackie Fields; Interim Planning & Zoning Director Renee Carraway, Public Works Director Lance Bates, Assistant City Engineer Rod Mathis, Parks and Recreation Director Dennis Bowyer, and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 P.M. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

**I. CONSENT CALENDAR:**

1. Approve accounts payable. March 21 – 27, 2006 \$273,806.90
2. Approve minutes of March 20, 2006, City Council Meeting.
3. Deferral Agreement
  - a. Tom and Rose Shanahan, 155 Filer Avenue, curb-gutter and sidewalk.
4. Six public utility easements
  - a. Desert View Neighborhood, LLC
5. Independent Garbage Collection Contractor License Renewal

Councilperson David Johnson made the motion to approve the consent calendar. The motion was seconded by Councilperson Shawn Barigar, and roll call vote showed all members present in favor of the motion.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the request of Tom and Rose Shanahan for waiver of the Nonconforming Building Expansion Permit Process to allow the expansion of A Non-Conforming Residence At 155 Filer Avenue. **Tom Shanahan**

Tom Shanahan explained his request using overheads, showing how he and his wife want to build an addition onto their house at 155 Filer Avenue. Interim Planning & Zoning Director Carraway gave a staff report regarding the request, stating that if the City Council does not approve this request tonight, the Shanahans will have to go through the regular P&Z process. Mayor Clow went on to explain that the Council can approve requests such as this if they involve residential property, but not commercial property.

Councilperson Dwight made a motion to grant the request as presented. Councilperson Johnson seconded the motion, and roll call vote showed that all members present voted in favor of the motion.

2. Consideration of the final plat of River Vista South PUD Subdivision, 4.03 acres (+/-) located at northeast corner of Canyon Crest Drive and Pinnacle Place. **EHM Engineers, Inc.**

Troy Vitek of EHM Engineers, on behalf of Federation Pointe, LLC, explained the request using overheads. Interim Planning & Zoning Director Carraway presented the staff report, stating that this request does comply with the PUD.

There was some discussion on parking issues involving this area, especially Canyon Crest Drive. Troy said the City was looking into solutions to this, and City Engineer Fields concurred. Councilperson Johnson then made a motion to approve the request as presented, and Councilperson Hall seconded the motion.

Council members asked a few more questions regarding a future trail connection, more parking issues, and the planned layout of buildings, such as which way they would face. Fran Florence came to the podium and addressed these issues, and he also stated he felt that parking on Canyon Crest Drive was quite a problem. He encouraged the Council and City staff to seriously look into this problem and come up with solutions.

Roll call vote was then taken on the motion to approve the request as presented, and all members voted in favor of the motion.

3. Consideration of a contract with JUB Engineers to explore new wells in an area southwest of Twin Falls and to conduct a treatability analysis of water sources that may be utilized in a water treatment plant. **Lance Bates**

Public Works Director Bates gave a brief introduction and stated that engineers from JUB Engineering would be making the presentation. Bill Block then introduced Mark Olsen, who explained the two phases of the proposed contract, which included the drilling of test wells south of town and a subsequent treatability analysis of water from those test wells. He explained the documents presented to Council, including a detailed breakdown of the two phases and a cost analysis of the entire project. Council members asked several questions regarding the location of the planned wells, the depth of the wells, time frame for the entire project, whether there are existing wells in the vicinity that could be used, etc.

City Manager Courtney said that the Engineering department and he had reviewed the contract and were in support of it. At that time Councilperson Dwight made a motion to approve the request as presented. Councilperson Lanting seconded the motion but added that he wanted the City Council to review a report following Phase I before allowing JUB to proceed with Phase II. This stipulation was made part of the original motion, and a roll call vote showed that all members were in favor of the motion with the stipulation added.

4. Consideration of the proposed amendments of the City Code on the Golf Advisory Commission. **Dennis Bowyer**

Parks and Recreation Director Bowyer stated that after speaking with the City Attorney, he had learned that a public hearing was not required for this ordinance request. After a brief discussion, Councilperson Dwight moved to suspend the rules and place Ordinance #2853 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING CHAPTER 3 OF TITLE 2 OF THE TWIN FALLS CITY CODE REGARDING THE TWIN FALLS GOLF ADVISORY COMMISSION; AND PROVIDING FOR AN EFFECTIVE DATE.

on third and final reading by title only. Councilperson Johnson seconded the motion, and roll call vote showed all in favor of the motion.

The ordinance was read by title only, and Councilperson Johnson made a motion to approve the ordinance. Councilperson Hall seconded the motion, and roll call vote showed all Council members voted in favor of the motion.

5. Confirmation of the appointment to the position of Community Development Director. **Tom Courtney**

City Manager Courtney gave a brief history of the hiring process for Community Development Director and asked the Council to confirm the appointment of Mitch Humble to this position. Councilperson Barigar moved to confirm the appointment, Councilperson Johnson seconded the motion, and a voice vote was taken. All Council members voted to confirm the appointment.

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

Mayor Clow announced that seven new Twin Falls City patrol officers were sworn in today. Mayor Clow also stated that the City Council members would be touring the canyon rim trail, jump site, and the TFPD gun range, and this tour was set for 3 p.m. on Monday, April 3, 2006.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None.**

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

Request of Be Prepared, LLC, for the Commission's recommendation on the annexation of 30 acres (+/-) with a zoning designation of R-1 VAR, currently zoned R-1 VAR, for property

located at the southwest corner of Falls Avenue East and Hankins Road (also known as 3200 East Road), excluding the Boy Scout property. **EHM Engineers, Inc.**

Mayor Clow reviewed the hearing process for the audience and read the request by Be Prepared, LLC. Gary Burkett of EHM Engineers then made a brief presentation, followed by Interim Planning and Zoning Director Carraway, who gave the staff report. She stated that the request before the City Council tonight was for annexation of the property in question, and she used overhead projections to show the property. Interim Director Carraway stated that the request is consistent with the City's comprehensive plan. After a very brief discussion, the public hearing was open, but as there were no comments from the public, the public hearing was then closed. Councilperson Dwight moved that the request be approved as stated, Councilperson Johnson seconded the motion, and roll call vote showed that all Council members voted to approve the request.

V. ADJOURNMENT: The meeting was adjourned at approximately 6:20 P.M.

Katy Touchette, Recording Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

MINUTES

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, APRIL 3, 2006

**TOUR OF CANYON RIM AND CANYON ROAD, 3:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. March 28 – April 3, 2006 \$595,687.58
2. Approve minutes of March 27, 2006, City Council Meeting.

**II. ITEMS FOR CONSIDERATION:**

1. Fair Housing Proclamation and adoption of Resolution #1758. **Susanne Richardson, Region IV Development Association**
2. Consideration of request for ADA parking space in the 600 block of Main Avenue North. **Rod Mathis**
3. Consideration of Ordinance #2854 for Be Prepared, LLC. **Rene'e Carraway**
4. Consideration of the final plat of Robbins Street Subdivision PUD. **EHM Engineering, Inc.**
5. Consideration of the approval of the Robbins Street PUD Agreement. **EHM Engineering, Inc.**
6. Consideration of the final plat of Orchard Park Plaza Subdivision PUD, #1. **Andrew Swensen/Force Engineering, LLP**
7. Consideration of the final plat of Laurelwood Subdivision, #2. **EHM Engineering, Inc.**
8. Consideration of the final plat of Wild Rose Estates, Phase II. **EHM Engineering, Inc.**
9. Review of Proposed Sign Code Enforcement Program. **Shawn Bravender**
10. Public input and/or items from the City Manager and City Council.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS**

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

1. Request of Anasazi Construction, LLC, c/o Dallas Page, for the annexation of a total of 232 acres (+/-) - 76 acres (+/-) located on the west side of the 300 and 400 blocks of Washington St S, south of Highland Ave extended and north of Park Ave extended -currently zoned R-4 and M-1 **and** 156 acres (+/-) located at the NE corner of Orchard Drive Wand Grandview Drive S, currently zoned R-4.

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting; City Manager Tom Courtney; City Attorney Fritz Wonderlich; City Engineer Jackie Fields; Interim Planning & Zoning Director Renee Carraway, Planning & Zoning Assistant Shawn Bravender, and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 P.M. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable. March 28 – April 3, 2006 \$595,687.58
2. Approve minutes of March 27, 2006, City Council Meeting.

Councilperson Dwight made the motion to approve the consent calendar. The motion was seconded by Councilperson Barigar, and roll call vote showed that all members voted to approve the consent calendar.

II. ITEMS FOR CONSIDERATION:

1. Fair Housing Proclamation and adoption of Resolution #1758.

Mayor Clow explained the request for the proclamation and resolution (no one was present from Region IV Development). Councilperson Dwight made the motion to approve the proclamation and resolution, Councilperson Hall seconded the motion, and roll call vote showed that all members voted to approve the request.

2. Consideration of request for ADA parking space in the 600 block of Main Avenue North.

City Manager Courtney explained the request from Wayne Frandsen for authorization for an ADA parking space in front of Mr. Frandsen's home in the 600 block of Main Avenue North. There was a brief discussion as to who would be responsible for the cost of the sign. It was not clear at this point who would have to pay for the sign, so Councilperson Dwight made a motion to approve the request, with the cost of the sign to be incurred by whichever entity (the City or the citizen requesting the sign) had paid for an ADA parking sign the last time one was granted by the City Council. The City Manager stated he thought the cost would be less than \$50, although he did not know for certain. Councilperson Johnson seconded the motion, and roll call vote showed that all members voted to approve the request.

3. Consideration of Ordinance #2854 for Be Prepared, LLC.

Interim Planning & Zoning Director Carraway explained the request for the ordinance. Councilperson Lanting moved to suspend the rules and place Ordinance #2854 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS,  
IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED,  
PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING  
THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP  
AMENDMENT

on third and final reading by title only. Councilperson Hall seconded the motion, and roll call vote showed all members voted in favor of the motion. The ordinance was then read by title only, and Councilperson Barigar moved to approve the ordinance. Councilperson Dave Johnson seconded the motion, and roll call vote showed that all members voted to approve the ordinance.

4. Consideration of the final plat of Robbins Street Subdivision PUD. **EHM Engineering, Inc.**

Roger Kruger of EHM Engineering made a brief presentation, and Interim Planning & Zoning Director Carraway then gave a staff report, using overheads. Councilperson Johnson moved to approve the final plat, and Councilperson Barigar seconded the motion. A short discussion followed involving parking in this development, and roll call vote then showed all members voted in favor of the motion.

5. Consideration of the approval of the Robbins Street PUD Agreement. **EHM Engineering, Inc.**

Councilperson Johnson moved to approve the PUD agreement, Councilperson Hall seconded the motion, and roll call vote showed all members voted in favor of the motion.

6. Consideration of the final plat of Orchard Park Plaza Subdivision PUD, #1. **Andrew Swensen/Force Engineering, LLP**

No one was present from Force Engineering, and Interim Planning & Zoning Director Carraway gave the staff report using overheads. The Council members were comfortable voting on the request, as nothing had changed since it was originally presented. Councilperson Dwight moved to approve the final plat as presented, Councilperson Lanting seconded the motion, and roll call vote showed that all members voted in favor of the motion.

7. Consideration of the final plat of Laurelwood Subdivision, #2. **EHM Engineering, Inc.**

Scott Allen of EHM Engineering made a brief presentation, and Interim Planning & Zoning Director Carraway gave the staff report, using overheads. A brief discussion followed on where the City Limits are in reference to the property in question, as the property is in the City's SUI

zone in the Area of Impact. Councilperson Johnson then made a motion to send this final plat to the County Commissioners with the City Council's recommendation for approval of the final plat, and Councilperson Craig seconded the motion. Roll call vote showed that all members voted in favor of recommending this final plat for approval.

8. Consideration of the final plat of Wild Rose Estates, Phase II. **EHM Engineering, Inc.**

Gerald Martens of EHM Engineering made a brief presentation, and Interim Planning & Zoning Director Carraway gave the staff report, using overheads. A brief discussion followed on where the City Limits are in reference to the property in question, as the property is in the City's SUI zone in the Area of Impact. Councilperson Johnson then made a motion to send this final plat to the County Commissioners with the City Council's recommendation for approval of the final plat, and Councilperson Hall seconded the motion. Roll call vote showed that all members voted in favor of recommending this final plat for approval.

9. Review of Proposed Sign Code Enforcement Program. **Shawn Bravender**

Shawn Bravender of the City's Planning & Zoning department made a brief presentation on the proposed Sign Code Enforcement Program, stating that the first goal was to educate the public and the business community on proper sign usage in the City of Twin Falls. He stated that there has been a lot of voluntary compliance, which is a positive sign that people are attempting to follow the code without being forced to do so. Council members asked questions about temporary signs or issues that could come before the Task Force, etc.

As this was for information only, no action was taken on the Proposed Sign Code Enforcement Program at this time.

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

Rex Lytle of Lytle Signs spoke briefly about the sign issue and offered his help and expertise to the City Council, should they need it in the future, with regards to signs with the City and sign code issues.

As there was nothing further from the City Manager, the Council, or advisory boards, the meeting was recessed at approximately 5:50 P.M. until the 6:00 P.M. public hearing calendar.

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

1. Request of Anasazi Construction, LLC, c/o Dallas Page, for the annexation of a total of 232 acres (+/-) - 76 acres (+/-) located on the west side of the 300 and 400 blocks of Washington St S, south of Highland Ave extended and north of Park Ave extended -currently zoned R-4 and M-1 **and** 156 acres (+/-) located at the NE corner of Orchard Drive Wand Grandview Drive S, currently zoned R-4.

Mayor Clow reviewed the hearing process for the audience and read the request by Anasazi Construction, LLC. Dallas Page then made the presentation on behalf of Anasazi Construction, LLC, using overheads. Interim Planning & Zoning Director Carraway gave the staff report and stated that the Planning & Zoning Commission recommended approval of the request as stated.

The public hearing portion of the meeting was opened at 6:12 P.M. and the following persons came to the podium to speak about the request:

David Humphrey had concerns about the density of housing that might eventually come in to this property if the property is annexed, and he also had concerns about pressurized irrigation on this property.

Bill Koch of K&T Steel spoke about his concerns that new property owners on this property would be bothered by noise and lights from K&T Steel. He asked that the annexation request be denied.

Shirley Gould spoke next and stated she agreed with Bill Koch's concerns.

Robert Reeder had concerns about the size of lots in future developments on this property. He was also concerned about the fact that he wants to keep animals on his property which borders some of the property proposed for annexation.

Pete Johnston also owns land that borders on the land proposed for annexation, and he stated he was for the annexation.

With no other person wishing to make public comments, Mr. Page responded and spoke about some of the neighbors' concerns, including lot size, the fact that they will have pressurized irrigation, etc. At 6:30 P.M. the public portion of the hearing was closed.

City Council members asked about the proximity of the railroad line, adjacent streets, businesses already in the area, animals on neighboring property, town homes, and a possible rezone to R-2

instead of leaving the R-4 zone as-is. Interim Planning & Zoning Director Carraway spoke about the differences in the R-2 and R-4 zones, and Mr. Page said he would have no problem if the property was annexed and rezoned as R-2.

At that time Councilperson Johnson made a motion to approve the request as stated by the applicant, and Councilperson Dwight seconded the motion. Councilperson Dwight then made a motion to amend the original motion to rezone the 156 acre parcel in question to R-2. Councilperson Johnson seconded the motion as amended, and after a brief discussion, a roll call vote was taken on the amended motion. The amended motion was defeated 5-2, and roll call was then taken on the original motion to approve the request as presented by the applicant. The motion passed, 7-0.

V. ADJOURNMENT: The meeting was adjourned at 6:50 P.M.

Katy Touchette, Recording Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING

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*Mayor* *Vice Mayor*

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, APRIL 10, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**3:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. Week of April 4 - 10, 2006
2. Approve minutes of April 3, 2006, City Council meeting
3. Deferral Agreement
  - a. Jacqueline and Robert Fields, 469 Pierce Street, sidewalk improvement

**II. ITEMS FOR CONSIDERATION:**

1. Setting date and time for a public hearing to consider an increase in the fee for a fireworks permit. **Tom Courtney**
2. Consideration of a proposed site for the joint U.S. Forest Service/BLM facility in the downtown Twin Fall area.
4. Strategic Planning Meeting
- 5 Public input and/or items from the City Manager and City Council. **None**

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None****

**IV. PUBLIC HEARINGS: **6:00 P.M. None.****

**V. ADJOURNMENT:**

Minutes – Twin Falls City Council Meeting

April 10, 2006

Page 2 of 3

**PRESENT:** Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting, City Manager Tom Courtney, all Department Heads, and Deputy City Clerk Jody Hall.

**ABSENT:** It was noted that Vice Mayor Glenda Dwight would be to the meeting around 5:00 PM.

Mayor Clow called the meeting to order at 3:00 PM and invited all, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

**I. CONSENT CALENDAR:**

1. Approve accounts payable. Week of April 4 - 10, 2006
2. Approve minutes of April 3, 2006, City Council meeting
3. Deferral Agreement
  - a. Jacqueline and Robert Fields, 469 Pierce Street, sidewalk improvement.

Councilperson Johnson made the motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

**II. ITEMS FOR CONSIDERATION:**

1. Setting date and time for a public hearing to consider an increase in the fee for a fireworks permit. **Tom Courtney**

City Manager Courtney reviewed the fee raise and requested that the public hearing date be set for April 24, 2006 at 6:00 PM.

Councilperson Lanting made the motion to approve the date and time for the public hearing. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

2. Consideration of a proposed site for the joint U.S. Forest Service/BLM facility in the downtown Twin Falls area.

Mayor Clow said the City had the opportunity to propose a site located on Urban Renewal Agency owned property along Rock Creek Canyon next to the existing City of Twin Falls Parks and Recreation building on Maxwell Avenue in the downtown Twin Falls area for the U.S. Forest Service/BLM facility. He said the site was approximately 13 acres.

He presented a letter for Council consideration and signature to be presented to both agencies. He noted that this would be a consolidation of jobs in the downtown area. All Council present agreed to sign the letter

4. Strategic Planning Meeting

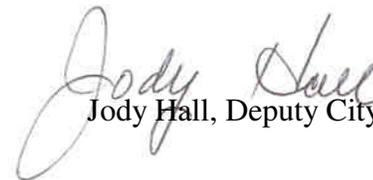
At 3:09 PM Mayor Clow called the regular meeting closed - City staff and City Council went into the scheduled Strategic Planning Meeting.

5 Public input and/or items from the City Manager and City Council. **None**

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None**

IV. PUBLIC HEARINGS: **6:00 P.M. None.**

V. ADJOURNMENT:

  
Jody Hall, Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, APRIL 24, 2006

ITEM
<p><b>PLEDGE OF ALLEGIANCE TO THE FLAG</b></p> <p><b>PROCLAMATIONS: Lab Week &amp; Arbor Day</b></p> <p style="text-align: right;"><b>5:00 P.M.</b></p> <p><b>I. <u>CONSENT CALENDAR:</u></b></p> <ol style="list-style-type: none"><li>1. Approve accounts payable. April 18-24, 2006 \$394,367.31</li><li>2. Deferral Agreement:<ol style="list-style-type: none"><li>a) DeVore &amp; Associates, LLC, 1303 8<sup>th</sup> Ave. E., curb, gutter, sidewalk</li><li>b) Kay &amp; Jamie Skeeters, 4157 Creek Mesa Dr., driveway paving until 6-30-06</li></ol></li><li>3. Multi-Year Improvement Deferral Agreement:<ol style="list-style-type: none"><li>a) RMS, LLC, 1310 Kimberly Road, landscaping until 8-01-06</li></ol></li><li>4. Developer's Agreements:<ol style="list-style-type: none"><li>a) Northern Passage &amp; Northern Passage #2</li><li>b) Wild Rose #2</li></ol></li><li>5. Approve minutes of April 17, 2006, Council meeting.</li></ol>
<p><b>II. <u>ITEMS FOR CONSIDERATION:</u></b></p> <ol style="list-style-type: none"><li>1. Consideration of the request of Spink/Butler representing B and A Development, LLC, for City Council approval of additional building height in accordance with Twin Falls City Code 10-7-3. <b>Russell Coburn</b></li><li>2. Consideration of agreement with Riedesel &amp; Associates to review right-of-way negotiations on Washington Street North. <b>Rod Mathis</b></li><li>3. Consideration of a secretarial position for the Community Development Department. <b>Tom Courtney</b></li><li>4. Public input and/or items from the City Manager and City Council.</li></ol>
<p><b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b></p>
<p><b>IV. <u>PUBLIC HEARINGS: 6:00 P.M.</u></b></p> <ol style="list-style-type: none"><li>1. Consideration of a fee increase in Fireworks Permit Fees. <b>Gary Evans</b></li><li>2. Request of Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PUD to develop a duplex housing development for 1.9 acres on property located on the west side of the 900 block of Morningside Drive. <b>Scott Martin/Darr Moon</b></li><li>3. Request of New Providence Grove, LLC, c/o Elizabeth Hodge, for annexation of 62 acres (+/-) with a zoning designation of R-4, currently zoned R-4, for property located at the southeast corner of Orchard Drive and Harrison Street South. <b>EHM Engineers, Inc.</b></li><li>4. Request of Gary's Westland, LLC, for annexation of 22 acres (+/-) with a zoning designation of R-2 PUD, currently zoned R-1 VAR, for property located at the southeast corner of Eastland Drive North and Pole Line Road East. <b>EHM Engineers, Inc.</b></li><li>5. Request of Kelly L. Gates for a Zoning Title Amendment to allow by Special Use Permit manufactured/mobile home sales and/or rentals limited to an area between Martin Street and 2750 East Road within the Canyon Rim Overlay. <b>Tim Stover</b></li><li>6. Request of Lytle Signs on behalf of Brent White for the Magic Valley Mall for a PUD Agreement Modification to allow a modification to free-standing sign restrictions at the Magic Valley Mall. <b>Lytle Signs, Inc.</b></li></ol>
<p><b>V. <u>ADJOURNMENT:</u></b></p>

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting; City Manager Tom Courtney; City Attorney Fritz Wonderlich; City Engineer Jackie Fields; City Community Development Director Mitch Humble; Parks and Recreation Director Dennis Bowyer; Interim Planning & Zoning Director Renee Carraway; and Recording Clerk Katy Touchette.

Mayor Clow called the meeting to order at 5:00 p.m. and asked Phillip Barnes of Boy Scout Troop #139 to lead everyone in the Pledge of Allegiance to the Flag.

Mayor Clow then read the proclamation for Lab Week, and he invited Michelle Harris, lab manager for MVRMC, to speak about Lab Week. The Mayor then read the Arbor Day proclamation, and City Parks and Recreation Director Dennis Bowyer talked about Arbor Day (Friday, April 28) and the festivities planned at Harry Barry Park.

Dennis Bowyer then gave a brief talk on the large influx of traffic lately at Shoshone Falls and talked about some possible solutions, including using a bus service to take visitors from the Dierke's Lake area to the falls viewing area. Council members felt that busing people from the Dierke's parking lot should not be done until the falls parking lot is filled to capacity.

The following items were considered by the City Council:

I. CONSENT CALENDAR:

1. Approve accounts payable. April 18-24, 2006 \$394,367.31
2. Deferral Agreement:
  - a) DeVore & Associates, LLC, 1303 8<sup>th</sup> Ave. E., curb, gutter, sidewalk
  - b) Kay & Jamie Skeeters, 4157 Creek Mesa Dr., driveway paving until 6-30-06
3. Multi-Year Improvement Deferral Agreement:
  - a) RMS, LLC, 1310 Kimberly Road, landscaping until 8-01-06
4. Developer's Agreements:
  - a) Northern Passage & Northern Passage #2
  - b) Wild Rose #2
5. Approve minutes of April 17, 2006, Council meeting.

Councilperson Johnson made the motion to approve the Consent Calendar. Councilperson Hall seconded the motion, and roll call vote showed all members present in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Consideration of the request of Spink/Butler representing B and A Development, LLC, for City Council approval of additional building height in accordance with Twin Falls City Code 10-7-3. **Russell Coburn**

Russell Coburn made a presentation requesting an increase in the building height allowed in the C-1 zone. B&A Development, LLC, intends to construct a hotel and would like to have the tallest part of the building be 58', which is taller than the allowed 35' maximum building height.

Interim Planning and Zoning Director Carraway gave the staff report, using overheads. She explained that even if the council approves this request, the developer will still have to go through the P&Z process for a special use permit to build a hotel in this zone. The council members discussed this process and what kind of

precedence is being set. Ms. Carraway stated that City Code does allow a request such as this to be made before the City Council before going in front of P&Z.

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Councilperson Barigar made a motion to approve the request as presented, but contingent upon the approval of a Special Use Permit and the requirements of the PUD. Councilperson Hall seconded the motion. There was further discussion about this process, as council members were concerned that no neighbors in the area of the planned hotel were notified of this hearing; however, it was reiterated that this will still have to go through the P&Z process, at which time neighbors will be notified of the developer's intentions.

A roll call vote showed that the council voted 6-1 to approve the request, with Councilperson Lanting voting no.

City Manager Tom Courtney took this opportunity to introduce the new Community Development Director for the City of Twin Falls, Mitch Humble, and to welcome him to the City.

2. Consideration of agreement with Riedesel & Associates to review right-of-way negotiations on Washington Street North. **Rod Mathis**

City Engineer Jackie Fields gave a brief presentation, explaining to the Council why this supplemental agreement needed their approval. After a very brief discussion, Councilperson Lanting moved to approve the supplemental agreement with Riedesel & Associates to review right-of-way negotiations on Washington Street North, and Councilperson Johnson seconded the motion. Roll call vote showed that all members present voted in favor of the motion.

3. Consideration of a secretarial position for the Community Development Department. **Tom Courtney**

The City Manager explained to the Council why this request was being made mid-year rather than waiting for the new budget process. Councilperson Johnson made the motion to approve the request for a full-time administrative assistant in the Community Development Department, Vice Mayor Dwight seconded the motion, and roll call vote showed all members present voted to approve the request.

4. Resolution #1759 re: Crisis Center of Magic Valley, Inc.

Mayor Clow asked Deb Gabardi of the Crisis Center to speak to the Council about this resolution and request. Ms. Gabardi stated that the Crisis Center needed a resolution from the City Council showing support for the Center in order for them to apply for and receive an Emergency Shelter Grant. In the past the Council has given verbal support to the Crisis Center, but it was now necessary for a resolution of support to be in place for the Center to receive these funds. After a brief discussion, during which the council members voiced their support and appreciation for the Crisis Center, Mayor Clow read Resolution #1759. Councilperson Hall made a motion to approve the resolution, Councilperson Barigar seconded the motion, and roll call vote showed all members present voted in favor of the motion.

5. Public input and/or items from the City Manager and City Council. None.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

The Mayor mentioned an ITD open house on Wednesday, April 26, 2006, from 6 to 7:30 p.m. in the Taylor Building at CSI. The open house is in reference to Blue Lakes Boulevard. The Mayor also reminded everyone of Jody Hall's retirement open house on Friday, April 28, 2006, from 1:30 to 3 p.m. in the City Council Chambers.

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

Mayor Clow first went over the guidelines for public hearings.

1. Consideration of a fee increase in Fireworks Permit Fees. **Gary Evans**

City Finance Director Gary Evans explained the request to raise the fee for fireworks permits. He stated the funds generated from the fireworks fees go into the City's general fund, after which the City Council could, if they chose to do so, allocate more funds for the City's annual 4<sup>th</sup> of July fireworks display.

The public hearing was opened. Victor Smith, 1373 Washington Street South, who is a vendor, stated that while he is in favor of the fee increase, he is not in favor of funds going to the City's firework display, as the City is in competition with him and with other fireworks vendors in this regard.

No one else spoke for or against the fee increase, and the public testimony portion of the hearing was closed. City Attorney Wonderlich stated an ordinance will have to be formulated for this fee increase, as it will change the City Code. At this time Vice Mayor Dwight made a motion to approve the request, Councilperson Johnson seconded the motion, and roll call vote showed all members present voted in favor of the motion.

2. Request of Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PUD to develop a duplex housing development for 1.9 acres on property located on the west side of the 900 block of Morningside Drive. **Scott Martin/Darr Moon**

Scott Martin presented this request for a zoning change from R-4 to R-4 PUD. Using overheads, he showed the planned development of six duplexes and an area in the development that will be set aside for storage. He stated that the original plan for seven duplexes had been downsized to six duplexes, which he hoped would be more acceptable to the neighbors who did not want to see this development go in. He stated there would not be any change in the lot sizes themselves.

Council members asked several questions about the storage area planned, parking availability, and fencing around the project as well as around the proposed storage area.

Interim Planning & Zoning Director Carraway gave the staff report, also using overheads. She said that the P&Z Commission had recommended approval of the request with the following conditions: placement of six "No Parking – Fire Lane" signs, compliance with all building, engineering, fire and zoning codes, and subject to a maintenance shed being built on Lot 6 (no outside storage allowed).

After a few more questions from council members regarding the zoning, acreage, and enforcement issues with the "No Parking" signs, the public hearing was opened.

Lonnie Renfro, 1842 Spring Lane, opposed the request, stating he had concerns about the number of people who would live in the development, water pressure problems, sewage problems, fencing around the development and the storage area, and the fact that Morningside School is already full to capacity.

Robert Howells, 1817 Spring Lane, opposed the request, stating he had concerns about safety (nearby coulee and lateral, coupled with small yards for kids to play in), the number of cars that would be in this development, and the crowded conditions of Morningside School.

Betty Westerhoven, 1867 9<sup>th</sup> Avenue East, also opposed the request, stating her concerns regarding low water pressure, sewer problems, the crowded school, too many pets possibly in this development, the number of cars, and safety of those living here.

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Fay Schodde, 1888 Spring Lane, opposed the request, stating her concerns about density in the development, whether construction would be done in phases or all at once, and problems with dust and dirt suppression during construction.

Azell Pruett, 1852 Spring Lane, also opposed the request, stating her concerns regarding weeds in the development area, a shed already on the property being a “disaster,” ongoing sewer problems, the overcrowded school, and problems with traffic in the area.

Mike Peckenpough, 928 Morningside, also opposed the request, stating his concerns about traffic on Morningside Drive already being too heavy.

At this time Mayor Clow said for the record that he had letters and petitions from citizens who are concerned about this proposed development.

Lastly, Rene Turner of 1815 9<sup>th</sup> Avenue East voiced her opposition to the proposed development, saying there are already problems with too much traffic on Morningside, low water pressure, school overcrowding, and general safety issues.

At this time the public testimony portion of the hearing was closed. Scott Martin responded to the concerns that were brought up in the public testimony, covering everything from the density of the development (six duplexes rather than seven), storage, fencing, the size of yards, the canal, sewer issues, construction of the development (not in phases but as one project), dust abatement, weed control (saying they had not done their job up to this point in keeping weeds down), and the zoning of the property. Council members asked questions about landscaping, the size of the duplexes, and the water and sewer concerns.

City Engineer Fields talked about what the City has done up to this point to address neighbors’ concerns about sewer and water pressure problems. She stated that the owner, Todd Ostrom, will have to present a satisfactory water model before this development can be built. She also stated that while some issues seem to have been investigated to the City’s satisfaction, there would be ongoing monitoring done to make sure sewer and water pressure problems do not get beyond what the City Code allows or shows as acceptable.

Council members continued to ask questions of the City Engineer and Mr. Martin and discussed the various issues regarding fencing, water lines and water pressure, and the density of the development.

The public hearing was closed, and Councilperson Barigar moved to approve the request with the P&Z Commission’s recommendations as stated by Ms. Carraway. Councilperson Hall seconded the motion, and there was a brief discussion and period of deliberation. Roll call vote then showed that the motion was approved, 6-1, with Councilperson Lanting voting no.

The Council took a short break and reconvened at about 7:30 p.m.

3. Request of New Providence Grove, LLC, c/o Elizabeth Hodge, for annexation of 62 acres (+/-) with a zoning designation of R-4, currently zoned R-4, for property located at the southeast corner of Orchard Drive and Harrison Street South. **EHM Engineers, Inc.**

Gary Burkett, EHM Engineers, Inc., presented the request for annexation with no zoning change. Interim P&Z Director Carraway gave the staff report.

The public testimony portion of the hearing was open and then closed, as there was no public comment. After the public hearing was closed, Councilperson Johnson made a motion to approve the request, Vice Mayor Dwight seconded the motion, and roll call vote showed all members present voted in favor of the motion.

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4. Request of Gary's Westland, LLC, for annexation of 22 acres (+/-) with a zoning designation of R-2 PUD, currently zoned R-1 VAR, for property located at the southeast corner of Eastland Drive North and Pole Line Road East. **EHM Engineers, Inc.**

Gary Burkett of EHM Engineers, Inc., also presented this annexation and rezone request. Interim P&Z Director Carraway gave the staff report, reiterating that this is a request for annexation and rezone.

The public testimony portion of the hearing was open.

Warren Shillington, 2315 Pole Line Road East, spoke about his concerns with the safety of the corner of Pole Line Road East and Eastland Drive North. He felt this road should be improved before any development of the land nearby takes place.

Judy Silcock, 2324 Pole Line Road East, asked about the park proposed on this land and about the residences in the development.

Al Gamache, 2312 Pole Line Road East, opposed any zone change for this land because of density issues.

Michael Devine, 2359 Pole Line Road East, also felt that problems and safety issues with the road should be taken care of first, before annexation and development.

The public testimony portion of the hearing was closed. Gary Burkett answered many of the neighbors' concerns, stating that ensuring the safety of the road would be the responsibility of the developers, and that there were no development plans yet. He also stated that the density with a zoning change would make this property consistent with the rest of The Preserve.

The public hearing was closed, and after a brief discussion and deliberations by council members, Councilperson Johnson moved to approve the annexation and rezone, Councilperson Hall seconded the motion, and roll call vote showed all members present voted in favor of the motion.

5. Request of Kelly L. Gates for a Zoning Title Amendment to allow by Special Use Permit manufactured/mobile home sales and/or rentals limited to an area between Martin Street and 2750 East Road within the Canyon Rim Overlay. **Tim Stover**

Tim Stover, on behalf of Kelly Gates, presented this request to the Council for a Zoning Title Amendment which would affect only the area between Martin Street and 2750 East Road within the Canyon Rim Overlay. Kelly Gates then spoke to the Council and explained his request, using overheads for illustration. Interim P&Z Director Carraway gave the staff report. Council members asked a few questions and the public testimony portion of the hearing was opened. As there was no public comment, the public testimony portion of the hearing was closed.

With no further discussion, the public hearing was closed, and Vice Mayor Dwight moved to approve the request. Councilperson Johnson seconded the motion, and roll call vote showed all members present voted in favor of the motion.

6. Request of Lytle Signs on behalf of Brent White for the Magic Valley Mall for a PUD Agreement Modification to allow a modification to free-standing sign restrictions at the Magic Valley Mall. **Lytle Signs, Inc.**

Rex Lytle of Lytle Signs, Inc., introduced Brent White for the Magic Valley Mall, which is owned by the Woodbury Corporation. Mr. White spoke briefly about the request, and Mr. Lytle followed up by talking about the specifics of the request and why it was necessary to get City approval for the changes in the sign portion of the PUD that governs the Magic Valley Mall. Using overheads, Mr. Lytle showed concept drawings of the proposed main sign for the mall which

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would incorporate three flag poles, the proposed banner signs, and an increase to the maximum height allowed for monument signs on mall property. Council members asked several questions about the location of the monument signs and banner signs. The public testimony portion of the hearing was opened and closed, as there was no public comment.

Council members did talk at some length about the “Welcome to Twin Falls” portion of the new proposed main sign for the mall, wondering if that part of the sign could be made a bit bigger without compromising the project. Mr. Lytle said this is something they would be willing to work on if the Council would give them the leeway to do so.

Councilperson Barigar then made a motion to approve the request as presented except that the maximum height of the monument sign would be increased to 9’ and not 8’6”, and also to encourage the applicants to increase the size of the “Welcome to Twin Falls” portion of the main monument sign. Vice Mayor Dwight seconded the motion with the proposed changes, and roll call vote showed all members present voted in favor of the motion with the changes.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Katy Touchette  
Recording Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MAY 1, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Multi-Year Improvement Deferral Agreement
  - a) Carol L. Sperry, 321 Washington Street, curb, gutter, and sidewalk
  - b) Al Gamache, 2312 Pole Line Road E., curb and gutter, and sidewalk
3. Approve minutes of April 24, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by the National Association of Letter Carriers "Stamp out Hunger."
2. Request of Laruelle Ingram on behalf of the Kids Club for the waiver of Building Permit fees associated with a Picnic Shelter at El Milagro.
3. Presentation by the Twin Falls Firefighters Association "Fill the Boot."
4. The Water Conservation Committee would like to provide the Council with an update of the 2006 campaign.
- 5. Consideration of a request for a Waiver of a Non-Conforming Building Expansion Permit for property located at 228 Richardson Drive. By Lawrence V. Cox.**
6. Consideration to replace the existing sign at North 5 Points. **Dennis Bowyer**
7. Consideration of Ordinance 2856 for Todd Ostrom. **Rene'e Carraway**
8. Consideration of Ordinance 2857 for New Providence Group, LLC. **Rene'e Carraway**
9. Consideration of Ordinance #2858 for Gary's Westland, LLC. **Rene'e Carraway**
10. Consideration of Ordinance #2859 for Kelly L.Gates. **Rene'e Carraway**
11. Consideration of Ordinance #2860 for Increasing Fireworks Permit Fees.
12. Consideration of the PUD Agreement for Jubilee House PUD. **EHM Engineers, Inc.**
13. Public input and/or items from the City Manager and City Council.

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

**III. PUBLIC HEARINGS: 6:00 P.M. None**

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Trip Craig, Don Hall, David Johnson, and Gregory Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Planning and Zoning Director Mitch Humble, Finance Director Gary Evans, Management Assistant Gretchen Scott, Public Works Director Lance Bates, Parks and Recreation Director Dennis Bowyer, Building Department Inspector Marianne Barker, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

On April 28, 2006, Mayor Clow was presented a Certificate of Appreciation and medallion for outstanding support of the 116<sup>th</sup> Brigade Combat Team's Soldiers and their families during operation Iraqi Freedom.

5:00 P.M.

**I. CONSENT CALENDAR:**

1. Approve accounts payable April 25 – May 1, 2006 \$595,384.35
2. Multi-Year Improvement Deferral Agreement
  - a) Carol L. Sperry, 321 Washington Street, curb, gutter, and sidewalk
  - b) Al Gamache, 2312 Pole Line Road E., curb and gutter, and sidewalk
3. Approve minutes of April 24, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion.

**II. ITEMS FOR CONSIDERATION:**

- 1, Presentation by the National Association of Letter Carriers "Stamp out Hunger."

A presentation was made by Barbara Reynolds, Social Services Director of the Salvation Army, announcing the upcoming May 13, 2006, "Stamp out Hunger" food drive. She explained that the National Association of Letter Carriers annual food drive in conjunction with the United Way of South Central Idaho will be on May 13, 2006. Citizens around the community put non-perishable food items in a bag near their mailbox and their postal delivery person will pick up.

2. Request of Laruelle Ingram on behalf of the Kids Club for the waiver of Building Permit fees associated with a Picnic Shelter at El Milagro.

Laruelle Ingram, representing the Kids Club, explained the request. The Kids Club is a non-profit organization funded entirely by volunteer donations. The Kids Club meets at El Milagro every Saturday between 2:30 – 4:30 P.M.

The Kids Club is attempting a project to build a picnic shelter at El Milagro and is requesting the waiver of Building Permit fees in the amount of \$484.79.

Discussion followed:

- The El Milagro Park is a private park and will be maintained by the IMC maintenance group.
- Valley House fees were waived by the City Council in the past.
- The non-profit organization is run by volunteers only.

Vice Mayor Dwight made a motion to approve the request for a waiver of Building Permit fees of \$484.79 to IMC, El Milagro, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion.

3. Presentation by the Twin Falls Firefighters Association “Fill the Boot.”

Mark Petruzzelli, representing the Twin Falls Firefighters Association, explained the request. The annual “Fill the Boot” for Muscular Dystrophy is planned to take place at the intersection of Addison Avenue and Locust Street South on June 2 and June 3, 2006, between the hours of 10:00 a.m. to 4:00 p.m. The funds collected from their event will be donated to the Muscular Dystrophy Association.

Councilperson Craig made a motion to approve the request as presented by the Twin Falls Firefighters Association to hold the annual “Fill the Boot” fundraiser on June 2, 2006, and June 3, 2006. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the motion.

4. The Water Conservation Committee would like to provide the Council with an update of the 2006 campaign. Gretchen Scott and Gary Evans.

Management Assistant Scott, representing the Water Conservation Committee, gave an update of the 2005 campaign, using overhead projections. She also gave a Power Point presentation explaining West Jordan, Utah’s, website and their implemented conservation program.

Finance Director Evans explained the water usage decrease throughout the City using overhead projections. He also discussed watering with a sprinkler system versus hoses.

Discussion followed:

- Alternative water plan signs placed on property.
- Painting the curb with a drip sign indicating an alternative watering plan.
- Continue to work with the College of Southern Idaho on test plots.
- Educate landscape businesses
- Using water bills to state different types of landscaping.

5. Consideration of a request for a Waiver of a Non-Conforming Building Expansion Permit for property located at 228 Richardson Drive. By Lawrence V. Cox.

Lawrence V. Cox, applicant, explained the request. The request is to manufacture a metal carport (12’ x 19’) at 238 Richardson Drive. The setback ordinance was not in effect when the duplex and garage were built in 1962 and 1963. The reason for the request is a safety need because there are seven duplex units on the street and there are at least 12 or more children riding bikes, trikes, and scooters. The backyard is fenced and the carport would be inside a gate.

Planning and Zoning Director Humble reviewed the request. He stated that City Code 10-3-4: Nonconforming Uses or Buildings allows the Council to approve the request.

Councilperson Craig made a motion to approve the Waiver of a Non-Conforming Building Expansion Permit for property located at 228 Richardson Drive to Lawrence V. Cox, as presented. The motion was seconded by Commissioner Hall and roll call vote showed all members voted in favor of the motion.

6. Consideration to replace the existing sign at North 5 Points.

Parks and Recreation Director Bowyer explained that the Parks and Recreation Department built the existing berm with the “Twin Falls” sign at North 5 Points about 30 years ago. Karla Williams with the Historic Downtown suggested locating a sign welcoming people to Historic Downtown.

The project would be a partnership venture with the Historic Downtown, the Blue Lakes Rotary Club, and Boy Scout Anthony Barnes. He introduced Anthony Barnes and Building Inspector Marianne Barker, representing the Blue Lakes Rotary Club.

Anthony Barnes, Boy Scout Troop 139, stated that he is working to earn his badge to become an Eagle Scout. He explained that the sign, landscaping, and berm would be removed and replaced.

He stated that the Parks and Recreation Department has the retaining wall bricks on hand and the Blue Lakes Rotary Club donated funds for the project. The cost to the City for this project would be approximately \$1,000, cost sharing the sign with Historic Downtown.

Discussion followed:

- Graffiti resistant sign.
- The existing sign is 20’ wide x 3’ high and will be replaced with a 15’ wide x 7’ high sign.
- Consideration of a directional arrow on the sign.
- Consistent with the July 2001 study completed by Tom Hudson on the Historic Downtown.

Ryan Horsley, Chairman of the Design Committee, and representing Historic Downtown, spoke in favor of the request.

Councilperson Hall made a motion to approve the concept as presented with the addition of: 1. Directional arrow to be placed. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion.

7. Consideration of Ordinance #2856 for Todd Ostrom.

Planning and Zoning Director Humble reviewed the request. He stated that on April 24, 2006, the City Council voted to approve the request of Todd Ostrom for a zoning district change and zoning map amendment from R-4 to R-4 PUD to develop a duplex housing development for 1.9 acres of property located on the west side of the 900 block of Morningside Drive. This is a request for Council approval of the ordinance.

Councilperson Craig made the motion to suspend the rules and place Ordinance #2856 entitled:

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 AND COMPREHENSIVE PLAN LAND USE MAP.

on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Johnson made the motion to pass Ordinance #2856. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion.

8. Consideration of Ordinance #2857 for New Providence Group, LLC.

Planning and Zoning Director Humble stated that on April 24, 2006, the City Council voted to approve the request of New Providence Group, LLC c/o Elizabeth Hodge, for annexation of 62 acres (+/-) with a zoning designation of R-4, currently zoned R-4, for property located at the southeast corner of Orchard Drive and Harrison Street South. This is a request for City Council approval of the ordinance.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2857 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Craig made the motion to pass Ordinance #2857. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion.

9. Consideration of Ordinance #2858 for Gary's Westland, LLC.

Planning and Zoning Director Humble stated that on April 24, 2006, the City Council voted to approve the request of Gary's Westland, LLC, for annexation of 22 acres (+/-) with a zoning designation of R-2 PUD, currently zoned R-1 VAR, for property located at the southeast corner of Eastland Drive North and Pole Line Road East. This is a request for City Council approval of the ordinance.

Vice Mayor Dwight made the motion to suspend the rules and place Ordinance #2858 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Craig made the motion to pass Ordinance #2858. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion.

10. Consideration of Ordinance #2859 for Kelly L. Gates.

Planning and Zoning Director Humble stated that on April 25, 2006, the City Council voted to approve the request of Kelly L. Gates for a zoning title amendment to allow by Special Use Permit manufactured/mobile home sales and/or rentals limited to an area between Martin Street and 2750 East Road within the Canyon Rim Overlay. This is a request for City Council approval of the Ordinance.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2859 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-4-19.3(B)(6) BY THE ADDITION OF MANUFACTURED/MOBILE HOME SALES AND/OR RENTALS AS A SPECIAL USE IN THE CRO CANYON RIM OVERLAY ZONE FOR ROCK CREEK CANYON BETWEEN MARTIN STREET AND 2750 EAST.

on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Johnson made the motion to pass Ordinance #2859. The motion was seconded by Councilperson Craig and roll call vote showed all members present in favor of the motion.

#### 11. Consideration of Ordinance #2860 for Increasing Fireworks Permit Fees.

City Attorney Wonderlich explained the request. The proposed request is to increase the fireworks permit fees by an amount that exceeds one hundred five percent of the current fee. The increased revenue would be used to offset the costs of the community fireworks display.

Councilperson Craig made the motion to suspend the rules and place Ordinance #2860 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-4-19.3(B)(6) BY THE ADDITION OF MANUFACTURED/MOBILE HOME SALES AND/OR RENTALS AS A SPECIAL USE IN THE CRO CANYON RIM OVERLAY ZONE FOR ROCK CREEK CANYON BETWEEN MARTIN STREET AND 2750 EAST.

on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Hall made the motion to pass Ordinance #2860. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion.

#### 12. Consideration of the PUD Agreement for Jubilee House PUD. EHM Engineers, Inc.

Planning and Zoning Director Humble reviewed the request. He stated that on March 13, 2006, the City Council approved the request of the Community Christian Church for a rezone from R-4 to R-6 CRO PUD to operate a women's shelter home in conjunction with an existing religious facility on property

located at 303 Grandview Drive. Staff has worked with the developer to assure that the PUD Agreement correctly reflects Council's approval. Staff feels that the attached agreement correctly reflects the PUD as it was approved and recommends Council approval of the agreement.

Councilperson Johnson made a motion to approve the PUD Agreement for Jubilee House as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members voted in favor of the motion.

12. Public input and/or items from the City Manager and City Council. None

IV. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Mayor Clow welcomed Kimberly High School students to the Council meeting.

Councilperson Hall stated his support of the merger between St. Lukes and Magic Valley Regional Medical Center.

Councilperson Craig, on behalf of the Fireworks Committee, gave a brief project update.

Mayor Clow stated that donations are being accepted by First Federal Bank for the fireworks fund.

V. PUBLIC HEARINGS: 6:00 P.M. None

VI. ADJOURNMENT: 6:50 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLEND A	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MAY 8, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**PROCLAMATIONS:**

**“AMERICAN LEGION POPPY DAYS”**

**“NATIONAL LETTER CARRIERS FOOD DRIVE” DAY**

**HOSPITAL PARTNERSHIP BETWEEN ST. LUKE’S REGIONAL MEDICAL CENTER AND MAGIC VALLEY REGIONAL MEDICAL CENTER**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Approve minutes of May 1, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by the representative of the Fiesta Cinco de Mayo and Mother’s Day.
2. Presentation by the representative of the Hispanic Heritage Fiesta Committee.
3. Presentation by the representative of the annual “Fly Like An Eagle” golf fundraiser.
4. Public input and/or items from the City Manager and City Council.

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

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

1. Request of V, S, & N, LLC for the annexation of 70 acres (+/-) for property located at the southwest corner of Pheasant Road and Harrison Street South.
2. Request of Joe Russell for the annexation of 80 acres (+/-) for property located at the northeast corner of Grandview Drive North and Falls Avenue West.

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, David Johnson, and Gregory Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Planning and Zoning Director Mitch Humble, City Engineer Jackie Fields, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

He then welcomed students from the Twin Falls Christian Academy and Kimberly High School to the meeting.

**PROCLAMATIONS:**

Kim Cohen, representing the American Legion Auxiliary, gave a brief presentation on the annual Poppy Day Donations on Friday and Saturday, May 19, and 20, 2006.

Mayor Clow read the Proclamation entitled, “AMERICAN LEGION POPPY DAYS.”

Mayor Clow read the Proclamation entitled, “NATIONAL LETTER CARRIERS FOOD DRIVE” day. The event is to be held on May 13, 2006.

5:00 P.M.

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Approve minutes of May 1, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the request.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by the representative of the Fiesta Cinco de Mayo and Mother’s Day.

Rosalinda Paiz, owner of the El Sombero, explained the request. The request has been reviewed with Parks and Recreation Director Bowyer and the Police Department in regards to the security, trash, and toilet disposals. The Beer Garden will be set up at the northeast end of the City Park.

The Fiesta Cinco de Mayo and Mother’s Day will be held on May 14, 2006, Saturday, from 12:00 p.m. to 7:00 p.m.

Parks and Recreation Director Bowyer stated that the Parks and Recreation Department will have one employee between the hours of 2:00 p.m. to 8:00 p.m. to clean up.

Councilperson Craig made a motion to approve the request as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the motion.

Councilperson Barigar introduced presenters from St. Luke’s Regional Medical Center, Ed Dalberg, CEO, and Chuck Pomeroy, CFO.

Ed Dalberg gave a presentation of the hospital partnership between St. Luke’s Regional Medical Center and Magic Valley Regional Medical Center. On overhead projections he reviewed the following:

- What Does a Yes Vote Mean?
  - Access to care regardless of ability to pay.
  - Hospital is governed by a local Board.

A new replacement hospital will be constructed, current estimated cost of \$120M.+ .-NO Tax burden.

County retains a reversionary interest in the new System assets.

➤ What Does a Yes Vote Mean?

A community health trust will be funded with \$5M, and additional \$5M over the next ten years.

Twin Falls County will receive a lease payment of \$2M per year, for at least five years.

Twin Falls County will receive \$3M to renovate and expand County offices.

Twin Falls County will receive \$1.5M to renovate or raze the main Hospital campus.

System takes responsibility for all current county hospital debt.

➤ Merger vs. Sale/Lease

Ballot language represents legal requirements.

“Merger” represents the true intent and future working relationship.

Original concepts still represented in final agreement.

➤ “Idaho Based Not for Profit”

Discussion followed:

Ed Dalberg stated that reversionary is something unforeseen that may happen to the system, causes to dissolve, and all assets revert to Twin Falls County. This cannot happen for 15 years. The intent is forever.

The statement, “Twin Falls County will receive a lease payment of \$2M per year, for at least five years” means the lease payment will be to the County fund and will not be restricted.

Chuck Pomeroy stated that the statement, ““Merger” represents the true intent and future working relationship” relates to the hospitals in Meridian, Boise, Wood River and Twin Falls. The County would not be in the hospital business.

Mayor Clow read the following Proclamation entitled, “HOSPITAL PARTNERSHIP BETWEEN ST. LUKE’S REGIONAL MEDICAL CENTER AND MAGIC VALLEY REGIONAL MEDICAL CENTER.”

Vice Mayor Dwight made a motion to support the Proclamation, as presented. The motion was seconded by Councilperson Johnson and was unanimously approved by voice vote.

2. Presentation by the representative of the Hispanic Heritage Fiesta Committee. *Rescheduled on May 15, 2006.*

3. Presentation by the representative of the annual “Fly Like An Eagle” golf fundraiser.

Parks and Recreation Director Bowyer reviewed the request. He stated that the Library Foundation and “Fly Like An Eagle” have had green fees waived in past years.

Discussion followed:

Councilperson Craig suggested tentatively approving the request until Parks and Recreation Director Bowyer meets with the Golf Advisory Board on May 10, 2006.

Councilperson Barigar made a motion to approve the “Fly Like An Eagle” golf fundraiser on the same basis as prior years, subject to approval of the Golf Advisory Board. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the motion.

4. Public input and/or items from the City Manager and City Council. None.

#### IV. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Mayor Clow reported on the “Appreciation Lunch” he attended at Jayco on May 8, 2006, with Finance Director Gary Evans and Economic Director Dave McAlindin.

Councilperson Lanting reported that the Golf Advisory Board has one opening for a 3 year term, non-member of the Association. Parks and Recreation Director Bowyer may be contacted if further information is needed.

Recess at 5:36 p.m.

Mayor Clow brought the meeting back to order at 6:00 p.m. and explained the Public Hearing procedures to the audience.

#### V. PUBLIC HEARINGS: 6:00 P.M.

1. Request of V, S, & N, LLC for the annexation of 70 acres (+/-) for property located at the southwest corner of Pheasant Road and Harrison Street South.

Jack Straubhar, applicant, explained the request using overhead projections. The request is to annex 70 acres and place single family residential housing.

Planning and Zoning Director Humble reviewed the request using overhead projections. He stated that on April 11, 2006, the Planning and Zoning Commission unanimously recommended an R-4 zoning designation for this property if the City Council approves the request for annexation.

The public hearing was opened and closed with no input.

Deliberations followed.

Councilperson Craig made a motion to approve the request of V, S, & N, LLC for the annexation of 70 acres (+/-) for property located at the southwest corner of Pheasant Road and Harrison Street South. The motion was seconded by Councilperson Lanting and roll call vote showed all members voted in favor of the motion.

Mayor Clow turned the gavel to Vice Mayor Dwight and abstained from voting.

2. Request of Joe Russell for the annexation of 80 acres (+/-) for property located at the northeast corner of Grandview Drive North and Falls Avenue West.

Brad Wills, representing the applicant, explained the request.

Planning and Zoning Director Humble reviewed the request using overhead projections. He stated that on April 11, 2006, the Planning and Zoning Commission unanimously recommended an R-4 zoning designation for this property if the City Council approves the request for annexation.

The public hearing was opened and closed with no input.

Councilperson Craig made a motion to approve the request of Joe Russell for the annexation of 80 acres (+/-) for property located at the northeast corner of Grandview Drive North and Falls Avenue West. The motion was seconded by Councilperson Johnson and roll call vote showed all members voted in favor of the motion.

Mayor Clow took his position back on the Council.

The City Council by voice vote unanimously approved the appointment of Councilperson Craig and Alternate Councilperson Johnson to be delegates to the AIC.

VI. ADJOURNMENT: 6:12 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MAY 15, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. May 9 - May 15, 2006
2. Curb-Gutter and Sidewalk Improvement Deferral Agreement
  - a) Cory A. and Kevin Young, 356 Robbins Avenue.
3. Approve minutes of May 8, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by **Nancy Chocker, Moss Nurseries**, of a Landscape Award to The Renaissance Office Complex.
2. Presentation by **Alex Castaneda**, President of the Hispanic Heritage Fiesta Committee, on the Hispanic Heritage Fiesta.
3. Consideration of an In Lieu Contribution to satisfy the provisions of City Code Section 10-12-3-11 for Quail Ridge Estates. **Mitch Humble**
4. Consideration of Ordinance 2861 for Joe Russell. **Mitch Humble**
5. Consideration of Ordinance 2862 for V, S, & N, LLC. **Mitch Humble**
6. Consideration of the final plat of Sto-N-Go Park Subdivision, 3.6 acres (+/-) located on the east side of 1800 block of Washington Street North. **Marty Gergen**
7. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. None**

**V. ADJOURNMENT:**

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Trip Craig, David Johnson and Don Hall, City Manager Tom Courtney, City Engineer Jackie Fields, Community Development Director Mitch Humble, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sánchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

I. CONSENT CALENDAR:

1. Approve accounts payable. May 9 - May 15, 2006 \$297,991.02
2. Curb-Gutter and Sidewalk Improvement Deferral Agreement
  - a) Cory A. and Kevin Young, 356 Robbins Avenue.
3. Approve minutes of May 8, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the request.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Nancy Choker, Moss Nurseries, of a Landscape Award to The Renaissance Office Complex.

Nancy Choker, Moss Nurseries, presented a Landscape Award to Joe Russell, owner of The Renaissance Office Complex.

2. Presentation by Alex Castaneda, President of the Hispanic Heritage Fiesta Committee, on the Hispanic Heritage Fiesta.

Alex Castaneda explained the request. The Hispanic Heritage Fiesta will be held on August 12 and 13, 2006, in the Twin Falls City Park starting at 12:00 p.m. Following are events that will be held at the park: Children's pageant, talent contest, live bands, and a car show.

In past years a street dance has been held on Hansen Street East in front of the Twin Falls Library. This would involve road closures at 4<sup>th</sup> Avenue East to 6<sup>th</sup> Ave. East from 9:00 a.m. to 11:00 p.m. Due to safety reasons, in lieu of the street dance being held at this location, the request to the Council is to allow the street dance to be held at the Band shell and to extend the hours the music can be played in the park to 11:00 p.m.

Discussion followed:

- Band shell acoustics.
- Bands using other amplification.
- Possibly allowing street dance at park as a one time permit.
- Beer garden.

Parks and Recreation Director Bowyer stated that he has spoken to Sue Spain, City representative. Trash pickup, vendors, and use of the City Park were items discussed. The City regulations for use of the band shell are as follows: Music to be played Monday through Friday; 11:00 a.m. to 9:30 p.m.; Saturday 8:00 a.m. to 9:00 p.m., and Sunday 12:00 p.m. to 5:00 p.m.

City Manager Courtney stated that few complaints are received relative to the street dance and hours are limited. The carnival received several complaints. The request being presented to City Council is to allow a street dance at the bandshell.

Councilperson Johnson made a motion to approve the request as presented in addition to: 1. One time permit. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion.

3. Consideration of an In Lieu Contribution to satisfy the provisions of City Code Section 10-12-3-11 for Quail Ridge Estates.

Community Development Director Humble reviewed the request using overhead projections. He stated that Quail Ridge Estates is a 70.67 acre parcel that is planned for a 41 lot subdivision. The parcel is located at 3400 East 4000 North and is zoned SUI.

The City owns canyon rim property across the northern face of this parcel. The developer has agreed to place the canyon rim trail on City property across the north face of his property, and volunteered to build the path, possibly with stairs, from the rim to the Hidden Lakes parcel owned by the City of Twin Falls. The developer will also provide parking along or near 3400 East for trail access and a path to the Hidden Lakes.

The Council can accept trail system improvements including parking area, access path, canyon rim trail and path to Hidden Lakes as a park land contribution, not to exceed 50% of the total requirements.

Discussion followed:

- The parking lot will have 8 to 9 spaces.
- Trail connection.
- Vacation of Twin Falls Highway District property.
- Roads in the subdivision are private routes and the entrance would be gated.
- Parking lot would not be gated.
- Stairway.
- Overlook.

Mayor Clow stated that the in lieu would be acceptable but he had concerns about providing access to unsupervised routes.

Parks and Recreation Director Bowyer stated that the trail would provide the general public with access in and out of the trial, decreasing unsupervised activity.

Jason Perron, applicant, stated that an electronic fence would allow the public to exit the park after hours and would restrict access after hours.

Vice Mayor Dwight made a motion to approve the request as presented.

Discussion followed:

- Condition of including stairs or overlook.

Vice Mayor Dwight withdrew her motion.

Councilperson Craig made a motion to approve the request as presented with the additional conditions: 1. Stairway to the Hidden Lakes, 2. Pedestrian gate at subdivision entrance with an emergency exit, 3. Overlook on City property. The motion was seconded by Councilperson Hall and roll call vote showed

Councilpersons Craig, Dwight, Hall, and Johnson voted in favor of the motion. Mayor Clow voted against the motion. The motion passed.

4. Consideration of Ordinance 2861 for Joe Russell.

Community Development Director Humble reviewed the request. On May 8, 2006, the City Council voted to approve the request of Joe Russell for the annexation of 80 acres (+/-) with an R-2 zoning designation, currently zoned R-2, for property located at the northeast corner of Grandview Drive North and Falls Avenue West.

Councilperson Craig made the motion to suspend the rules and place Ordinance #2861 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Dwight and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Craig made the motion to pass Ordinance #2861. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

5. Consideration of Ordinance 2862 for V, S, & N, LLC.

Community Development Director Humble reviewed the request. On May 8, 2006, the City Council voted to approve the request of V, S, & N, LLC, Developers, for the annexation of 70 acres (+/-) with an R-4 zoning designation, currently zoned R-4, for property located at the southwest corner of Pheasant Road and Harrison Street South.

Councilperson Johnson made the motion to suspend the rules and place Ordinance # 2862 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Johnson made the motion to pass Ordinance #2862. The motion was seconded by Councilperson Hall and roll call vote showed all members present in favor of the motion.

6. Consideration of the final plat of Sto-N-Go Park Subdivision, 3.6 acres (+/-) located on the east side of the 1800 block of Washington Street North.

Marty Gergen, Riedesel and Associates, representing the applicant, explained the request. He stated that the request is for one lot and to develop a storage unit subdivision. Issues involving the plat were reviewed and discussed with Assistant City Engineer Rod Mathis prior to the meeting and have been addressed.

Community Development Director Humble reviewed the request using overhead projections. The preliminary plat was approved on May 9, 2006, with the following conditions:

1. Subject to plat amendments as necessary due to final technical approval by the City of Twin Falls Engineering Department including, but not limited to, the concerns detailed in the attached e-mail from Rod Mathis.
2. Subject to full compliance with the PUD agreement

Councilperson Johnson made a motion to approve the final plat as presented with staff recommendations. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion.

7. Public input and/or items from the City Manager and City Council. None.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

V. PUBLIC HEARINGS: 6:00 P.M. None

VI. ADJOURNMENT: The meeting adjourned at 6:08 p.m.

Leila A. Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**AMENDED MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, MAY 22, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**6:00 P.M.**

**I. CONSENT CALENDAR:**

Approve accounts payable. May 16 – 22, 2006 \$189,834.90.  
Approve minutes of May 15, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Harwood Goodwin, Chairman, on Western Days, “Get A Little Kick in 2006.”
2. Council discussion regarding City Council meeting schedule. Mayor Lance Clow
3. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS:**

1. Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10 Section 17 Chapter 3 to reduce the time period of filing an appeal on issues not requiring the passing of an ordinance.

**V. ADJOURNMENT:**

Present: Mayor Lance Clow, Councilpersons Shawn Barigar, Don Hall, Greg Lanting and David Johnson, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 6:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

I. CONSENT CALENDAR:

1. Approve accounts payable. May 16 – 22, 2006 \$189,834.90.
2. Approve minutes of May 15, 2006. (Unavailable)

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Harwood Goodwin, Chairman, on Western Days, “Get A Little Kick in 2006.”

Harwood Goodwin, Chairman, gave a presentation on Western Days. Western Days will be on June 2, 3, and 4, 2006, at the City Park. The parade will be on June 3, 2006. Parade entries will not be accepted the day of the parade.

Opening ceremonies will take place at the Bandshell on Friday, June, 2006, and the City Council is invited to participate.

The applicant spoke with Officer Coronado prior to the Council meeting in regards to the parade route and closing of roads. North College Road would remain open due to the Farmer’s Market and to allow access from Blue Lakes to Washington Street North.

The following items were discussed:

- Barricades and cone placement.
- Staging area at Frontier Road from Falls to North College.
- Road closures.
- Truck route detour.
- Parade route.

City Engineer Fields suggested the following wording be placed on the signs, “All trucks use Eastland” and sign them.

Officer Dave Weigt will review signage with the Streets Department.

Parks and Recreation Director Bowyer stated that he met with Lisa Cueller, representative of Western Days, and arrangements have been made for trash pickup and extra portable toilets. He stated that all permit fees are paid.

Mark Pierce, Pioneer Club, spoke on behalf of the applicant, stating that he will be holding the catering license for the event. The schedule for the beer garden is as follows:

Friday 5:00 p.m. to 8:00 p.m.

Saturday 9:00 a.m. to 8:00 p.m.

Sunday 10:00 a.m. to 8:00 p.m.

Mayor Clow stated his concern that typically Friday night has been considered as family night.

Mark Pierce stated that there would be security at the beer garden, bartenders would be serving, and bracelets would be issued.

Mayor Clow made a point of clarification that the approval of the request would be for the parade route, road closures, and beer garden.

Councilperson Barigar made a motion to approve the traffic control plan and beer garden as presented. The motion was seconded by Councilperson Johnson and roll call vote showed that all members present voted in favor of the motion.

2. Council discussion regarding City Council meeting schedule.

Mayor Clow discussed the City Council 2006 schedule of regular hearings and public hearings. He suggested eliminating the fifth Monday of the month, but to be flexible in case an item or items would need to be heard that fifth Monday.

Discussion followed:

Eliminating the following dates: July 3, 2006, October 10, 2006, and December 26, 2006, allowing flexibility in schedule if needed.

Councilperson Lanting made a motion to approve the request eliminating July 3, 2006, October 10, 2006, and December 26, 2006, from the City Council Meeting Schedule 2006. The motion was seconded by Councilperson Barigar.

Councilperson Johnson made a motion to amend the main motion as presented and to include excluding September 5, 2006. There was no second on the motion.

Voice vote showed all members present voted in favor of the motion.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Barigar reported on the Magic Valley Arts Council Workshops to be held on May 23, 2006.

IV. PUBLIC HEARINGS:

Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10 Section 17 Chapter 3 to reduce the time period of filing an appeal on issues not requiring the passing of an ordinance.

Community Development Director Humble explained the request.

The public hearing was opened and closed with no input.

Councilperson Johnson made a motion to approve Ordinance #2863 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion.

Mayor Clow suggested changing procedures to have one motion read when placing several ordinances on third and final reading.

City Attorney Wonderlich stated that procedures could be changed as stated.

V. ADJOURNMENT: The meeting adjourned at 6:52 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDIA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, TUESDAY, MAY 30, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. May 23 – 30, 2006 \$767,419.04
2. Approve minutes of May 15, 2006 and May 22, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of Amendment for Engineering Services with Riedesel and Associates for an FAA Airport Improvement Program (AIP) Project. **Bill Carberry**
2. Consideration of Bid Award for AIP-25, Pavement Rehabilitation and Reconstruction Project. **Bill Carberry**
3. Consideration of Bid Award for a 1,500 gallon per minute Fire Engine Purchase. **Jack Barnes**
4. Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10 Section 17 Chapter 3 to reduce the time period of filing an appeal on issues not requiring the passing of an ordinance. **Mitch Humble**
5. Consideration of the request of Constantine N. Kistos, M.D. for a six – month extension of the approval of the final plat of the Syringa Subdivision. **Mitch Humble**
6. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. – None.**

**V. ADJOURNMENT:**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Glenda Dwight, Don Hall, Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Zoning and Development Manager Renee' Carraway, Fire Chief Ron Clark, Battalion Chief Jack Barnes, Airport Manager Bill Carberry, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m... He then invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him. The City Council then considered the following items:

I. CONSENT CALENDAR:

1. Approve accounts payable. May 23 – 30, 2006 \$767,419.04
2. Approve minutes of May 15, 2006 and May 22, 2006.

Councilperson Hall made a motion to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Clow and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION:

1. Consideration of Amendment for Engineering Services with Riedesel and Associates for an FAA Airport Improvement Program (AIP) Project.

Airport Manager Carberry explained the request. He stated that the request is for a contract amendment for engineering services with Riedesel and Associates, Inc. for an FAA Airport Improvement Program project. The amendment is for additional construction observation associated with ten additional working days provided in the bid contract documents for this season's pavement Slurry Seal and Reconstruction Project.

Councilperson Barigar made a motion to approve the contract amendment with Riedesel and Associates, Inc. for the additional fee of \$8,950.00 as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Consideration of Bid Award for AIP-25, Pavement Rehabilitation and Reconstruction Project.

Airport Manager Carberry explained the request. He stated that the request is for the consideration of bid award for AIP-25, Pavement Rehabilitation and Reconstruction Project. The project is for the wide spread application of slurry seal to all ramp areas, reconstruction of two gate access roads and the construction of an auto parking area near the Reeder general aviation terminal.

He stated that staff has reviewed the request and recommends approval of the contract to Intermountain Slurry Seal for the amount of \$499,250.00 contingent on the concurrence of the Federal Aviation Administration.

Discussion followed:

-Intermountain Slurry Seal was the sole bidder on the project.

Marty Gergen, Riedesel and Associates, Inc. stated that the contract was sent out to approximately 15 to 20 contractors and was advertised in the newspaper. In addition, there are only two slurry seal contractors, in the State of Idaho.

Councilperson Barigar made the motion to approve the contract to Intermountain Slurry Seal for the amount of \$499,250.00, contingent on the concurrence of the FAA. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

6:15 p.m. Councilperson Johnson took his seat on the Council.

3. Consideration of Bid Award for a 1,500 gallon per minute Fire Engine Purchase.

Fire Chief Clark explained the request. He stated the request is for consideration of bid award for a 1,500 gallon per minute fire engine purchase. He commended Battalion Chief Barnes and Captains Aquirre, Widner and Moore for preparing specifications.

He stated that if the contract is not awarded until the 2007-08 budget year, there would be a significant cost increase due to EPA regulations pertaining to changes in diesel emission standards, effective January 1, 2008.

The following two manufacturers returned bids for consideration. Boise Mobile Equipment of Boise, Idaho, bid \$323,922.00 with no exceptions. Staff recommends the contract be awarded to the low bidder, Boise Mobile Equipment.

Discussion followed:

- 20 year goal replacement.
- Lease of equipment over five years.
- Payment would be next year.
- No budget impact.

Vice Mayor Dwight made a motion to approve the request for a 1,500 gallon per minute fire engine purchase for the amount of \$323,922.00, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the request. The motion passed.

4. Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10 Section 17 Chapter 3 to reduce the time period of filing an appeal on issues not requiring the passing of an ordinance.

Zoning and Development Manager Carraway reviewed the request using overhead projections. On May 22, 2006, the City Council voted to approve the request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10-17-3 to reduce the time period of filing an appeal on issues not requiring the passing of an ordinance. This is a request for City Council approval of the Ordinance.

Councilperson Lanting made the motion to suspend the rules and place Ordinance #2863 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO,  
AMENDING TWIN FALLS CITY CODE 10-17-3, ARTICLE XIII BY CHANGING THE  
TIME FOR APPEAL TO 15 DAYS.

on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Barigar made the motion to pass Ordinance #2863. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of the request of Constantine N. Kistos, M.D. for a six – month extension of the approval of the final plat of the Syringa Subdivision.

Zoning and Development Manager Carraway reviewed the request using overhead projections. On May 17, 2004, the City Council approved the final plat of the Syringa Subdivision. That plat has not yet been recorded. On April 11, 2005, the City of Twin Falls City Council approved a one-year extension of the final plat of Syringa Subdivision and extended the approval of the plat to May 17, 2006. Mr. Kitsos is requesting a six –month extension.

She said staff recommends approval of the extension subject to final technical review by the Twin Falls City Engineering Department.

Councilperson Johnson made a motion to approve the request as presented. The motion was seconded by Vice Mayor Dwight.

Discussion followed:

-Staff has been working with Mr. Kitsos prior to the request.

Roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Public input and/or items from the City Manager and City Council. None

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Barigar reported on the Beautification Committee.

Mayor Clow reported on the joint interagency BLM/Forest Service Facility in Twin Falls.

City Manager Courtney reported that Mike Pepper will be conducting a Strategic Plan meeting in June.

**Mayor Clow reported that the BID - host a meeting. Bliss and Hansen Bridge.**

- V. PUBLIC HEARINGS: 6:00 P.M. – None.

VI. ADJOURNMENT: The meeting was adjourned at 5:37 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JUNE 5, 2006

PLEDGE OF ALLEGIANCE TO THE FLAG

5:00 P.M.

I. CONSENT CALENDAR:

1. Approve accounts payable. May 30, 2006 - June 5, 2006
2. Multi-Year Improvement Deferral Agreement.
  - a. Patrick and Teri Federico, 1978 Eldridge Avenue.
3. Approve minutes of May 30, 2006.

II. ITEMS FOR CONSIDERATION:

1. AIC Book input. Gretchen Scott
2. Consideration of the Washington Street North Right of Way Purchases for Parcels #39, 40, 44, 45, 46, 49, 54, 55. Jackie Fields
3. Consideration of approval of State/Local Agreement A009 (853) for the Twin Falls Transportation Plan (ITD Project Key No. 09853). Jackie Fields
4. Consideration of an in lieu contribution to satisfy the provisions of City Code Section 10-12-3-11 for the Preserve. Mitch Humble
5. Appeal by Pelican Development LLC, Billiar Family & Wal-Mart Stores, Inc. represented by Spink/Butler, Attorneys at Law, of one of the conditions of approval of the Revised Preliminary Plat of North Haven Subdivision PUD. Spink/Butler
6. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

1. Request of Bosero Development, LLC, for annexation, with a Zoning Designation of R-4, currently Zoned R-4, for 50 (+/-) acres of property located East of the intersection of Harrison Street South and Pheasant Road. Riedesel & Associates
2. Request of R.G. Messersmith for annexation, with a Zoning Designation of R-2, currently Zoned R-2 and SUI, for 80 acres (+-) located at the southwest corner of Falls Avenue West and Grandview Drive North. Riedesel & Associates
3. Request of Lake City Trucks, Inc./ESP Future, LTD for a Zoning Title Amendment which would amend Twin Falls City Code; Title 10; Section 4; Chapter 7.2(B)10 to include "Agricultural Equipment Sales and Service." Robert Lund

V. ADJOURNMENT:

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.

PRESENT: Mayor Lance Clow, Vice Mayor Glenda Dwight (6:00 p.m.), Councilpersons Trip Craig, Don Hall, David Johnson, Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Parks and Recreation Director Dennis Bowyer, Management Assistant Gretchen Scott, Deputy City Clerk Leila Sánchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

5:00 P.M.

I. CONSENT CALENDAR:

1. Approve accounts payable. May 30, 2006 - June 5, 2006 \$217,765.41.
2. Multi-Year Improvement Deferral Agreement.
  - a. Patrick and Teri Federico, 1978 Eldridge Avenue.
3. Approve minutes of May 30, 2006. (Unavailable.)

Commissioner Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Lanting and roll call vote showed all members present voted in favor of the motion.

II. ITEMS FOR CONSIDERATION:

1. AIC Book input.

Management Assistant Scott reviewed the request. She stated that the AIC, in conjunction with Senator Hal Bunderson, is compiling a book about cities in Idaho. Each City is responsible for writing a chapter about itself. Tales of the Tract author Jim Gentry is assisting Twin Falls with our chapter. One portion of the chapter that the Council is responsible for is listed below:

*“A chapter lead-in photo and/or an artist’s rendition that you feel symbolize or characterize the city.”*

Following are items that have been suggested:

- City logo
- A photo of Shoshone Falls or Twin Falls
- Centennial logo
- Iron work of the Perrine Bridge.

Discussion followed:

- A logo to include commerce, agriculture and the Falls.
- The centennial logo being two years old.
- Iron work of the Perrine Bridge

Management Assistant Scott stated that she is expecting the first draft on June 9, 2006. This requires a selection of photos to go along with text. The Mayor’s vision statement is requested.

The Council agreed that the iron work of the Perrine Bridge be submitted for the request.

2. Consideration of the Washington Street North Right of Way Purchases for Parcels #39, 40, 44, 45, 46, 49, 54, 55.

City Engineer Fields reviewed the request using overhead projections. She stated the appraisals for the next phase of Washington Street North have been completed. The next step in the process is the acquisition of the right-of-way. The City has contracted with Chanon Romo of Right of Way Solutions, LLC. to do the negotiations and acquisitions for this phase. He completed the parcels referenced. The owners of these parcels have been contacted and have signed the right of way contract and a warranty deed for their respective parcels. She said staff recommends approval of the request.

Discussion followed:

-Standard format used in acquiring right of way.

City Engineer Fields stated that Chanon Romo is required to conform to government acquisitions forms and is confined to values that exist at that time. She stated that Lot 32 has not been acquired. South of Pickett Subdivision acquisitions have been completed with the exception of one parcel.

City Attorney Wonderlich explained the values placed on property and buildings.

Councilperson Johnson made a motion to approve the request, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of approval of State/Local Agreement A009 (853) for the Twin Falls Transportation Plan (ITD Project Key No. 09853).

City Engineer Fields explained the request. She stated the agreement initiates the federal aid project for development of the Twin Falls Transportation Plan. Once the agreement is signed by the State and the City, and a \$2,000 check is received, they would be able to request proposals for consulting engineers interested in compiling the plan. The total project cost is \$247,000. The federal participation in this project is 92.65% and is limited to \$228,870.20. She said staff has reviewed the request and recommends approval of the State/Local Agreement A009(853) for the Twin Falls Transportation Plan in the amount of \$247,000, with a initial payment to the Idaho Transpiration Department in the amount of \$2,000.00.

Discussion followed:

-The \$247,000 cost was estimated from a local consultant.

-The proposed Transportation Plan would cover the entire city's road grid and replace the Master Street Plan.

-Allows to competitively bid for local urban laws.

Councilperson Johnson made a motion to approve State/Local Agreement A009(853) for the Twin Falls Transportation Plan (ITD project key no. 09853) and a \$2,000 payment, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the request. The motion passed.

4. Consideration of an in lieu contribution to satisfy the provisions of City Code Section 10-12-3-11 for the Preserve.

Community Development Director Humble reviewed the request using overhead projections. He stated that The Preserve is a 372 acre development and is located between Eastland Drive North and Hankins Road, (3200 East Road) and south of the Snake River Canyon, and is currently zoned R-2. The master

plan for the project currently shows 1,231 units and would be developed in phases. The developer has agreed to dedicate to the City a total of six acres for parkland (three acres at the southeast corner of Pole Line Road and Eastland and a three acre park along the easterly boundary of the development). The developer will also be dedicating a publicly accessible canyon rim trail from the intersection of Pole Line Road East and Eastland Drive North. The request is to dedicate the trail in lieu of the park. City Code Section 10-12-3-11(B) allows the City Council to approve up to 50% of the park land requirement contribution for development of walking and bicycle paths. He said staff has reviewed the request and recommends approval of the request to accept the two three -acre parks and the trail system to satisfy the developer's requirement for park land contribution. The total dedication is estimated at 12.3 acres.

Discussion followed:

- Connection of the canyon rim trail would be from the developer's property to the Evel Knievel site.
- The trail system dedication would be approximately six acres.

Councilperson Johnson made a motion to approve the in lieu contribution to satisfy the provisions of City Code Section 10-12-3-11 for The Preserve to approve 50% of the required park provisions, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Appeal by Pelican Development LLC, Billiar Family & Wal-Mart Stores, Inc. represented by Spink/Butler, Attorneys at Law, of one of the conditions of approval of the Revised Preliminary Plat of North Haven Subdivision PUD. Spink/Butler

Paul Smith, attorney for Spink and Butler and Wal-Mart, withdrew the appeal at this time.

At this time, he stated that a mistake was made in the April 25, 2006, Findings of Fact, Conclusions of Law, and Decisions, Page-3, "The request for approval of the preliminary plat of North Haven PUD Subdivisions is hereby granted, subject to approval of the PUD Agreement..." He stated that the PUD agreement had been approved.

Community Development Director Humble confirmed that the condition referenced was met and no action was required by the City Council.

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

Mayor Clow stated that he received a complaint from a citizen in reference to the noise of the Western Days band and playing past 7:00 p.m. on Sunday. He stated his concern of controlling decibel levels in the band shell.

City Manager Courtney stated that Chief Munn reported that he did not receive any complaints at the event.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Craig reported on the Fireworks Fund.

Councilperson Johnson asked staff for an update in reference to the Times News article on the PSI rate increase, due to rising fuel costs.

City Manager Courtney stated that the PSI contract states there would be no rate adjustment for the first two years of the contract. He stated that PSI may substantiate the increase, in written form, which would be brought before Council review.

Councilperson Hall stated that Captain Brian Pike and Chief Munn are working on a Strategic Plan, which they will present to City Council when it is completed.

Mayor Clow reported that the Urban Renewal Agency is accepting applications for three positions on the Committee. A letter of interest can be submitted to Economic Development Director Dave McAlindin who will then forward it to the Council for review. One Urban Renewal Agency member may be seeking reappointment.

6:00 p.m. Vice Mayor Dwight took her seat on the Council at this time.

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

1. Request of Bosero Development, LLC, for annexation, with a Zoning Designation of R-4, currently Zoned R-4, for 50 (+/-) acres of property located East of the intersection of Harrison Street South and Pheasant Road. Riedesel & Associates

Don Acheson, Riedesel and Associates, Inc. representing the applicant, explained the request using overhead projections. He stated that the zoning is consistent with surrounding development. The annexation provides for a logical extension of the City limits and services and is in accordance with the City Comprehensive Plan. The development would have City services.

Community Development Director Humble reviewed the request using overhead projections. He stated the request is for the annexation of approximately 50 acres. The Planning and Zoning Commission on May 9, 2006, recommended an R-4 designation to the City Council. He said staff has reviewed the request and makes the following recommendation, if approved:

1. Perimeter streets are brought up to current City Standards at the time of development.

Discussion followed:

-Harrison Street is not built according to City standards.

The public hearing was opened and closed with no input.

Deliberations followed:

Don Acheson stated that in previous staff reports no language of improvement of perimeter roads had been discussed by staff. He stated that Harrison Street is most likely up to standards.

-Past City standards.

City Manager Courtney stated that in the past the standard required the developer to develop the road without any additional work to be done. He stated the City is not funded to bring rural highway district roads up to City standards. The developer is requesting full City services in a high density property. Staff believes that with this new demand the developer should be required to bring the road up to City standard, otherwise, the cost would be borne by the citizens of the community.

Discussion followed:

- Development of City streets up to the edge of the property, requiring curb, gutter and sidewalk.
- Recommendation for conditions is made prior to the meeting.
- Developers are made aware of the condition.

Vice Mayor Dwight made a motion to approve the request of the Bosero Development for an R-4 zoning designation, as presented, and with the following condition: 1. Perimeter streets are brought up to current City Standards. The motion was seconded by Councilperson Lanting.

Community Development Director Humble made a point of clarification to be made to the condition and add "upon development."

Vice Mayor Dwight made a motion to add "upon development" to the condition. Councilperson Lanting seconded the motion. Roll call vote showed Mayor Clow and Councilpersons Dwight, Hall, Johnson, and Lanting voted in favor of the request. Councilperson Craig voted against the request. The motion passed.

City Manager Courtney stated that staff is proposing to hold a meeting with developers to discuss the following issues:

- Streets and improvement of streets.
- Water and sewer utilities.
- Sewer collection system issues on the northeast part of town.
- State law limiting the funding of improvements.
- Refining the payback system.

Mayor Clow discussed forming a developers group to educate the developer.

2. Request of R.G. Messersmith for annexation, with a Zoning Designation of R-2, currently Zoned R-2 and SUI, for 80 acres (+-) located at the southwest corner of Falls Avenue West and Grandview Drive North. Riedesel & Associates

Don Acheson , Riedesel and Associates, Inc., representing the applicant explained the request using overhead projections. One-third of the property is currently zoned R-2 and the rest is zoned SUI. The development would be on City services.

Community Development Director Humble reviewed the request. He stated the annexation is for approximately 77 acres and is currently zoned SUI and R-2. On May 9, 2006, the Planning and Zoning Commission recommended for approval an R-2 zoning designation. He said staff has reviewed the request and if approved, recommends the following condition be placed:

1. Perimeter streets are brought up to current City Standards upon development.

City Manager Courtney stated that the developments in the Engineering Department process will be reviewed and the intent is to require the same condition be placed. Two to three weeks ago the condition was discussed and as of today a decision was made to request the condition be placed.

The public hearing was opened:

Doug Gagliardi, 1287 Falls Avenue West, stated his concern of increased traffic.

The public hearing was closed.

Discussion followed:

- Developer would be responsible to bring up to City standards the southwest corner of the development.
- Falls Avenue West is brought up to City Standards.
- Legality of devising a plan to implement surrounding subdivisions to conform to City Standards.

City Engineer Fields discussed preliminary conversations with developers in orchestrating realignment of the intersections.

The public hearing was closed.

Deliberations followed:

- Definitions of zoning designation.

Vice Mayor Dwight made a motion to approve the request for annexation with a zoning designation of R-2, as presented, and with the following condition: 1. Perimeter streets be brought up to current City Standards upon development. The motion was seconded by Councilperson Johnson. Roll call vote showed Mayor Clow and Councilpersons Dwight, Hall, Johnson, and Lanting voted in favor of the request. Councilperson Craig voted against the request. The motion passed.

3. Request of Lake City Trucks, Inc./ESP Future, LTD for a Zoning Title Amendment which would amend Twin Falls City Code; Title 10; Section 4; Chapter 7.2(B)10 to include "Agricultural Equipment Sales and Service." Robert Lund

Robert Lund, representing the applicant, explained the request using overhead projections. The owner bought the property eight months ago to develop an Ag Division. A decision was made to stay in Old Towne and make \$500,000 on the renovation. He stated the following:

- Three service bays be place.
- Two offices be placed.
- 4 to 6 personnel.
- Hours 8:00 a.m. to 5:00 p.m. Monday through Friday.
- Noise is limited to medium duty trucks and tractors.
- 100 sq. ft. x 60 sq. ft. building.
- Landscaping, curb, gutter and sidewalks be placed.

Community Development Director Humble reviewed the request. He stated the request is for a zoning title amendment and reiterated that the change would be for the entire CB zone. On May 9, 2006, the Planning and Zoning Commission voted 3 to 5 against the request. He stated that staff recommends that no changes be made to the ordinance at this time.

Discussion followed:

- A SUP would have to go before the Council for approval.
- The ordinance is vague on the type of business permitted.
- Notification of the public hearing was published in the newspaper.
- May 9, 2006, Planning and Zoning Commission meeting – three persons spoke in favor of the request.

The public hearing was opened:

Steve Swope, 638 Buckingham Drive, spoke in favor of the request. He stated that two years ago a decision was made to stay in Old Towne rather than moving out to freeway.

The public hearing was closed.

Deliberations followed:

- A rezone process takes approximately 6 weeks.
- A SUP would be heard by the Planning and Zoning Commission.
- A SUP requires notification of property owners within 300'.
- A zoning change is presented to the Council with a recommendation from the Commission.

City Attorney Wonderlich stated that a provision in the Local Planning Act states that limitations or provisions within a zone be uniform.

The public hearing was closed.

Councilperson Johnson made a motion to approve the request of Lake City Trucks, Inc., for a Zoning Title Amendment to include "Agricultural Equipment Sales and Service. The motion was seconded by Councilperson Craig.

Discussion followed:

- If rezoned would not be considered a "spot" zone.
- The Council has control over a SUP.
- Time frame of a rezone is six weeks.
- Time frame for a SUP is four weeks.

Roll call vote showed Mayor Clow and Councilpersons Craig, Johnson, and Lanting voted in favor of the request. Vice Mayor Dwight and Councilperson Hall voted against the motion. The motion passed.

V. ADJOURNMENT: The meeting was adjourned at 7:15 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JUNE 12, 2006

**5:00 P.M.**

I. CONSENT CALENDAR:

1. Approve accounts payable. June 6, 2006 - June 12, 2006
2. Approve minutes of May 30, 2006, and June 5, 2006.

II. ITEMS FOR CONSIDERATION:

1. Consideration of Ordinance #2864 for R.G. Messersmith and Ordinance #2865 for Lake City Trucks, Inc./ESP Future, LTD. **Mitch Humble**
2. Consideration of the final plat of South Hampton Subdivision. **JUB Engineering**
3. Review of Strategic Plan Goals. **Tom Courtney**
4. Consideration for a Professional Services Agreement for the CSI Safety Initiative with Riedesel and Associates, Inc. **Jackie Fields**
5. Consideration to establish a line of demarcation for when a developer will be required to bring perimeter roads up to City standards. Jackie Fields

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: **6:00 p.m. None**

V. ADJOURNMENT:

Leila A. Sanchez  
Deputy City Clerk

Present: Mayor Lance Clow, Councilpersons Trip Craig, Don Hall, David Johnson and Greg Lanting, City Manager Ton Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Campbell, City Engineer Jackie Fields, Public Works Director Lance Bates, Deputy City Clerk Leila Sanchez.

I. CONSENT CALENDAR:

1. Approve accounts payable. June 6, 2006 - June 12, 2006 \$208,044 & \$285.00
2. Approve minutes of May 30, 2006, and June 5, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Commissioner Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION:

1. Consideration of Ordinance #2864 for R.G. Messersmith and Ordinance #2865 for Lake City Trucks, Inc./ESP Future, LTD. Mitch Humble

Community Development Director Humble reviewed the request using overhead projections.

Councilperson Lanting made the motion to suspend the rules and place Ordinance #2864 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

and Ordinance #2865 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §10-4-7.2(B)(10) BY THE ADDITION OF AGRICULTURAL EQUIPMENT SALES AS A SPECIAL USE IN THE CB ZONE.

on third and final reading by title only.

The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Johnson made the motion to pass Ordinance #2864. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Lanting made the motion to pass Ordinance #2865. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Consideration of the final plat of South Hampton Subdivision. JUB Engineering

Rex Harding, JUB Engineers, explained the request using overhead projections. He said the request is to develop a 36 lot residential townhouse subdivision. He stated the development would have sewer, water, and pressure irrigation services.

Discussion followed:

- The units would be similar to East Hampton Subdivision.
- Single story duplexes.
- The development would be private but not gated.
- Parking.
- Each unit would have a two car garage.

Community Development Director Humble reviewed the request using overhead projections. The Planning and Zoning Commission unanimously approved the preliminary plat on February 28, 2006.

He said staff recommends the following conditions be placed on the request, if granted:

1. Subject to full compliance with the PUD Agreement.
2. Subject to final technical review by the Engineering Department.

Councilperson Lanting made a motion to approve the request, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion.

3. Review of Strategic Plan Goals. Tom Courtney

City Manager Courtney gave a review of the Strategic Plan goals for FY 2006 – 2011. This process started last fall with the Community Survey. Mike Pepper was retained as a facilitator for the planning process. Mike conducted additional surveys with Council, staff and community groups to help identify needs. An initial meeting with the City Council was held on March 1, 2006. A preliminary session was held with Department Managers on March 9, 2006. The initial sessions were used to review identified strengths, weaknesses, opportunities and threats and begin the process of establishing priorities. On March 11, City Council and City Staff held an all day work session to establish our mission, vision, goals and to begin work on objectives and implementing strategies. This document is the product of that effort.

Staff and Council committees continue to work on objectives and strategies for each goal.

Discussion followed:

- Twin Falls Mission has not changed.
- 100's of hours spent on the strategic plan goals.

Councilperson Hall made a motion to adopt the draft of the City of Twin Falls Strategic Plan Vision 2006-2011 and the Focus Areas and Goals 2006 to 2011, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration for a Professional Services Agreement for the CSI Safety Initiative with Riedesel and Associates, Inc. Jackie Fields

City Engineer Fields reviewed the request. Riedesel and Associates has executed the Professional Services Agreement for the CSI Safety Initiative. The scope of this work is the preparation of plans to reconstruct the main entrance into CSI at Quincy and the installation of a new traffic signal at this intersection. The City is the local sponsoring agency for this improvement project. This project will be developed following the Idaho Transportation Department procedures. The Local Highway Technical Assistance Council is administering the design and construction of this project. The State /Local Agreement for this project was approved August 2, 2005.

Riedesel and Associates, Inc., will be the lead on all work tasks as detailed in this Professional Services Agreement, with Terracon, Inc., doing the materials testing and TransCivil providing the traffic signal design.

Staff has reviewed the agreement and asked for modifications to the agreement that relates to the City's responsibilities, plan review process, signal design information, and acceptable format for providing plans to the City.

Staff recommends approval of the Services Agreement with Riedesel and Associates, Inc.

Discussion followed:

-Riedesel & Associates working with CSI.

Councilperson Johnson made a motion to approve the Idaho Transportation Department Local Professional services agreement, Agreement Number 6494, with Riedesel and Associates for the CSI safety initiative in the amount of \$153,500, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration to establish a line of demarcation for when a developer will be required to bring perimeter roads up to City standards. Jackie Fields

City Engineer Fields reviewed the request. On June 5, 2006, the City Council approved that all developments will be required to bring existing roads, including perimeter roads, up to full city standards. She is asking Council for guidance as to when to establish a line for demarcation of when a developer will be required to bring perimeter roads up to City Standards.

Discussion followed:

-Legal standpoint.

-Construction drawings always subject to change.

-Developers and Engineering firms be contacted regarding the requirement.

-“Growth pays for growth.”

Councilperson Lanting made a motion to establish a line of demarcation that if a developer has previously submitted construction plans and received comments back from the City, they are not required to bring existing perimeter roads up to full city standards and future development will be assumed to have to bring up their roads to City standard..

Discussion followed:

City Manager Courtney stated that developers will ask for impact fees the City has no way to go back to issue a debt financing to accomplish the work when it is needed.

Councilperson Johnson suggested the City do research with other cities and find out funding mechanisms or ideas.

The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Lance Bates, Public Works Director, gave an update on the Canyon Springs Road rockslide.

Fritz Wonderlich gave a brief review of Council's responsibilities when serving as a liaison.

V. PUBLIC HEARINGS: 6:00 p.m. None

VI. ADJOURNMENT: 6:24 p.m.

Leila A. Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JUNE 19, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. June 13, 2006, to June 19, 2006
2. Approve minutes of June 12, 2006.
3. Developer's Agreement  
Manookian Developer, Inc., South Hampton Subdivision.
4. The approval of the 2007 alcohol licenses on the following condition that the licensee receives a State alcohol license.

**II. ITEMS FOR CONSIDERATION:**

1. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Mike and Lyn Morgan, Morgan Insurance, 904 Blue Lakes Blvd.
2. Review of Canyon Springs rock fall. **Lance Bates**
3. Update on the status of water supply at Blue Lakes. **Chuck Brockway**
4. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Sunrise Ridge Subdivision. **Dennis Bowyer**
5. Consideration of corrected Ordinance #2833. **Rene'e Carraway**
6. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. None.**

- V. ADJOURNMENT: to Executive Session to consider hiring a public officer, employee, staff member or individual agent. This paragraph does not apply to filling a vacancy in an elective office pursuant to Idaho Code 67-2345(1) (a).**

Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Public Works Director Lance Bates, Parks and Recreation Director Dennis Bowyer, Streets Superintendent Bruce Stephens and Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

**I. CONSENT CALENDAR:**

1. Approve accounts payable. June 6, 2006, to June 19, 2006 \$396,225.68
2. Approve minutes of June 12, 2006.
3. Developer's Agreement  
Manookian Developer, Inc., South Hampton Subdivision.
4. The approval of the 2007 alcohol licenses on the following condition that the licensee receives a State alcohol license.

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Mike and Lyn Morgan, Morgan Insurance, 904 Blue Lakes Blvd.

Nancy Choker presented Mike and Lyn Morgan of Morgan Insurance, Inc., with a landscape award. The City of Twin Falls and the Twin Falls Area Chamber of Commerce recognize Morgan Insurance, Inc., as a community leader in the development and maintenance of high quality, aesthetically pleasing commercial property landscaping.

2. Review of Canyon Springs rock fall.

Public Works Director Bates gave a Powerpoint presentation on the events that took place the week of June 12, 2006.

- Monday, June 12, 2006
    - Enforced road closure.
    - Contacted a contractor.
    - Evaluated situation with contractor.
    - Contracted a geotechnical expert.
    - Outlined and planned a course of action.
  - Wednesday, June 14, 2006
    - Police enforcement of closure.
    - Contractor uses an excavator from the top of the canyon rim to remove additional rock.
    - Mechanical troubles. Shutdown operations at 6:00 p.m.
  - Thursday, June 14, 2006
    - Continue cleanup.
- Follow up.
    - Repair barriers
    - Repair storm/water system.
    - Repair roadway.
    - Inspect sewer line.

Discussion followed:

- The original construction of blasting to create the road causing fallen rock.
- Liability and negligence issues.
- Positive feedback from the public.
- OMI employees parked on the other side of the canyon and used the footbridge.
- A sign to watch for fallen rock is located at the top of the canyon grade.

Councilperson Craig stated the need to remove rock on the west side of the canyon to avoid fallen rock.

3. Update on the status of water supply at Blue Lakes. Chuck Brockway. **Scheduled for the June 26, 2006, Council Meeting.**
4. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Sunrise Ridge Subdivision.

Parks and Recreation Director Bowyer reviewed the request using overhead projections. The proposed Sunrise Ridge Subdivision is on 58 acres/46 single residential lots on property located on the southeast corner of the intersection of 4000 N. and 3300 E. He stated that the request has been reviewed by staff and recommends approval of the in lieu contribution for the amount of \$24,416.00.

Discussion followed:

- Developers in lieu contribution differing from staff's recommendation.
- Development to be the first in one square mile.
- Access for future trail systems.
- Width of collector street would be addressed in the preliminary plat stage.
- Detached sidewalk and bike path.
- In lieu guidelines.
- Development located in the area of impact.

Parks and Recreation Director Bowyer stated that the developer incorrectly calculated the in lieu contribution and the developer approved the amount of \$24,416.00. The City does not have a master parks plan at this time. The in lieu contribution could be used to purchase property to develop a park at this site.

City Manager Courtney stated the detached trail could double as a bike path and could be similar to the trail located at Morning Sun Subdivision on Falls Avenue. He also stated the intent to interview consultants in November/December to update the comprehensive plan and to include the expansion on parks.

Vice Mayor Dwight made a motion to approve an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Sunrise Ridge Subdivision for \$24,416, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of corrected Ordinance #2833.

City Attorney Wonderlich reviewed the request. He stated that it was recently discovered the ordinance was published incorrectly.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2833 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AND ANNEXING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFORE; AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title. The motion was seconded by Vice Mayor Dwight and roll call vote showed all present in favor of the motion.

Deputy City Clerk Sanchez read the ordinance.

Councilperson Johnson made the motion to pass Ordinance #2833 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilpersons Johnson and Craig reported on the AIC Conference.

Mayor Clow discussed hosting an AIC conference in 2009.

Dan Olmstead, Rotary Club, commended City staff for a job well done on the Canyon Springs Road rock slide. He stated that City Manager Courtney did an exceptional job updating Rotarian Jody Tremblay, Jazz in the Canyon Chairman.

IV. PUBLIC HEARINGS: **6:00 P.M. None.**

V. ADJOURNMENT: to Executive Session to consider the following:

1. To consider hiring a public officer, employee, staff member or individual agent. This paragraph does not apply to filling a vacancy in an elective office pursuant to Idaho Code 67-2345(1) (a);
2. To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency;
3. To consider and advise its legal representatives in pending litigation or where there is a general public awareness of probable litigation.

Councilperson Barigar made a motion to adjourn to Executive Session. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

The meeting adjourned at 5:41 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLEND A	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JUNE 26, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

I. CONSENT CALENDAR:

1. Approve accounts payable: June 20, 2006 - June 26, 2006 \$933,187.07.
2. Approve minutes of June 19, 2006.
3. Beverage and Alcohol License
  - a. T's Beverage Barn.
4. Developer's Agreement
  - a. Federation Pointe, LLC. River Vista South PUD Subdivision.

II. ITEMS FOR CONSIDERATION:

1. Update on the status of water supply at Blue Lakes. **Charles G. and Charles E. Brockway, Brockway Engineering**
2. Set a date for a public hearing to review proposed changes to building permit fee schedule. **Marianne Barker**
3. Update by OMI, Inc., on the Enforcement Response (Draft). **Shawn Moffitt**
4. Consideration of approval of Cooperative Agreement for Twin Falls Alternate, Stage 2. **Jackie Fields**
5. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

1. Request of Falls Investment Partnership c/o Rick Carr for a Comprehensive Plan Land Use Map Amendment from Urban Residential to Professional Office at the southeast corner of Falls Avenue East and Eastland Drive. **Rick Carr**
2. Request of Jeff Blick for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PUD to develop a residential multi-family housing project on approximately 3 acres of land located on the south side of the 1800 block of Elizabeth Boulevard. **Marty Gergen, Riedesel Engineering**
3. P&L Land Company, LLC, requests annexation of 25 acres (+/-) with a zoning designation of C-1 PUD, currently zoned SUI, to allow a planned development consisting of a combination of neighborhood commercial and residential uses on property located north and west of the intersection of Eastland Drive North and Pole Line Road East. **Gerald Martens, EHM Engineering, Inc.**

- V. ADJOURNMENT to Executive Session (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**Present: Acting Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, David Johnson, Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Building Inspector Marianne Barker, Deputy City Clerk Leila Sanchez.**

Acting Mayor Dwight called the meeting to order at 5:04 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with her.

**I. CONSENT CALENDAR:**

1. Approve accounts payable: June 20, 2006 - June 26, 2006 \$933,187.07.
2. Approve minutes of June 19, 2006.
3. Beverage and Alcohol License
  - a. T's Beverage Barn.
4. Developer's Agreement
  - a. Federation Pointe, LLC. River Vista South PUD Subdivision.

Councilperson Barigar made a motion to approve the Consent Calendar. The motion was seconded by Councilperson Johnson and roll call vote showed all members voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Update on the status of water supply at Blue Lakes.

Charles G. Brockway gave an update on the Blue Lakes water supply. He reviewed the following two graphs on overhead projections: "Blue Lakes Spring Discharge for Period of Record 1950 – 4/6/2006" and "Blue Lakes Spring Discharge (1990-4/2006)."

He also gave an update on the southwest test well project. He displayed a map showing locations of five potential test well sites. Three bids were received for the pump testing of existing irrigation wells: \$60,735, \$44, 295, and \$30,400 (Eaton Drilling and Pump Service, Inc.) The testing could be completed as early as September.

Chuck E. Brockway explained water acquisition alternatives to augment the Blue Lakes water supply. He reviewed the following:

- North side groundwater.
- Blue Lakes water rights.
- Twin Falls Canal Co. shares.
- Upper Snake River Storage.
- Soliciting request for proposals for shares and/or storage.

Discussion followed:

- Court suit on the Eastern Plain Aquifer.
- Securing groundwater rights in the Snake Plain Aquifer.
- Eliminating groundwater pumping.
- Discussions with Blue Lakes Trout Co. and Pristine Springs to buy water rights.
- Pressure irrigation ordinance.

- Primacy over water shares.
- City owing shares and renting out to agricultural users.
- Shares held in trust.
- Competing with groundwater pumpers and other cities.

Bill Block reviewed alternatives discussed with the Water Planning Committee. Request for proposals would be advertised in the public newspaper and PSA's would be sent out.

Discussion followed:

- Status of the preliminary engineering report.
- Compliance with the arsenic rule.
- 3 to 4 years to bring treatment plant on line.

City Attorney Wonderlich stated that the criteria would be specified in the request for proposal stating the City of Twin Falls is seeking to obtain/purchase water shares by a specific deadline date.

2. Set a date for a public hearing to review proposed changes to building permit fee schedule.

Building Inspector Barker stated the current schedule was adopted by the City in 1995. The request is to schedule a public hearing date to discuss changes to the schedule of Building Permit Fees.

Discussion followed:

- Penalties incurred for failure to obtain a permit when required.
- Item #2. Proposal to request a fee for residential demolition to assure the water/sewer connections are properly terminated.
- Item #3. Demolition permit for a commercial building and proposed fixed fee.
- Item #8.
  - a. Proposal to request a fee for any commercial or residential reroof.
  - b. Roofers requesting a change in policy. Policy would protect the homeowner assuring the work is installed in accordance with the adopted building code.
  - c. Inspection made prior to commencement of work.
- Item 11. Requiring a refundable deposit, encouraging the timely completion of projects.

Councilperson Lanting made a motion to set a public hearing, as determined by staff, for a future meeting to discuss the request to modify the schedule of Building Permit Fees, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Update by OMI, Inc., on the Enforcement Response (Draft).

Shawn Moffitt, OMI, Inc., gave an update on the proposed Enforcement Plan (Draft). The EPA requires pretreatment programs to have an Enforcement Response Plan. Currently the City is operating under an Interim Enforcement Plan drafted by former City Engineer Gary Young. In an April audit by the EPA, Region 10, the EPA requested the City adopt the plan and place into effect.

City Attorney Wonderlich stated that the EPA has reviewed and approved the Enforcement Plan (Draft).

Councilperson Barigar made a motion to approve the Enforcement Plan as presented. The motion was seconded by Councilperson Lanting.

Discussion followed:

-Stiff fines deterring industries from violating their permit.

Roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of approval of Cooperative Agreement for Twin Falls Alternate, Stage 2.

City Engineer Fields reviewed the Cooperative Agreement. The Idaho Transportation Department is currently finalizing plans for the Twin Falls Alternate, Stage 2 project. The project includes the removal of existing fill across Rock Creek at Pole Line Road and placement of a bridge in that location. The City has requested that ITD make provision for the placement of a 12-inch water and 12-inch sewer line across the structure. ITD is willing to have a consultant review the structure and revise the plans to incorporate the loads from those utilities. The cost of this work is \$16,000. The agreement also includes a commitment from the City to pay for the cost of the hangar assemblies and stub outs which will get the water and sewer lines off the bridge, under the pavement and into manholes for future connections.

Staff is recommending approval of the agreement and payment of \$16,000 to ITD to design the assemblies and have in place with the bridge structure.

Councilperson Johnson made a motion to approve the Cooperative Agreement for the Twin Falls Alternate Stage 2 project and payment to ITD in the amount of \$16,000, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Public input and/or items from the City Manager and City Council. None.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None.

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

1. Request of Falls Investment Partnership c/o Rick Carr for a Comprehensive Plan Land Use Map Amendment from Urban Residential to Professional Office at the southeast corner of Falls Avenue East and Eastland Drive.

Dan Willie, Falls Investment Partnership, explained the request. An office has been set up at the location and currently out of compliance. The request is to change the Comprehensive Plan Land Use Map from showing a land use pattern of Urban Residential to Professional Office.

Community Development Director Humble reviewed the request using overhead projections. The request is to change the Twin Falls City Comprehensive Plan Land Use Map from Urban Residential to Professional Office at the southeast corner of Falls & Eastland. Idaho State law is specific in how changes are made to a comprehensive plan. A recommendation from the Planning and Zoning Commission is required at a public hearing before the City Council can take action of the request at an additional public hearing.

The Comprehensive Plan Land Use Map recognizes future land use pattern of professional offices at the northeast corner of urban residential at the northwest, southwest and southeast of this major intersection.

The request would change the land use pattern of what is now predominately residential to allow for professional offices on both the north and south side along Eastland Drive and could open up the corridor for professional uses both east and west along Falls Avenue. If the Comprehensive Plan is amended as requested in order to establish a professional office it would still require a rezone to a Professional Office Overlay and an approved special use permit.

Both Eastland Drive and Falls Avenue are gateway arterials and are designated as a major truck route by ITD. The area is predominately residential with three established churches along the Eastland Drive corridor.

Discussion followed:

-Churches in the area.

The public hearing was opened.

Pastor Mark Sjostrom, representing Grace Baptist Church and Academy, 798 Eastland Drive North, stated for the record that he had no objection to the change. He asked that if the request is approved, would the zoning be a stepping stone to a broader zoning to businesses that may have an effect on the church or school such as would a liquor store be allowed? He requested that if the Council approved the request that the zoning be kept as a Professional Zone.

The public hearing was closed.

Deliberations followed:

-Comprehensive Plan for Falls.

-Buffer zone.

-Impacts made along the corridor.

City Attorney Wonderlich stated that the approval of the request in no way could bind all future Councils to restrict rezone.

Councilperson Craig made a motion to approve the request of Falls Investment Partnership c/o of Rick Carr for a Comprehensive Land Use Map Amendment from Urban Residential to Professional Office at the southeast corner of Falls Avenue East and Eastland Drive, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the request. The motion passed.

2. Request of Jeff Blick for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PUD to develop a residential multi-family housing project on approximately 3 acres of land located on the south side of the 1800 block of Elizabeth Boulevard. **Marty Gergen, Riedesel Engineering**

Marty Gergen, Riedesel and Associates, Inc., explained the request using overhead projections. The proposal is to develop 8 4-plex dwellings for a total of 32 residential units. The project is an infill

development and compatible with the surrounding area. Staff's concerns have been addressed and the developer's intent is to meet all of the City's requirements. The development would be fenced. The intent is to add slats to the existing chain link fence.

Community Development Director Humble reviewed the request using overhead projections. He stated that the Commission had concerns about parking and recommended condition 4. as outlined in the staff report be placed on the request. He recommended that Council amend condition 3. changing the condition to read: 3. Provide a 6' screening fence surrounding the interior property lines of the subdivision.

Discussion followed:

-Fencing to surround the interior property lines, not the entire project.

The public hearing was opened and closed with no input.

Councilperson Johnson made a motion to approve the request of Jeff Blick for a Zoning District Change and Zoning Map Amendment from R-4 to R-4 PUD to develop a residential multi-family housing project on approximately 3 acres of property located on the south side of the 1800 block of Elizabeth Boulevard, as presented, with the following conditions:

1. Subject to plan amendments as necessary due to final technical approval by the City of Twin Falls Engineering Department.
2. Subject to plan amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and standards.
3. Provide a 6' screening fence surrounding the interior property lines of the subdivision.
4. Provide two (2) parking spaces per residential unit plus one (1) per every three residential units (a minimum of parking spaces), as per City Code 10-12-5.3 (E).
5. Exterior and interior lighting to be shielded.

The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the request. The motion passed.

3. P&L Land Company, LLC, requests annexation of 25 acres (+/-) with a zoning designation of C-1 PUD, currently zoned SUI, to allow a planned development consisting of a combination of neighborhood commercial and residential uses on property located north and west of the intersection of Eastland Drive North and Pole Line Road East. **Gerald Martens, EHM Engineering, Inc.**

Troy Vitek, EHM Engineers, representing P & L Land Company, LLC, explained the request using overhead projections. The request is for an annexation with a zoning district change of C-1 PUD, currently zoned SUI.

He stated the following:

-Multiple uses and to include a hotel and convenience store.

-Height variance may be requested in the future.

-PUD agreement.

-Construction to be done in phases.

-The first phase would include all Pole Line Road improvements including landscaping.

-Walking trail placement discussed with adjacent property owner Todd Blass.

- Maintained by the homeowner's association.
- Green belt.
- External lighting shielding.
- Signage complying with City code.
- Compliance with the Master Development Plan.
- Trunk connection.

He stated that he disagreed with Staff Report recommendation 3. Subject to either securing an off-site trail easement from the property owner to the east or relocating the trail along the west property line so that it is entirely located on the subject property.

Discussion followed:

- Hospitality functions to include restaurants and hotels.
- Pedestrian Mall.
- Todd Blass access road.
- Lights shining into the canyon not shielded.
- Canyon Rim Overlay geological study. (50' setback)
- Revert back to neighborhood commercial.
- Public access and does not foresee gates.

Community Development Director Humble reviewed the request using overhead projections. He said the Commission recommended the following conditions be placed on the request if approved:

1. Subject to Master Development Plan amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to adding a trail connection at the northwest end of proposed canyon rim trail thereby eliminating the dead-end.
3. Subject to either securing an off-site trail easement from the property owner to the east or relocating the trail along the west property line so that it is entirely located on the subject property.
4. Provide one additional parking space for each residential unit.

He recommended that the following:

- Condition 3. The connections remain the same.
- Condition 4. Different than the typical one additional space per 3 units and suggested that the Council clarify.
- Recommended adding condition 5. Perimeter streets are brought up to current City Standards at the time of development.

The public hearing was opened.

Todd Blass, 2007 Pole Line Road East, stated that he would like to see the trail as proposed by the developer.

David Sparks, 1999 Pole Line Road East, spoke in favor of the trail as proposed by the developer. His concerns included the following:

1. Water rights are retained.
2. Memo of Agreement between the City and Todd Blass.

The public hearing was closed.

Deliberations followed:

- Memo of Agreement with Todd Blass.
- Possibility to reroute trail.
- Easement with construction of road.
- Fencing is not currently in place but will be placed after the completion of construction.
- Asphalt road.
- No lookout plan proposed.
- Proposed 800' of trail running along the Canyon Rim.
- Provide one additional parking space for every three residential units.
- Landscape buffering town homes.
- Private street but with public access.
- No gates.
- Fire lines.

Councilperson Lanting made a motion to approve the annexation to P & L Land and Company for the annexation of 25 acres with a zoning designation of C-1 PUD, currently zoned SUI, with the following conditions:

1. Subject to Master Development Plan amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to adding a trail connection at the northwest end of proposed canyon rim trail thereby eliminating the dead-end.
3. Subject to either securing an off-site trail easement from the property owner to the east or relocating the trail along the west property line so that it is entirely located on the subject property.
4. Provide one additional parking space per 3 residential units.
5. Perimeter streets are brought up to current City Standards at the time of development. (Pole Line Road)

The motion was seconded by Councilperson Craig.

Discussion followed:

- Involving adjacent property owner Todd Blass with the development design.
- The developer place buffering along Todd Blass' property.

Councilperson Barigar made a motion to amend the original motion to include a designation that the trail goes from the gazebo to run along the canyon rim to the northwest corner of the proposed development and connect to the Blass section of the trail. In addition, berming, screening or landscaping to separate the trail and Todd Blass' property as agreed upon by Todd Blass, the developer and City Staff. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion.

Discussion followed:

- Acting Mayor Thompson stated that the Planning and Zoning Commission discussed extensively the number of units/homes proposed versus vehicle driven individual on the development and if more parking spaces are added, it would eliminate more parking on the streets, such as Canyon Crest.

-Detached meandering sidewalk.

Councilperson Johnson made a motion to amend the current amendment for a detached meandering sidewalk and/or trail within 45' of the Blass property line at the northwest area of the proposed development. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

Roll call vote showed all members present voted in favor of the original motion as amended.

David Sparks stated that three roads are leading to the Blass' property. One is a private street.

- V. ADJOURNMENT to Executive Session (c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency Idaho Code 67-2345(1)(c).

Councilperson Craig made a motion to adjourn to Executive Session. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

The meeting adjourned at 7:39 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JULY 10, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable.
2. Approve minutes of June 26, 2006.
3. Sidewalk Improvement Deferral Agreement
  - a. Lee C. Zapf & Jackie L. Rovig-Zapf, 313 Buchanan Street.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of the Association of Idaho Cities "City Achievement Award." **Mayor Lance Clow**
2. Twin Falls Fire Department Certificate Presentation to Corey Beam, Scott Seigworth, Justin James and Josh Kliegl. **Ron Clark**
3. Consideration of the renewal of terms to the Building Department Advisory Board. **Marianne Barker**
4. Presentation by the Twin Falls Chamber of Commerce hosting the Hot August Nite Picnic and Auction event. **Jessica Myers, Marketing Coordinator**
5. Presentation by the Junior Club hosting the 19<sup>th</sup> Annual Bite of Magic Valley.  
**Andie Dayley, Vice President Junior Club**
6. Consideration of a resolution to expand the Washington Street Project to include the re-route of Highway 30 within the City of Twin Falls. **Jeff Hepworth**
7. Consideration of the Washington Street North Right of Way Purchases for Parcels 41, 46, 53, 56, 58, 60. **Jackie Fields**
8. Consideration of Bids for the 2006 Seal Coat Project. **Jackie Fields**
9. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. - NONE**

**V. ADJOURNMENT**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**Present: Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Fire Chief Ron Clark, Deputy City Clerk Leila Sanchez.**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

**I. CONSENT CALENDAR:**

1. Approve accounts payable. June 27, 2006 – July 10, 2006 Total: \$155,954.47.
2. Approve minutes of June 26, 2006.
3. Sidewalk Improvement Deferral Agreement
  - a. Lee C. Zapf & Jackie L. Rovig-Zapf, 313 Buchanan Street.

Vice Mayor Dwight made a motion to pass the Consent Calendar, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members presented voted in favor of the motion.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of the Association of Idaho Cities “City Achievement Award.” Mayor Lance Clow

Mayor Clow presented Water Committee Members Vice Mayor Dwight, Mike Schroeder, and Gary Evans with the Association of Idaho Cities “City Achievement Award.”

2. Twin Falls Fire Department Certificate Presentation to Corey Beam, Scott Seigworth, Justin James and Josh Kliegl. Ron Clark

Fire Chief Clark recognized Corey Beam, Scott Seigworth, Justin James and Josh Kliegl (absent) for completing their Firefighter Level II certification over the course of the last year. This intermediate fire service training includes classes and coursework on various subjects including hazardous materials, building construction, arson detection and vehicle extrication. In order to certify, firefighters must successfully pass a comprehensive written exam as well as a practical test of skills and abilities.

Mayor Clow and Councilperson Lanting, Fire Department Liaison, presented the individuals with a plaque recognizing the completion of their Firefighter Level II certification

3. Consideration of the renewal of terms to the Building Department Advisory Board. Marianne Barker. Withdrawn and to be rescheduled.
4. Presentation by the Twin Falls Chamber of Commerce hosting the Hot August Nite Picnic and Auction event. Jessica Myers, Marketing Coordinator.

Jessica Myers, Chamber of Commerce Marketing Coordinator, explained the request. The event will take place on August 17, 2006, at the Twin Falls City Park from 5:00 p.m. to 9:00 p.m. The Chamber will be selling beer and wine. Wrist bands will be placed on individuals of the appropriate age. The request is for the approval that law enforcement not be required to be present at the event.

Councilperson Barigar abstained from voting.

Councilperson Johnson made a motion to approve the request, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Presentation by the Junior Club hosting the 19<sup>th</sup> Annual Bite of Magic Valley.  
Andie Dayley, Vice President Junior Club

Andie Dayley, Vice President of the Junior Club, explained the request. The event will take place on August 2, 2006, at the City Park from 5:00 to 9:00 P.M. The proceeds will benefit the Boys and Girls of the Magic Valley. The Junior Club will be selling alcohol and wine. Wrist bands will be placed on individuals of the appropriate age. The request is for the approval that law enforcement not be required be present at the event.

Councilperson Hall abstained from voting.

Councilperson Barigar made a motion to approve the request, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of a resolution to expand the Washington Street Project to include the re-route of Highway 30 within the City of Twin Falls. Jeff Hepworth

Jeff Hepworth of Robertson, Hepworth, Slette, Worst and Stover, P.L.L.C., explained the request using overhead projections. He gave an overview of the proposed *1. RESOLUTION TO: Expand the Washington Street Project to include the re-route of Highway 30 within the City of Twin Falls.*

He stated his support of City Engineer Jackie Fields' recommendations made in the July 10, 2006, Council staff report.

In addition, the following letters were received showing support of the proposed project:

Terry McCurdy, former Committee Chair of the Historic Old Town, received a letter from the Chamber of Commerce, dated December 19, 2001, supporting the effort of Historic Old Towne in their effort to get the City of Twin Falls to take control of the 2<sup>nd</sup> Avenues in Twin Falls.

The City Council provided a letter to Steve Soran, former Chairperson of the Historic Old Town, dated January 7, 2002, supporting the plan to convert the 2<sup>nd</sup> Avenues from State Highway 30 to part of the City streets system.

Terrell L. Donicht, PH.D., Superintendent of Schools, provided a letter of support to Richard Crowley, dated November 29, 2001, former Director of the BID, supporting the effort of the BID to change the 2<sup>nd</sup> Avenue from a major arterial thoroughfare to a two lane residential street.

On November 8, 2005, The Greater Twin Falls Area Transportation Committee Minutes showed support of the project.

Dave Yoder, General Manager of Jayco, and Debra Rose, General Manager of Henningsen Cold Storage Company, provided statements dated November 15, 2005, to "advise the City of Twin Falls and the State of Idaho Transportation Department, support to re-route Highway 30 through the City of Twin Falls to

better serve the industrial businesses that are located largely in the south and southwest section of Twin Falls.”

The Tom Hudson “Business Development Guide” recommendation No. 1 promotes removing Highway 30.

City Engineer Fields stated the following:

- The project is attractive and beneficial to Twin Falls.
- Easier access for truck drivers.
- On a longer term planning horizon.
- A resolution voicing the City’s support is the beginning of the journey.
- Currently not in the Strategic Plan.
- Council’s desire how to participate and expend funds.
- Recommended modifying the resolution to read “Realign US-30 within the City of Twin Falls,” without referring to the Washington Street project.

Vice Mayor Dwight asked what the possibility is to reconfigure East 5 Points on Kimberly Road to allow trucks to access and at what cost.

Jeff Hepworth referred to a 1956 Twin Falls Route Analysis, Plan B. The cost of the reconfiguration is unknown until placed in the lap of the State.

City Engineer Fields stated that she had not had contact with the railroad in regards to the purchase of property along Minidoka Avenue right of way on Minidoka Avenue.

Jeff Hepworth stated that he spoke with Eastern Idaho Railroad and they showed their willingness to get rid of the spur line. Currently the spur line has one customer, which is on property Mr. Hepworth owns.

Mayor Clow stated that he did not want to interfere with the Idaho Transportation Department Washington Street project and recommended to Council to have staff reword the resolution without referring to the Washington Street project.

At this time, staff will make changes and present the proposed resolution for Council approval.

7. Consideration of the Washington Street North Right of Way Purchases for Parcels 41, 46, 53, 56, 58, 60 and 61. Jackie Fields

City Engineer Fields reviewed the request. The request is to approve the Washington Street North right of way purchase along Washington Street North that will accommodate the expansion of that road.

Discussion followed:

- Frontages are being purchased with the exception of one to two full lots.
- 33 parcels in a segment and the City have acquired approximately one-half of the parcels.
- First Federal parcel landscaping issue.

Councilperson Johnson made a motion to approve the Washington Street North right of way purchases for:

Parcel 41, Janet Herman, \$11,375.42

Parcel 46, Carrie Costa, \$13,700

Parcel 53, John Lezamiz, \$2,000.00  
Parcel 56, Alice Carson, \$8,200  
Parcel 58, Gene Jacobsen, \$64, 020.00  
Parcel 60 and 61, Clayton Mullins, \$1,800.00

The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of Bids for the 2006 Seal Coat Project. Jackie Fields

City Engineer Fields reviewed the request. This year's contract has been modified. In addition to method changes, the addition of a contractor's guaranty of the work and the addition of a contractor applied fog seal over the standard chip seal were investigated. Staff recommends the Seal Coat Project be awarded to Emery Inc., without contractor guaranty and without the fog seal in the amount of \$138,441.81.

Discussion followed:

- Fog seal makes the road black, and is adhesion for loose chips.
- The bidder listed the guarantee at \$300,000.00
- Chip seal schedule.

Vice Mayor Dwight made a motion to award the 2006 Seal Coat Project to Emery, Inc., for the amount of \$138,441.81, for the seal coat only. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

Councilperson Johnson discussed storm drainage dips and weeds in the road way with City staff.

City Engineer Fields stated that the Pole Line Project is on schedule for completion.

City Engineer Fields reported on the Eastland and Pole Line Road corner.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Barigar reported on the following:

The Chamber and Southern Idaho Economic Development Organization are co-hosting a going-away party for Dave McAlindin on Tuesday, July 11, 2006, from 5:00 p.m. - 8 p.m. at the Turf Club.

Twin Falls was named an "All-American City" for hosting the best overnight stop for the Great Race. Part of that recognition included a cash prize of \$10,000 for the Twin Falls Public Library. The library now has a new microfilm scanner for use at our public library. A special celebration and demonstration is on the agenda Wednesday, July 12, 2006, from 4:30 p.m. - 5:30 p.m. at the Library.

Twin Falls Tonight with the Blues Brothers in concert will be held on Wednesday, July 12, 2006, in front of the fountain on Main Avenue.

Beautification Committee Chair and Arts Council Board are currently working on a State grant for functional public art.

IV. PUBLIC HEARINGS: 6:00 P.M. - NONE

VI. ADJOURNMENT

The meeting adjourned at 6:13 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JULY 17, 2006

PLEDGE OF ALLEGIANCE TO THE FLAG

5:00 P.M.

I. CONSENT CALENDAR:

1. Approve accounts payable. July 11, 2006, to July 17, 2006. Total: \$155,954.47
2. Approve minutes of June 12, June 26, and July 10, 2006.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Falls Brand and Budweiser to host the 26<sup>th</sup> Annual Door Slammer Softball Tournament.  
Roger L. Moore
2. Appointment of Shelly Brulotte to the Animal Shelter Advisory Commission.  
Gretchen Scott
3. Consideration of a proposal from CH2M Hill to amend the Twin Falls Wastewater Facility Plan.  
Jackie Fields
4. Consideration of a request to initiate an amendment to Title 10, Chapter 9 (Sign Regulations) and to appoint a committee to assist Community Development staff with preparation of the amendment.  
Councilperson Don Hall
5. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None**

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

1. Request for the Purpose of Hearing Public Comments Regarding the Increase in Building Permit Fee Schedule-Other Inspections & Fees. Marianne Barker

V. ADJOURNMENT:

Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Don Hall, David Johnson, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, Public Works Director Lance Bates, Management Assistant Gretchen Scott, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

I. CONSENT CALENDAR:

1. Approve accounts payable. July 11, 2006, to July 17, 2006. Total: \$155,954.47
2. Approve minutes of June 12, June 26, and July 10, 2006.

Vice Mayor Dwight made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION:

1. Presentation by Falls Brand and Budweiser to host the 26<sup>th</sup> Annual Door Slammer Softball Tournament.

Roger Moore, Tournament Director, explained the request. The request is to serve beer between the hours of 4:30 p.m. to 9:00 p.m.

Vice Mayor Dwight made a motion to approve the 26<sup>th</sup> Annual Door Slammer Softball Tournament, with departmental approval as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Appointment of Shelly Brulotte to the Animal Shelter Advisory Commission.

Management Assistant Scott explained the request. Due to resignations there are two open positions on the Advisory Board. The Commission recommends that the Council appoint Shelly Brulotte to fill one of the vacancies.

Councilperson Johnson made a motion to approve the request as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of a proposal from CH2M Hill to amend the Twin Falls Wastewater Facility Plan.

Public Works Director Bates explained the request. The proposal will update the current wastewater facility plan that started in 1997-1998. Additional work was done and amended in 2004, and the scope of work further explores the capacity and treatment options of the current facility.

Councilperson Barigar made a motion to approve the proposal to CH2M Hill to amend the Twin Falls Wastewater Facility Plan for \$54,248 as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of a request to initiate an amendment to Title 10, Chapter 9 (Sign Regulations) and to appoint a committee to assist Community Development staff with preparation of the amendment.

Councilperson Hall explained the request. The request is to appoint a committee to assist Community Development staff with preparation of the amendment. The Council's signage sub-committee requests to proceed with sign code amendments and has expressed a desire to appoint a citizen committee to assist with the amendments.

Discussion followed:

- City Attorney Wonderlich stated that recommendations from the Task Force committee would have to be presented before the Planning and Zoning Commissioner, City Council and Public Hearing process.
- Councilpersons Hall, Johnson, and Lanting are on the Task Force.

Vice Mayor Dwight made a motion to allow the Task Force to expand their numbers from 3 to 9 and for each current Council member of the Task Force to select two people to study the sign ordinance. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

City Manager Tom Courtney gave an update on the Y. A meeting will be held with the Y, High School Swim team, and the City.

Councilperson Don Hall received concerns of pedestrian safety on Canyon Springs Road. The speed limit is currently 35 MPH. City Manager Courtney stated that the road is outside of the City limits, and ultimately the County will need to take action. The City Engineering Department will follow up with a speed study.

Mayor Clow announced that on July 24, 2006, a budget meeting will be held in the Council Chambers.

Alice Trabert, 4139 Meadowridge Circle, stated her concern that the Y and the High School Swim Team currently do not have a contract signed.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: **None**

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

1. Request for the Purpose of Hearing Public Comments Regarding the Increase in Building Permit Fee Schedule-Other Inspections & Fees.

Building Inspector Marianne Barker explained the request. The proposal is to add or modify building permit fees. The current schedule was adopted by the City in 1995.

The proposed increases would have the following impact on current fees.

<b>FEE</b>	<b>Current Fee</b>	<b>Proposed Fee</b>	<b>% Increase</b>
Re-inspection fee	\$42.00	\$50.00	19%
Residential demolition	.00	\$22.00	100%
Commercial demolition	Based on value of job	\$42.00	varies
Moving permit	Based on value of job	\$42.00	varies
Swimming pool	Based on value of job	\$50.00	varies
Signs requiring inspection	Based on value of job	Less than \$100.01	varies
Signs not requiring inspection	Based on value of job	Less than \$50.01	varies
Re-roofing permit	Varies (.00 to value of job)	\$50.00	varies
Residential plan review for changes after permit is issued	.00	\$50.00	100%
Stamping duplicate plan sets	.00	\$22.00	100%
Requests for temporary certificates of occupancy	.00	\$1,000.00 (refundable)	100%

The increased revenue is necessary to offset the costs of service.

The public hearing was opened:

Burt Webb, Quality Roofers Inc., 409 Locust Street South, spoke concerning roofing guidelines and requirements.

Al Henry, Henry and Sons Inc., spoke concerning roofing guidelines and requirements.

Brad Wills, Wills, Inc., 222 Shoshone Street West, Wills Inc., spoke in favor the request.

Dave Frazier, 445 Park Avenue, Smith Roofing, stated his concern on timely inspections.

Burton Webb suggested roofing inspections be done prior to starting a job.

Gene Packard, Packer Roofing, Inc., 2036 Osterloh, suggested roofing inspections be done prior to starting a job.

The public hearing was closed.

Deliberations followed:

- Notification of requiring reroofing permit as of July 1, 2006, in the water bill.
- Building Inspector Barker stated that in both the International Building Code and Residential Code roofing is not exempt from permits.
- City Attorney Wonderlich and Building Inspector Barker will work on a draft resolution.

Councilperson Barigar made a motion to allow staff to draft a resolution incorporating the building permit fee changes as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

V. ADJOURNMENT: 6:47 p.m.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**AMENDED MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JULY 24, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**3:00 P.M.**

**Review of Budget for FY 2006-2007**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. July 18 - July 24, 2006. \$393,606.75
2. Improvement Agreement for Developments:  
Morning Sun Partners LLC, Morning Sun #6.  
Robert Brehm, Stonehedge Subdivision.
3. Approve minutes of July 17, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. PROCLAMATION: American Red Cross. Mayor Clow
2. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Randy Hazen, The Blue Lakes Exxon, 1230 Blue Lakes Boulevard North. Mayor Clow
3. Presentation of an Intermediate Certification for Eric Steele and Basic Certification for Officers Dan Clements, Cynthia Levings, Kevin Loosli, and Tony Ostrander.
4. Consideration of request for proposals and qualifications for the architectural design services for the new Police Station and 911 Dispatch Center. Gretchen Scott
5. Consideration of Golf Advisory Commission appointments and changing term dates. Dennis Bowyer
6. Consideration of a grant offer for FAA Airport Improvement Project 25. Bill Carberry
7. Consideration of the final plat of Stonehedge Subdivision, 9.04 acres (+/-) located at the northwest corner of Filer Avenue East and Eastland Drive North. EHM Engineers, Inc.
8. Consideration of Ordinance #2866 for Bosero Development, LLC, Ordinance #2867 for Jeff Blick. Mitch Humble
9. Consideration of Resolution 1760 requesting the Idaho Transportation Department to re-route Highway 30 within the City of Twin Falls. Jackie Fields
10. Public input and/or items from the City Manager and City Council.

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

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

1. Request of Gary's Westland, LLC, c/o Gary Storrer, for vacation of Lots 1 through 14 – Block 2, and Lots 1 through 28 – block 4, of the Noble Subdivision, located south and west of Rock Creek Canyon, east of Noble Avenue and north of Highland Avenue. EHM Engineers, Inc.
2. Request of Pat Fenderson for annexation with a zoning designation of R-2, R-2 CRO and R-2 PRO, currently zoned R-2 and R-2 CRO, for 29.5 (+/-) of property located south of Federation Road, west of Washington Street North and north of the Villa Del Rio Subdivision. EHM Engineers, Inc.

**V. ADJOURNMENT to Executive Session to conduct deliberations concerning labor negotiations or to acquire an interest in real property this is not owned by a public agency. Idaho Code (1) (c) 67-2345**

Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilperson Shawn Barigar, Don Hall, Greg Lanting, Trip Craig, and David Johnson, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, City Engineer Jackie Fields, Airport Manager Bill Carberry, Police Chief Jim Munn, Captain Matt Hicks, Management Assistant Gretchen Scott, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

3:00 P.M.

Review of Budget for FY 2006-2007

5:00 P.M.

I. CONSENT CALENDAR:

1. Approve accounts payable. July 18 - July 24, 2006. \$393,606.75
2. Improvement Agreement Developments:  
Morning Sun Partners LLC, Morning Sun #6.  
Robert Brehm, Stonehedge Subdivision.
3. Approve minutes of July 17, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar. The motion was seconded by Vice Mayor Dwight. And roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION:

1. PROCLAMATION: American Red Cross. Rescheduled for August 7, 2006.
2. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Randy Hazen, The Blue Lakes Exxon, 1230 Blue Lakes Boulevard North. Rescheduled for August 21, 2006.
3. Presentation of an Intermediate Certification for Eric Steele and Basic Certification for Officers Dan Clements, Cynthia Levings, Kevin Loosli, and Tony Ostrander.

Captain Matt Hicks, with Chief Jim Munn, Mayor Clow and Councilperson Hall, recognized Cynthia Levings, Tony Ostrander, Kevin Loosli and Dan Clements for receiving their Basic Certificate from POST Academy. Eric Steele was recognized for receiving his Intermediate Certification from POST Academy.

4. Consideration of request for proposals and qualifications for the architectural design services for the new Police Station and 911 Dispatch Center.

Lt. Bryan Krear reviewed the request. Evergreen Studio completed a space needs assessment for City Hall, Public Works and Police Department. The results of those assessments have recommended construction projects that will address current and future overcrowding issues.

The existing facility that houses the Twin Falls Police Department and 911 Dispatch Center is no longer adequate in size to accommodate the growing needs of the Department. The intent is to relocate the Police Department and 911 Dispatch.

The request is to receive approval to accept proposals from qualified architectural design firms for the design, building, and construction of a new Police Station and 911 Dispatch Center.

Discussion followed:

- Evergreen Architects ten year growth projection of the Department.
- Announcements to be sent out to the Idaho Statesman, Times News, and local architectural firms.
- Cost to physically move the dispatch center to the new facility.
- Discussed site with Urban Renewal.

Councilperson Hall made a motion to approve the Request for Proposals and Qualifications for Architectural Design Services for the new Police Station and 911 Dispatch Center, as presented. The motion was seconded by Councilperson Barigar.

Councilperson Johnson made a motion to amend the main motion with the following amendment:

1. To accommodate the twenty (20) year growth projection of the Department.

The motion was seconded by Councilperson Lanting and roll call vote showed all members voted in favor of the motion.

Roll call vote showed all members present voted in favor of the motion to approve the Request for Proposals as amended. The motion passed.

5. Consideration of Golf Advisory Commission appointments and changing term dates. Dennis Bowyer

Parks and Recreation Director Bowyer reviewed the request. On Thursday, July 13, 2006, interviews were held for two openings available on the Twin Falls Golf Advisory Commission.

The Commissioner recommends that Dean Hodges and Ed Prater be appointed to fill two openings immediately and that Gale Kleinkopf 's term on the Commission begin February 2007.

Mayor Clow also requested to change Commission service terms from February to January.

Councilperson Lanting made a motion to approve the nominations for appointment of Dean Hodges and Ed Prater to serve on the Golf Advisory Commission from August 2006 to January 2008 and to approve the appointment of Gale Kleinkopf to serve on the Commission from February 2007 to 2010, and to change the Commission expirations to be January 31st of their respective year. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of a grant offer for FAA Airport Improvement Project 25. Bill Carberry

Airport Manager Carberry reviewed the request using overhead projections. The grant offer from the FAA is for the AIP Project 25 in the amount of \$592,876.00. The grant amount is a portion of the one million dollars of the 2006 entitlement funding from the FAA.

Councilperson Barigar made a motion to approve the Grant Agreement for the FAA Airport Improvement Project 25 in the amount of \$592,876.00. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Consideration of the final plat of Stonehedge Subdivision, 9.04 acres (+/-) located at the northwest corner of Filer Avenue East and Eastland Drive North. EHM Engineers, Inc.

Gary Burkett, EHM Engineers Inc., representing the applicant, explained the request using overhead projections.

Community Development Humble reviewed the request. The property is zoned R-2. Currently there is a discrepancy on the acreage size and requests that Council, when making a motion, does not refer to the acreage size. The request is to subdivide into 29 residential lots. The R-2 Zone allows a minimum 6,000 sq. ft. lot for single family dwellings and 10,000 for a duplex. The lot sizes meet or exceed the requirements of the R-2 zoning district. This plat is consistent with other residential development in the area. The subdivision is in conformance with the Comprehensive Plan.

Discussion followed:

-Parks in lieu request.

-Comments made at the July 12, 2005, Planning and Zoning Commission Minutes by Louis Zamora, representing, Twin Falls Canal Company.

-Clarification of Tract A

Councilperson Johnson made a motion to approve the final plat of Stonehenge Subdivision as presented with the following conditions:

1. Subject to Engineering Department final technical review.
2. Subject to compliance with City Code 10-12-3.11, prior to final plat approval.

The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Mayor Clow stated that the size of the acreage would be resolved at a later date.

8. Consideration of Ordinance #2866 for Bosero Development, LLC, Ordinance #2867 for Jeff Blick. Mitch Humble

Community Development Director Humble stated that the Ordinances are now ready for approval.

Councilperson Craig made the motion to suspend the rules and place Ordinance #2866 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

and Ordinance #2867 entitled:

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 AND COMPREHENSIVE PLAN LAND USE MAP.

on third and final reading by title only. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read Ordinance #2866.

Councilperson Johnson made the motion to adopt Ordinance #2866. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read Ordinance #2867.

Councilperson Craig made the motion to adopt Ordinance #2867. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

9. Consideration of Resolution 1760 requesting the Idaho Transportation Department to re-route Highway 30 within the City of Twin Falls. Jackie Fields

City Engineer Fields reviewed the request and recommended adoption of Resolution 1760.

Councilperson Barigar made a motion to adopt Resolution 1760

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS,  
IDAHO REQUESTING THE IDAHO TRANSPORTATION DEPARTMENT TO  
RE-ROUTE HIGHWAY 30 WITHIN THE CITY OF TWIN FALLS

as presented, with the Business Development Guide Excerpt to be added as an attachment. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

Rebecca Duke, 611 Main Avenue West, stated her concern of the 25 mph speed limit posted and enforcement on 2<sup>nd</sup> Avenue North. She requested Council support.

Mayor Clow explained that a request to reduce the speed limit would have to be reviewed by the Traffic Safety Commission and then presented to the Council.

Community Development Director Humble introduced Amber Westenskow as the new Planner I.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Mayor Clow announced the upcoming Twin Falls Youth Engagement & Sustainability Seminar, sponsored by the AIC, to be held on July 28, and possibly July 29, 2006, in the City Council Chambers.

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

1. Request of Gary's Westland, LLC, c/o Gary Storrer, for vacation of Lots 1 through 14 – Block 2, and Lots 1 through 28 – block 4, of the Noble Subdivision, located south and west of Rock Creek Canyon, east of Noble Avenue and north of Highland Avenue. EHM Engineers, Inc.

Gary Burkett, EHM Engineers Inc., representing the applicant, explained the request using overhead projections. The purpose of the request is to vacate the four street frontages that have been platted since 1946.

Discussion followed:

-The existing plat shows 14 lots and the new plat showed 8 lots.

Community Development Director Humble reviewed the request using overhead projections. The Planning and Zoning Commission heard the request on June 27, 2006, and recommended the request for approval subject to authorization from the applicable utility companies prior to publication of the ordinance. The City has not received letters from Idaho Power or Twin Falls Canal Company. The ordinance that is brought back to the Council will reflect on Idaho Power and the Twin Falls Canal Company's comments.

The public hearing was opened.

Joe Cravens, 496 Highland Avenue, stated that Gardner Street and Highland Avenue are paved streets. His concern is that Harrison Street (northbound) will be going through his house.

Community Development Director Humble stated that the developer would dedicate their half of Harrison Road to the City upon development. Noble Street will be evaluated and if not meeting City Standards would be improved at the time of development.

The public hearing was closed.

Councilperson Johnson made a motion to approved the vacation of Lots 1 through 14 – Block 2, and Lots 1 through 28 - Block 4, of the Noble Subdivision to Gary's Westland, LLC, c/o Gary Storrer, as presented with the following conditions:

1. Subject to authorization of vacation from the applicable utility companies, prior to publication of the ordinance.

The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Request of Pat Fenderson for annexation with a zoning designation of R-2, R-2 CRO and R-2 PRO, currently zoned R-2 and R-2 CRO, for 29.5 (+/-) of property located south of Federation Road, west of Washington Street North and north of the Villa Del Rio Subdivision. EHM Engineers, Inc.

Tim Vawser, EHM Engineers Inc., representing the applicant, explained the request using overhead projections. The request is to annex 29.4 acres, with 76 residential lots, single family, and 2 business lots. Traffic on Canyon Crest has been a concern and will go through as a collector street.

Community Development Director Humble reviewed the request. The request is to develop a mixed use residential and professional office subdivision and is consistent with the Comprehensive Plan. The request is not for a Planned Unit Development, and a draft version of the plat is being shown. The following condition should be added to the request: 1. Perimeter streets are brought up to current City standards upon development.

Discussion followed:

- Potential access to the canyon rim.
- The parks in lieu of would be discussed at a future meeting.
- Pedestrian traffic.

The public hearing was opened:

Jack Kruse, 3311 Shade Tree Trail, spoke against the request and had the following concerns: High density area, Wendell Street is not a through street, and requested a moratorium be placed in the area.

Mayor Clow made a point of clarification that the public hearing is for a request for annexation and not approval of a preliminary plat.

The public hearing was closed.

Tim Vawser stated for clarification that Canyon Crest would go through.

Discussion followed:

- Blake Street is a through street.
- Wendell Street timetable.
- City Engineer Fields stated that the City and EHM are working on the subdivisions plan, and would not expect Wendell Street to be pushed through until possibly next year.
- Shade Tree is not a collector street.

Deliberations followed:

Vice Mayor Dwight made a motion to approve the annexation with a zoning designation of R-2, R-2 CRO and R-2 PRO, to Pat Fenderson, as presented with the following conditions:

1. Perimeter streets are brought up to current City Standards upon development.

The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

V. ADJOURNMENT to Executive Session at 6:47 p.m., to conduct deliberations concerning labor negotiations or to acquire an interest in real property this is not owned by a public agency. Idaho Code (1)(c) 67-2345.

Councilperson Barigar made a motion to adjourn to Executive Session. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, JULY 31, 2006

**3:00 P.M.**

**Review of Budget for FY 2006-2007**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. July 25, 2006 – July 31, 2006 Total: \$774,424.84
2. Curb-Gutter Improvement Deferral Agreement
  - a. Dennis Bramon & Sherri Bramon, 3353 E 4050 N.
3. Improvement Agreement for Developments:
  - a. White Pine Development, Inc., Orchard Park Plaza Subdivision #1. Special Features: None
  - b. Val Jensen, Robbins Avenue Subdivision. Special Features: None
  - c. Doug Strand, Villa Vista, Inc. #8. Special Features: None
4. Approve minutes of July 24, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. PROCLAMATION: The Hispanic Heritage Fiesta Council.
2. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Northern Sky Subdivision.
3. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Hunter's Estates Subdivision.
4. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. - None**

**V. ADJOURNMENT**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**PRESENT: Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Dave Johnson, Greg Lanting, City Manager Tom Courtney, Community Development Director Mitch Humble, City Engineer Jackie Fields, Finance Director Gary Evans, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sanchez.**

**3:00 P.M.**

Review of Budget for FY 2006-2007

**Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. July 25, 2006 – July 31, 2006 Total: \$774,424.84
2. Curb-Gutter Improvement Deferral Agreement
  - a. Dennis Bramon & Sherri Bramon, 3353 E 4050 N.
3. Improvement Agreement for Developments:
  - a. White Pine Development, Inc., Orchard Park Plaza Subdivision #1. Special Features: None
  - b. Val Jensen, Robbins Avenue Subdivision. Special Features: None
  - c. Doug Strand, Villa Vista, Inc. #8. Special Features: None
4. Approve minutes of July 24, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. **PROCLAMATION:** The Hispanic Heritage Fiesta Council.

Alex Castaneda, President of the Hispanic Heritage Fiesta Committee, invited the public to attend the Fiesta to be held on August 12, and 13, 2006, at the Twin Falls City Park.

Sue Spain, Committee Member, stated that the Committee has met with the Parks and Recreation Department and Police Department.

Mayor Clow read the Proclamation entitled: "Hispanic Heritage Fiesta Days."

2. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Northern Sky Subdivision.

Community Development Director Humble reviewed the request using overhead projections. Pat Fenderson has submitted a request for the City to accept payment of fees in lieu of the required park land dedication for the Northern Sky Subdivision that is proposed on the south side of Federation Road, 840± feet west of Washington Street North. The Northern Sky Subdivision is planned to contain 77 single family lots on 29.4± acres at this location.

Since this development will only yield a dedication of 0.77 acre, staff believes that the request to pay fees in lieu of dedication is a reasonable one. The value of this land has been determined to be \$43,192.59 per acre. Add to that value the cost of development an acre of parkland (\$31,700) then apply that cost to a dedication of 0.77 acre and the fees due from this development will be \$57,667.20.

Staff recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication.

Discussion followed:

- Other proposed park locations in the area.
- Funds collected will be towards parks within one square mile.
- City's option to accept land or cash.
- Current mini-parks.

Parks and Recreation Director Bowyer explained that a dedicated four acre park is one-half mile away from the proposed development.

City Manager Courtney explained the process of accepting land in lieu of cash from the developer.

Councilperson Johnson made a motion to accept the in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Northern Sky Subdivision. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Hunter's Estates Subdivision.

Community Development Director Humble reviewed the request. Todd Ostrom with TKO Custom Homes has submitted a request for the City to accept payment of fees in lieu of the required park land dedication for the Hunter's Estates subdivision that is proposed on the west side of Morningside Drive, 400± feet north of 9<sup>th</sup> Avenue East. The Hunter's Estates subdivision is planned to contain 12 duplex units on 1.9± acres at this location. The subdivision will require a dedication of 0.12 acre of park land.

Since this development will only yield a dedication of 0.12 acre, staff believes that the request to pay fees in lieu of dedication is a reasonable one. The applicant has indicated that an appraisal will be completed at the time of final plat. The value of the land, as determined through that appraisal, and the cost of developing an acre of parkland (\$31,700) will then be applied to the required dedication of 0.12 acre to generate the actual dollar amount of the fees to be paid to the City. Harmon Park is the nearest park within the development.

Staff recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication.

Discussion followed:

- Small park space and green space.
- Pocket parks versus neighborhood parks.

Parks and Recreation Director Bowyer stated that Harmon Park is 25 acres. Morningside Elementary is similar to a neighborhood park because of playground equipment and open space. O'Leary Junior High School primarily used by adults or athletic teams finding a place to practice. No storm water retention at Harmon Park.

Councilperson Johnson made a motion to accept the in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Hunter's Estates Subdivision. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Councilperson Barigar suggested staff review the Park Ordinance on an annual basis.

4. Public input and/or items from the City Manager and City Council.- None.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: -None.

IV. PUBLIC HEARINGS: 6:00 P.M. - None

V. ADJOURNMENT

The meeting adjourned at 5:33 p.m. and the City Council returned to the budget meeting at this time.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, AUGUST 7, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 1 - 7, 2006.
2. Curb-Gutter Improvement Deferral Agreement  
Larry Hansen, 1532 Lindy Lane.
3. Alcohol License Application  
Vinifera Wines, 138 Main Avenue South.
4. Approve minutes of July 31, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. **PROCLAMATION:** American Red Cross of Idaho. Representative Sharla Warren. **Mayor Clow**
2. Consideration of the request of Mary J. Inman for waiver of the non-conforming building expansion permit process to allow the expansion to her home located at 434 Taylor Street. **Mitch Humble**
3. Consideration of waiving of building permit fees for Jubilee Housing. **Vicki Adams**
4. Consideration of a service agreement between the City of Twin Falls and the BLM for the design of a helicopter landing pad at Joslin Field. **Larry Mabbutt and Bill Carberry**
5. Consideration of adoption of the preliminary budget and setting August 21, 2006, at 6:00 p.m. as the date and time for the budget hearing. **Tom Courtney**
6. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. - None**

**V. ADJOURNMENT.**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**Present: Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Airport Manager Bill Carberry, Police Chief Jim Munn, Captain Matt Hicks, Deputy City Clerk Leila Sanchez.**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 1, 2006 to August 7, 2006 total: \$416,356.12
2. Curb-Gutter Improvement Deferral Agreement  
Larry Hansen, 1532 Lindy Lane.
3. Alcohol License Application  
Vinifera Wines, 138 Main Avenue South.
4. Approve minutes of July 31, 2006.

Councilperson Barigar made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Johnson, and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. **PROCLAMATION:** American Red Cross of Idaho. Representative Sharla Warren.

Mayor Clow read the proclamation.

Sharla Warren, representing the American Red Cross of Idaho, stated a Blood Drive would be held on August 21, 22, and 23, 2006.

2. Consideration of the request of Mary J. Inman for waiver of the non-conforming building expansion permit process to allow the expansion to her home located at 434 Taylor Street.

Community Development Director Humble reviewed the request using overhead projections.

Mary Inman, applicant, explained the request.

Councilperson Johnson made a motion to approve the request of Mary Inman for a Waiver of the Non-Conforming Building Expansion Permit process to allow the expansion to her home located at 434 Taylor Street. The motion was seconded by Councilperson Hall, and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of waiving of building permit fees for Jubilee Housing.

Vicki Adams explained the request to consider waiving building permit fees for Jubilee Housing.

Discussion followed:

-Fee amount to be waived.

-Fees routinely waived for the Twin Falls School District and other community projects including The Valley House and Community Action Agency.

Council Barigar made a motion to approve the waiver of building permit fees for Jubilee Housing as requested. The motion was seconded by Councilperson Johnson, and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of a service agreement between the City of Twin Falls and the BLM for the design of a helicopter landing pad at Joslin Field.

Larry Mabbutt, Aviation Manager at the BLM facility, explained the request using a power point presentation showing an overview of the BLM's organization aerial fire suppression operation. He discussed the BLM's future plans for expanding the aviation base at Joslin Field to include the construction of a formal helicopter landing pad. The BLM is requesting a service agreement wherein the City will contract with an engineering firm to design the project with the BLM funding the contract.

Airport Manager Carberry stated that the City would bid and construct the improvement with the BLM funding the construction costs. Prior to bidding the construction, the BLM lease agreement would be amended to include the new ground lease area for the helo-pad.

Staff recommends approval of the agreement contingent on the mutual satisfaction of the final draft of the contract currently under review by City Attorney Wonderlich.

Discussion followed:

- Estimated engineering fees and cost of the project.
- Develop a contract with Riedesel and Associates.
- Airport Advisory Board.

Councilperson Barigar made a motion to approve the service agreement with the City of Twin Falls and the BLM for the design of the helicopter landing pads and to be contingent on the mutual satisfaction of the final draft of the contract that is currently with the City Attorney. The motion was seconded by Councilperson Johnson, and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of adoption of the preliminary budget and setting August 21, 2006, at 6:00 P.M. as the date and time for the budget hearing.

City Manager Courtney reviewed the request.

Discussion followed:

- State code requirements.
- Transfers and reserves.

Councilperson Lanting made a motion to establish the preliminary budget at \$39,355,589 and to establish the hearing date for August 21, 2006, at 6:00 p.m. for the date and time for the budget hearings. The motion was seconded by Councilperson Hall, and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Public input and/or items from the City Manager and City Council. None.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Barigar reported on the following:

- Airport Advisory Board would be scheduling interviews for seats opened.
- The Beautification Committee in conjunction with the Arts Council updated the Council on a proposed grant submitted for a \$22,000 budget for public art.

Councilperson Lanting reported that the Animal Shelter Board will be holding interviews for two seats on the Board at 6:30 P.M. in the City Council Chambers on August 12, 2006.

City Manager Courtney reported on the status of the gun range proposals.

Captain Matt Hicks reported on Special Events and the following:

- Revise City ordinance.
- Special Events will be presented to the City Council prior to approval.
- Decibel ratings and acoustics in the area.
- Kruisers outdoor event and complaints received.

Mayor Clow requested an updated traffic safety school report.

IV. PUBLIC HEARINGS: 6:00 P.M. -None

V. ADJOURNMENT at 6:02 P.M. to Executive Session under Idaho Code Section 67-2345 (5) (c) to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.

Councilperson Johnson made a motion to adjourn to Executive Session as presented. The motion was seconded by Councilperson Hall, and roll call vote showed all members present voted in favor of the motion. The motion passed.

Leila Sánchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, AUGUST 14, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 8 – 14, 2006.
2. Curb-Gutter and Sidewalk Improvement Deferral Agreements
  - a. William J. Gehrke III, 711 Canyon Springs Road
  - b. Sam Saltaga and Sandra Lerh, 423 and 425 Borah Avenue
3. Approve minutes of August 7, 2006

**II. ITEMS FOR CONSIDERATION:**

1. Presentation on a proposed DUI Court.
2. Appointment of Bonnie Spencer to the Animal Shelter Commission.
3. Consideration of Adoption of the following ordinances:
  - a. Ordinance/P& L Land Company, LLC. **Rescheduled.**
  - b. Ordinance #2868 Falls Investment Partnership c/o Rick Carr
  - c. Ordinance #2869 Gary's Westland, LLC
  - d. Ordinance #2870 Pat Fenderson
4. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M.- None**

**V. ADJOURNMENT.**

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, David Johnson, Greg Lanting, City Manger Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, Deputy City Clerk Leila Sanchez.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 8 – 14, 2006 total \$223,282.04.
2. Curb-Gutter and Sidewalk Improvement Deferral Agreements
  - a. William J. Gehrke III, 711 Canyon Springs Road
  - b. Sam Saltaga and Sandra Lerh, 423 and 425 Borah Avenue
3. Approve minutes of August 7, 2006

Councilperson Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Barigar, and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation on a proposed DUI Court.

Judge Howard Smyser, 5<sup>th</sup> District Magistrate Judge, explained that the County would implement a DUI court and reviewed the process in detail.

Discussion followed:

- Funding.
- 25 persons in the program.
- MADD (Mothers Against Drunk Drivers) advocate the program.

City Manager Courtney stated the following concerns: Funding of the program, costs passed on to the City, and court fees.

County Commissioner Tom Mikesell explained that the program would be implemented by the County and asked the City for their participation.

City Attorney Wonderlich discussed legal issues.

Mayor Clow stated that he would like the Council to have the opportunity to consult with legal counsel.

2. Appointment of Bonnie Spencer to the Animal Shelter Commission.

Mayor Clow stated that Karla Shirley resigned her position on the Animal Shelter Commission and three years remained in her term. Interviews for her seat were held on August 9, 2006, and the Interview Board recommends that Bonnie Spencer be considered for appointment.

Bonnie Spencer has worked for South Central District Health for 24 years and is familiar with both management and operations of a publicly funded agency.

Councilperson Lanting made a motion to accept the appointment of Bonnie Spencer to the Animal Shelter Commission for the remainder of the term. The motion was seconded by Vice Mayor Dwight, and roll call vote showed all members present voted in favor of the motion. The motion passed.

Bonnie Spencer stated that she is anxious to get started.

3. Consideration of Adoption of the following ordinances:
  - a. Ordinance - P& L Land Company, LLC. **Rescheduled.**
  - b. Ordinance #2868 Falls Investment Partnership c/o Rick Carr
  - c. Ordinance #2869 Gary's Westland, LLC
  - d. Ordinance #2870 Pat Fenderson

Councilperson Lanting made the motion to suspend the rules and place Ordinance #2868, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE COMPREHENSIVE PLAN LAND USE MAP BY CHANGING THE PLANNING DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FALLS AVENUE EAST AND EASTLAND DRIVE FROM "URBAN RESIDENTIAL" TO "PROFESSIONAL OFFICE."

Ordinance #2869, entitled:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR THE ISSUANCE OF DEEDS AND THE VESTING OF TITLE TO THE PROPERTY SO VACATED.

Ordinance #2870, entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read ordinance #2868.

Community Development Director Humble reviewed the request and recommends approval as presented.

Councilperson Barigar made the motion to adopt Ordinance #2868 as presented. The motion was seconded by Councilperson Johnson, and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read ordinance #2869.

Community Development Director Humble reviewed the request and recommends approval with the following condition:

- a. Subject to authorization of vacation from the applicable utility companies, prior to publication of the ordinance.

Councilperson Johnson made the motion to adopt Ordinance #2869 as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read Ordinance #2870:

Community Development Director Humble reviewed the request and recommends approval with the following condition:

- a. Perimeter streets are brought up to current City Standards upon development.

Councilperson Johnson made the motion to adopt Ordinance #2870 as presented. The motion was seconded by Councilperson Craig, and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Public input and/or items from the City Manager and City Council. None

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Lanting gave an update on the dog park to be located at the Teton Park, located between Shoup Avenue East and Heyburn Avenue East.

Community Development Director Humble gave an update on the Comprehensive Plan including a master parks plan.

City Manager Courtney suggested a joint meeting be scheduled to be held between the Council and the Urban Renewal Board to discuss current and future projects. Council approved the scheduling of a meeting.

### IV. PUBLIC HEARINGS: **6:00 P.M.- None**

V. ADJOURNMENT: The meeting adjourned at 5:54 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, AUGUST 21, 2006

**4:00 P.M.**

**REVIEW OF FUNDING OF URBAN RENEWAL PROJECTS**

**5:00 P.M.**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 15 – 21, 2006
2. Curb-Gutter and Sidewalk Improvement Deferral Agreement
  - a. CJ Investments, 346 and 350 Robbins Avenue
3. Findings of Fact and Conclusions of Law:
  - a. Annexation request for Be Prepared, LLC/J. Francis Florence
  - b. Annexation request for R.G. Messersmith
  - c. Rezone request for Todd Ostrom
  - d. Annexation request for Joe Russell
  - e. Annexation request for V, S & N, LLC Developers

**II. ITEMS FOR CONSIDERATION:**

1. Presentation on backflow devices. **Lance Bates**
2. Consideration of adopting a resolution to modify the schedule of Building Permit Fees. **Marianne Barker**

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None**

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

1. Request of Jayco, Inc., an Indiana Corporation, for the annexation with a zoning designation of M-2, currently zoned M-2, for 177 acres (+/-) of land located east of Hankins Road aka 3200 East Road, south of Eldridge Avenue and Oregon Short Line Railroad, and west of 3300 East Road. **Mitch Humble**
2. Request of Greenridge Development, LLC c/o Jack Bauer, for a Zoning District Change and a Zoning Map Amendment from R-2 To R-2, R-6 And NCO PUD For 80 Acres (+/-) located northwest of the intersection of Falls Avenue West and Grandview Drive North. **Mitch Humble**
3. Consideration of the Annual Appropriation Ordinance of F.Y. 2006 - 2007. **Tom Courtney**

**V. ADJOURNMENT**

PRESENT: Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, Greg Lanting, Glenda Dwight, City Manager Tom Courtney, Community Development Director Mitch Humble, City Attorney Fritz Wonderlich, Recording Clerk Tracy Reed.

4:00 P.M.

#### REVIEW OF FUNDING OF URBAN RENEWAL PROJECTS

Mayor Clow called the meeting to order at 4:00 p.m. He stated that City Council and Urban Renewal both have quorums present.

Community Development Director Humble led the discussion and began with Agenda Item #3. Jayco has helped with the project but the board wants to spend their money in the downtown urban renewal area and not out at city limit. He asked does the City want to pursue something like this or not?

Discussion followed.

Mayor Clow reminded the Board that Urban Renewal has taken care of this before. And business in town is also key to this decision. Tax increment financing was an issue before but won't be included because it is outside of that area.

Community Development Director Mitch Humble stated that tax dollars were the real issue.

Mayor Clow asked Director of Finance Gary Evans about the tax relocation area.

Director of Finance Gary Evans said that Seastrom is as far as the area goes.

City Manager Tom Courtney mentioned that Urban Renewal used to handle this type of thing. Grant administration and Engineering are the costs involved at this time, approximately \$80,000. The grant would be to extend/install waste water and water lines.

Mayor Clow feels Urban Renewal is for downtown and as long as tax increment financing is not an issue then the City should be able to do this. If we give up all property taxes on the property then cash might be a different story. The City of Twin Falls can't make a commitment to the future, but for this job, it should be a good fit.

Councilperson Barigar stated that Jayco is industrial development not urban renewal and not inside the revenue allocation area.

Dell did not extend TIF; we extended revenue allocation area but not that far per Director of Finance Gary Evans.

Community Development Director Humble spoke about the percentage split and felt that even a 50/50 split would be appropriate at this time. Possibly take each one on a case by case basis.

Councilperson Johnson asked what was this Jayco expansion meeting for exactly.

Community Development Director Humble explained it was 176 acres to open a new second facility on 76 acres – plus subdivide rest and sell off as industrial park. The City of Twin Falls said they would get water and sewer to that location from the state on an economic development grant. There is a cost share with that grant and the city has to come up with a portion – City engineers could do part and Region IV could do the administrative portion, cutting the cost somewhat. Jayco wants 6 lines total (in the end) coming out of TF.

Councilperson Johnson responded by asking how many jobs does it create?

Community Development Director Humble supposes about 150 per line. Thinks it is a good deal for Twin Falls and approximately \$500,000 is looking like the cost at this time.

Mayor Clow stated that the Council is not giving an absolute answer for all future deals, and is just dealing with this one at this time. That out of \$500,000 – should cost \$80,000 to get going. Tentative numbers at this time.

Mayor Clow noted that the Council did not need a motion for Items #1 and #2 but definitely needs one for item #3 on the joint meeting agenda.

Item #3 – Councilperson Barigar moved that the funding for the City's portion of the Economic Development Grant application come from the waste water and water fund for Jayco expansion. The motion was seconded by Councilperson Johnson. Roll call vote showed all members present voted in favor of the motion. Motion was passed.

Meeting adjourned at 5:40.

5:00 P.M.

MINUTES

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

PRESENT: Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, Greg Lanting, Glenda Dwight, City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Director of Finance Gary Evans, Finance Assistant Lorie Race, Recording Clerk Tracy Reed.

I. CONSENT CALENDAR:

1. Approve accounts payable. August 15, 2006 to August 21, 2006 \$268,316.73
2. Curb-Gutter and Sidewalk Improvement Deferral Agreement
  - a. CJ Investments, 346 and 350 Robbins Avenue
3. Findings of Fact and Conclusions of Law:
  - a. Annexation request for Be Prepared, LLC/J. Francis Florence
  - b. Annexation request for R.G. Messersmith
  - c. Rezone request for Todd Ostrom
  - d. Annexation request for Joe Russell
  - e. Annexation request for V, S & N, LLC Developers

Councilperson Johnson made a motion to approve the Consent Calendar as presented with the exclusion of the minutes from the August 7 and August 14 Council meetings. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

The Landscape award was presented to Becky Hazen from The Blue Lakes Exxon by Nancy Choker, Chamber of Commerce for the month of July for the business that went the extra mile. Connie Windsor was there as well, as Windsor Nurseries did the landscaping. The Council is always looking for wisewater conservation.

II. ITEMS FOR CONSIDERATION:

1. Presentation on backflow devices. Lance Bates

Public Works Director Lance Bates gave a report on backflow devices for residential housing. Comments have been brought up about what the city is doing for backflow prevention. Spoke of City Code 7-9-1 and 7-9-12 that deal with violations and also explained the timeline in which the non-compliance letters are sent. There is a flyer in the packet that shows approved items and unapproved items as well as how often it should be tested. He then spoke of the process of the backflow operation. Flyers are available at Chamber of Commerce and City Hall.

Councilperson Hall asked if all residents have a backflow device. Lance explained that not all have the device and all residences should be inspected annually that DO have them.

Councilperson Lanting stated that he had one and never got a letter...why?

Councilperson Hall asked shouldn't every home have one of these?

City Manager Courtney explained that the ordinance in the packet was adopted in 2000. That is the starting point. If sprinkler system was installed prior to that, may not have a backflow device and city does not go out looking for them – too big of a task. Cutoff point was 2000 – after that point – device should be install. Recently we have been working with sprinkler system installation companies to be sure one is in place at installation time. It is federal and state government requirement. COULD contaminate the entire system – small risk but DOES happen.

Councilperson Hall asked how much it cost to get it inspected. There is not a set price – ballpark is between \$30 and \$70 per Rob Bolling, City Water Department.

Councilperson Dwight asked were all systems the same – for a single resident and subdivision lines and Mayor Clow answered no.

Councilperson Johnson asked and Mayor Clow followed up by stating again that sprinkler systems before 2000 do not have backflow devices.

City Manager Courtney clarified that the backflow devices are only for sprinkler systems that are on city drinking water not on PI.

Councilperson Johnson asked if PI systems were on same allocations as city water for daily watering schedules. If we don't use canal water (PI System) we lose it as it goes down the canal.

Councilperson Dwight asked what the problem would be if on city water.

City Manager Courtney explained that it almost creates a suction that only the backflow device would stop. The only way to get a true picture would be to survey entire city and check each residence for backflow devices.

Mayor Clow clarified since meeting is televised, that people should be putting in the backflow device on their property as good citizenship.

Councilperson Barigar noted that we should put inspection info on City website so people can access the info easier.

All questions were answered and moved to next item.

2. Consideration of adopting a resolution to modify the schedule of Building Permit Fees. Marianne Barker, City of Twin Falls Building Department.

Marianne Barker, City of Twin Falls Building Department, stepped up and said we now have outdated prices, there was a public hearing a few weeks ago which is now this resolution.

Councilperson Barigar motioned to approve Resolution #1762. Councilperson Lanting seconded the motion. Roll call was taken and the resolution was approved as presented by a unanimous vote of the Council members.

3. Public Input – None.

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Boys and Girls Club are having get together for new wing/administrative offices that Dan and Sonya Willey built for them.

Councilperson Hall asked about west nile virus, the history in the area and what is history of retention ponds in the area?

Public Works Director Lance Bates spoke about this because of west nile virus. Metered discharge after 24-48 hours. Hope that most of the time they are dry and not mosquito hot spots.

Councilpersons Johnson and Craig went to joint meeting with County Commissioners about West Nile. No blood testing – just letting people who have it run the course. Testing the Falls, Rock Creek Park Murtaugh Lake and dropping doughnuts in city storm drains but if got big rain, could have fish problem because of toxicity from the dooughnuts.

Councilperson Craig talked about an abatement district – long process – about 1 year. With voting, ordinances, etc.

Councilperson Johnson said best thing you can do to prevent west nile is wear insect repellent with at least 30% deet.

Brochures at City Hall, Chamber of Commerce explaining all details per Councilperson Barigar.

August 21, 1971, per Councilperson Hall, Mayor Clow and his bride were joined in wedded bliss – tonight is their 35<sup>th</sup> anniversary.

The City Twin Falls annual picnic is at Cascade Park (AKA Candy Cane park) at 5:30 Thursday.

Mountain Home Air Force Base looking for dynamic individuals – Mayor Clow is looking for nominees – for Honorary Commander. Please give any ideas to the Mayor for this.

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

1. Request of Jayco, Inc., an Indiana Corporation, for the annexation with a zoning designation of M-2, currently zoned M-2, for 177 acres (+/-) of land located east of Hankins Road aka 3200 East Road, south of Eldridge Avenue and Oregon Short Line Railroad, and west of 3300 East Road. Mitch Humble Mayor Clow reiterated the public hearing process.

Marty Gergen/Riedesel Engineering representing the application took the podium. Feels zoning request would be a good decision for the city.

Community Development Director Humble read staff report. He explained what happened at prior P&Z meetings. Recommend the council approve as P&Z did for zoning and annexation as long as Jayco bring up perimeter streets to city standards upon development of the property.

Councilperson Hall asked how much of the perimeter streets would be included.

Community Development Director Humble told him it would be better to use the word arterial and collector and not perimeter for Hankins and 3200 which would be developed for their adjacency.

Mayor Clow opened the floor for public comment. No comments. He then closed the public portion. And after having no further comments from Jayco representatives, he closed the hearing.

Councilperson Johnson moved that the Council support Jayco's request for zoning and annexation as Planning and Zoning has recommended with the conditions of bringing perimeter streets up to city standards. The motion was seconded by Councilperson Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Request of Greenridge Development, LLC c/o Jack Bauer, for a Zoning District Change and a Zoning Map Amendment from R-2 To R-2, R-6 And NCO PUD For 80 Acres (+/-) located northwest of the intersection of Falls Avenue West and Grandview Drive North. Mitch Humble

Attorney Gary Slette represented Greenridge. Perrine Point PUD. Jack Bauer, Wayne Freeman, CTA Architects, and Gary Burkett, EHM also present. Area in question is on Northwest corner of Falls Avenue and Grandview Drive. NCO zoning shows a way to form an integrated community in a limited amount of commercial space. This plan should provide a mix within the framework of the zoning ordinance. This plan passed Planning and Zoning with a vote of 7-2. There are larger lots along west boundary for PI pumping station. The west 40 acres are single family lots and then transitions to town home dwellings as getting closer to Grandview Drive. Approximately 80 acres are for mixed use development. Very innovative plan changing the land use patterns. Incorporated neighbor comments and comments from Lamar Orton with a general consensus that NCO is better than R2.

Wayne Freeman, CTA Architects, stated that this is a mixed income, mixed use development with a lot of flexibility. Addressed master development – wants to change R-2 on eastern half of property to R-6 NCO. 265 residential and 14 commercial lots in proposal. Met with city staff to be sure meeting city requirements and also seeing how to enhance the buffer along Falls Avenue and Grandview Drive – including vegetated berms and a bike trail on both sides. Would be 3 phases. 1st phase would be commercial and townhome development. Showed sketches with architecture, garages are on the back of the homes. Elevations and neutral colors are also neighborhood scale, harkening back to 1950 and 1960 neighborhood communities.

Mayor opened up the floor for questions.

Councilperson Dwight asked if the townhomes were to be 2 story.

Mr. Freeman answered yes.

Councilperson Lanting asked about commercial building size in the NCO.

Mr. Freeman answered the total is about 104,000 square feet in all 10 buildings. Around 8,000-9,000 square feet per building.

Mayor Clow asked if there would they be rentals or condos.

Mr. Freeman answered that they would be sold as homes –not condos or rentals.

Community Development Director Humble gave staff report to rezone existing R-2 to R-6 NCO. Affordability was an issue at the P&Z meeting. Complies with master plan – there was concern at Planning and Zoning meeting that R-6 might end up multi-family and want to put in PUD agreement that multi-family will not be allowed. Current zoning does allow for 400 – this is only for 265 – reduced the amount by 135. 2 acre detention park area – smaller than requirements are for neighborhood park but mainly would be for detention purposes. Still working on fine details on draft agreement which is not up for approval tonight – just zoning tonight. This project is getting very popular across the United States – stay in same community and move from home to home and stay in same area. Community Development Director Humble has issue with commercial being in the middle instead of on the edge of the development. Thinks it would be better at the edge so North Pointe, Fieldstone and others will use the commercial entities there. Also believes the value of the property would be greater if the locations were flip flopped. This was already scheduled for council before applicant notified of same.

Councilperson Craig asked Mr. Slette about the buffering on the edge/on Grandview Drive. Mr. Slette likes the suggestion of moving commercial out to the street and stated that to council. Across the street

is vacant but has been annexed and Joe Russell is getting ready to build across the street. Joe Russell and Brad Wills both sent letters on this subject.

Councilperson Lanting asked about R-2 and why R-6.

Community Development Director Humble explained why they need the zone change. Makes it difficult with R-2 to do commercial But no multi-family in R-2. Need to have 'no multi family' and still use R-6 if possible.

Mayor Clow asked Community Development Director Humble what uses are allowed and not allowed in NCO vs. traditional commercial.

Community Development Director Humble answered that biggest difference was in the size. Square footage of the stores/office buildings. Makes this NCO instead of typical commercial.

Mayor Clow asked Mr. Freeman about specific callouts on the commercial buildings. There are none specific per Community Development Director Humble Mitch and Mr. Freeman. Mayor Clow continued about drive up windows, etc. would still need special use permit and Community Development Director Humble affirmed.

Mayor Clow opened public portion of the hearing.

Lamar Orton, 867 Filer W., lives ½ mile from the project. This development is in his neighborhood and he very much supports the project. Nine new subdivisions are going up right now. He thinks we need more like these. Filer Avenue and Grandview Drive are very busy. He applauds the developer for taking the risk. They don't want large box stores – Walmart, Home Depot, Costco but DO want commercial. Not too far away, a new hospital is coming in – doesn't want these to be all doc office buildings instead of retail sales. Densities in R-6, 5 lots per acre – 3500 sq. ft minimum lot sizes. This could be misleading as density is high but there is no place for kids to play in this project. He feels it needs a park provision. A 2-acre mini park is too big for retention but still not big enough for a park. He feels they need a park between high density housing and the commercial. PUD agreement states 2 acre mini park and then consider what to do with one acre when in fact it's 2.5 acres above the mini park. Maximum height 26 feet? It looks like elevations are higher than allowed. If done right – great model for community. If not, it may be the last one. One last item. Mr. Orton has an issue with the working of the Developer's Agreement.

Mr. Slette believes that the absence of the people who objected to this plan at Planning and Zoning meeting must now agree with the project since they aren't here. Doesn't like the word Mr. Orton used 'misleading' and 'offensive' as hard as they have worked to get a good workable sound plan. They are willing to change just about anything to meet city requirements. Will follow ordinance adopted by City.

Mr. Freeman concluded by addressing the issues of Mr. Orton. Client is taking quite a risk with NCO – R-2 would make more money but understand he wants to create a community that is upscale and unique and will help the city. Wants to use in-lieu payment and still have a bigger mini-park instead of a big park. He feels the park is an appropriate size and said that Dennis Bowyer had recommended in lieu payment. Heights on commercial buildings are 25 feet which are within guidelines.

Councilperson Dwight asked what tan lots are on colored drawing on projector.

Mr. Freeman answered they were single family lots to make town home densities work out. All townhomes have garages in the rear. He then outlined the garage areas on all town homes.

Councilperson Lanting wants at least 50 percent retail in the commercial.

Mr. Slette says it will not be an office park.

Councilperson Lanting would even like it if it was 100 percent retail.

Jack Bauer spoke that he is a little nervous about the NCO but why make him meet a certain percent of retail? He has no plans at this point for what's going in. Thinks a hard number like that may be hard to hit. He asked that the Council please let them follow the code and just let things fall as they may.

Councilperson Dwight asked about Mr. Orton's suggestion about the park being moved closer to the town houses. And how big the frontage of each lot was.

Mr. Freeman addressed her question with the fact that the park is in a good place and putting it in the middle would make it more of an obstacle for the rest of the community to get to it. Each lot has a 20 foot setback.

Councilperson Lanting asked Community Development Director Humble about the in-lieu payment – where would the park be that they are to use?

It's at the soccer field property per Community Development Director Humble, adjacent to the subdivision. The park in the subdivision is mainly for detention – it's the lowest spot on property.

Mayor Clow asked about traffic obstacles in the middle of the development for traffic calming.

Community Development Director Humble answered that the trees were the biggest calming thing there now and worked quite well.

Councilperson Dwight asked about R-6 zoning and where the agreement says 'no 6-plexes'.

Mr. Slette spoke and said it just got overlooked.

Councilperson Barigar applauds Mr. Bauer for this kind of development. Appreciates the working relationship with the staff. Very supportive of this project.

Councilperson Johnson wants to state support as well. Against 50% restriction on the commercial beyond what ordinance and code states, he thinks the code is clear enough.

Councilperson Lanting is in favor of proposal. He wonders about the percentage rate as well but says the PUD agreement is for this very reason. Wants some kind of guarantee that there will be retail there FOREVER or it's not really NCO.

Mayor Clow asked that someone motion to approve.

Councilperson Barigar made a motion to approve from R-2 to R-6 NCO PUD as presented with 2 recommendations from Planning and Zoning as presented. Councilperson Hall seconded the motion.

Councilperson Lanting motioned that we insist on 40% minimum retail and Councilperson Dwight seconded the proposal.

Councilperson Craig asked why 40%. He feels that by following codes and ordinances – this isn't very fair.

Councilperson Lanting visited his argument – mentioned that the PUD agreement be amended to a different percentage if that much retail just won't go out there.

Councilperson Barigar mentioned that if you dedicate so much to retail and no business goes there that it will let the community down more than a strip of doctors offices would.

Councilperson Lanting rebutted that this is for the community that lives there and if it's an office park then people will be coming from whole valley and going to that subdivision. Wants to guard that it won't be 100% office park. PUD limits what ordinance says.

A roll call vote was taken and the amendment failed 5-2, with Councilperson Dwight and Councilperson Lanting voting yes.

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**AMENDED MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, MONDAY, AUGUST 28, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

I. CONSENT CALENDAR:

1. Approve accounts payable. August 22 – August 28, 2006,
2. Utility Easement request for Swensen Development/Orchard Park Subdivision.
3. Approve the August 7 and August 14, 2006 Minutes.

II. ITEMS FOR CONSIDERATION:

1. Presentation on fire insurance classifications. Ron Clark
2. Consideration of the final plat of Canyon Trails Subdivision #6, ~~#7, #8 and #9~~, **47 16** acres (+/-) located South of Federation Road and west of Wendell Street North. EHM Engineers, Inc.
3. Consideration of the final plat of Grandview Estates Subdivision, 40.28 acres (+/-) located on the southeast corner of Grandview Drive North and Federation Road. EHM Engineers, Inc.
4. Consideration of Special Events Application-Parachutes for Kids. Nikki Daisher
5. Consideration of appointments to Airport Advisory Board. Bill Carberry
6. Consideration of the ITD Airport Grant, TWF 2006. Bill Carberry
7. Continued discussion of the Annual Appropriation Ordinance of F.Y. 2006-2007. Gary Evans
8. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

1. Request of Idaho Power Company, c/o Perry Van Patten, Southern Regional Manager for the Vacation of public rights-of-way located between Lots 1-3 and 7-9 of Block 1, Means Subdivision, and including the portion of Gardner Street and Ash Street adjacent to Lots 1-3 and 7-9 of Block 1, Means Subdivision, for a total of 24, 750 sq. ft. (app. #2040).

V. ADJOURNMENT:

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.

**Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson, Greg Lanting, Finance Director Gary Evans, Assistant Finance Director Lorie Race, Community Development Director Mitch Humble, City Engineer Jackie Fields, Fire Chief Ron Clark, Staff Sergeant Craig Stotts, and Deputy City Clerk Leila Sanchez.**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

5:00 P.M.

I. CONSENT CALENDAR:

1. Approve accounts payable. August 22 – August 28, 2006 total: \$1,223,516.57.
2. Utility Easement request for Swensen Development/Orchard Park Subdivision.
3. Approve the August 7, and August 14, 2006 Minutes.

Councilperson Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Dwight, and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION:

1. Presentation on fire insurance classifications.

Fire Chief Clark reviewed the results of the Idaho Survey and Rating Bureau, dated July 31, 2006, on overhead projection. The City of Twin Falls and the Twin Falls Rural Fire Protection District were evaluated to determine a fire insurance classification. The calculations may be used to determine property insurance premiums.

The following three major categories were discussed in detail:

1. Receiving and handling of alarms.
2. Fire Department
3. Water Supplies

Council discussion followed:

- Credit for Ladders Service, Credit for Reserve Ladder/Service, Credit for Company Personnel.
- Ladder Truck 1990 rating.
- District properties and square footage.
- Guidelines and recommendations.
- Meander Point, 6.5 miles, affecting the ISO rating.
- Dispatch Center rating improvement.

2. Consideration of the final plat of Canyon Trails Subdivision #6, ~~#7, #8 and #9, 47~~ 16 acres (+/-) located south of Federation Road and west of Wendell Street North.

Tim Vawser, EHM Engineers, Inc., representing the applicant, explained the request using overhead projections. He stated that Canyon Trail Subdivisions #6 would include the completion of Wendell Street, and center medians with landscaping would be placed. A 10' bike path on Wendell Street would be placed on the west side of the street. The plan is to go forward with Subdivision #6 and continue with other phases as the market dictates.

Council discussion followed:

- Completion of Wendell Street.

Community Development Director Humble reviewed the request using overhead projections. The Planning and Zoning Commission approved the preliminary plat, which included Canyon Trails PUD Subdivision #6, #7, #8, and #9 on May 9, 2006, with the following conditions:

1. Subject to plat amendments as necessary due to final technical approval by the City of Twin Falls Engineering Department.
2. Subject to full compliance with the PUD agreement.

Councilperson Barigar made a motion to approve the final plat of Canyon Trails PUD Subdivision #6, #7, #8, and #9, Subdivision, 46.91- 16 acres, located south of Federation Road and west of Wendell Street North, as presented, with the conditions of the Planning and Zoning Commission. The motion was seconded by Councilperson Hall, and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of the final plat of Grandview Estates Subdivision, 40.28 acres (+/-) located on the southeast corner of Grandview Drive North and Federation Road.

Troy Vitek, EHM Engineers, Inc., representing the applicant, explained the request using overhead projections. The subdivision would include a three acre City park and a retention area. The subdivision would be completed in two phases.

Community Development Director Humble reviewed the request using overhead projections. The Planning and Zoning Commission approved the preliminary plat on April 11, 2006, with the following conditions:

1. Subject to final technical review by the Engineering Department.
2. Proposed park area to comply with new Park Ordinance. Provide adequate off-street parking, as per City Standards.

Council discussion followed:

- Proposed bike path location on Federation Road to run on the side.
- Final technical review by the Engineering Department to include perimeter streets being brought up to current City Standards upon development.

Councilperson Barigar made a motion to approve the final plat of Grandview Estates Subdivision, 40.28 acres, on the southeast corner of Grandview Drive North and Federation Point, as presented, with the conditions of the Planning and Zoning Commission. The motion was seconded by Councilperson Hall, and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of Special Events Application-Parachutes for Kids.

Nikki Daisher, applicant, explained the request. The Perrine Bridge Festival would be held on September 15, 16, and 17, 2006, at the Buzz Langdon Visitor Center. The hours are 12:00 p.m. to 6:00 P.M. Activities would include a no host bar, barbeque, live music, boat races, and a sky diving exhibition. The special event has been discussed with Staff Sergeant Stotts.

Staff Sergeant Stotts stated that that the City involvement is minimal. There would be no diversion of traffic on the Perrine Bridge, and it would not require a road closure. A safe lane would be created for the kids involved in the 30 to 40 minute "Fun Run."

Council discussion followed:

- Alcohol to be served at the Visitor Center, and Soran Restaurant would provide the catering permit.
- Wrist bands would be required.
- The Visitor Center is State property.
- Three Twin Falls County deputies would provide security for the event.
- The brochure and Chamber Website would be updated.

Councilperson Johnson made a motion to approve the Special Events Application, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of appointments to Airport Advisory Board.

Airport Manager Carberry reviewed the request. The Airport advertised for applicants to interview for two City seats due to the term expiration of Gilbert Reidweg and the resignation of David Shotwell.

The interview committee recommends the appointment of Ron Kondracki and Phil Hafer to the Advisory Board. Ron Kondracki is a recently retired FAA facilities technician, who has a long history of working on Joslin Field. Phil Hafer, a Magic Valley Air Show Chairman, community volunteer, and student pilot would replace Dave Shotwell, and would fill the remaining year on Mr. Shotwell's term and then eligible for an initial three year term.

Councilperson Barigar made a motion to approve the two appointments to the Airport Advisory Commission as presented with Ron Kondracki for a three year term, and Phil Hafer to complete the remaining term of David Shotwell and then be eligible for a new three year term. The motion was seconded by Councilperson Lanting, and roll call vote showed all members present voted in favor of the motion. The motion passed.

Airport Manager introduced Phil Hafer to the Council.

6. Consideration of the ITD Airport Grant, TWF 2006.

Airport Manager Carberry reviewed the request. The request is for approval of an Airport Aid Grant and Resolution from the Idaho Transportation Department for the fiscal year 2006, in the amount of \$15,000.

Council discussion followed:

- No new commitments requested from the Council.

Councilperson Hall made a motion to approve the ITD Airport Grant and Resolution, as presented. The motion was seconded by Vice Mayor Dwight, and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Continued discussion of the Annual Appropriation Ordinance of F.Y. 2006-2007.

Finance Director Evans reviewed the request. The request is for approval of the Annual Appropriation Ordinance of F.Y. 2006 – 2007, to be submitted to the County by September 7, 2006.

He reviewed the following:

- Budget caps, transfers, and reserves.
- Pressure irrigation basins.

- Net budget increase.
- Water rate increase.
- New items in the budget.
- Property taxes.
- Municipal Power Outsource Grant.
- School District passing of a bond.

Council discussion followed:

- Tax increase.
- Sales tax revenue.
- Property tax.
- Municipal Power Outsource Grant.
- Homeowners exemption.
- Land improvements.
- Recent legislative action.

Mayor Clow requested staff provide an itemized list to Council for review, and to reschedule the approval of the request for the September 5, 2006, Council meeting.

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

Michael Seyne, 2389 Julie Lane, representing the residents of the Eastridge Subdivision and Sunnyview Subdivision, spoke regarding Tract C of the Eastridge Subdivision. The subdivision lot was originally zoned as a retention basin and has been rezoned as a single family dwelling. The residents are concerned that the lot was designed as a storm water runoff pond and would not properly drain as currently redesigned.

Council discussion followed:

- Mayor Clow asked for a staff report.

City Engineer Fields stated that after the process of the platting of the subdivision, a conversation occurred between the developer, Ken Edmunds, who requested a modification of the lot, and Gary Young, former City Engineer, who approved improvements to the infiltration bed. Ken Edmunds was originally committed to the maintenance and upkeep of the irrigation. A deed restriction is apprising the property owners of their responsibility to maintain the facility. A delay in the completion of the project has caused flooding and diminishment to the integrity of the basin. The City's inspectors have inspected the basin, and it appears the basin is built to the plan.

Michael Seyne, on overhead projections, showed pictures of the Eastridge lot taken on August 28, 2006, July 4, 2006, May 27, 2006, February 2006, and November 2005. Other concerns regarded the following: Possible contamination of the retention pond, the foundation is formed and prepared to be poured. The Building Department is currently reviewing the revised plan.

Mayor Clow made a point of clarification that a zoning change had not been made to the lot as stated by the applicant.

Lorie Edson, 2403 Julie Lane, on overhead projections, showed a picture of the lot with a City structure for a pressure irrigation system. She requested that the structure be moved.

City Engineer Fields stated that the pressure reducer could be moved to the other side of the lot.

Mayor Clow asked staff to review the residents' concerns.

V. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: None.

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

1. Request of Idaho Power Company, c/o Perry Van Patten, Southern Regional Manager, for the Vacation of public rights-of-way located between Lots 1-3 and 7-9 of Block 1, Means Subdivision, and including the portion of Gardner Street and Ash Street adjacent to Lots 1-3 and 7-9 of Block 1, Means Subdivision, for a total of 24, 750 sq. ft. (app.#2040)

Margaret Johnson, Land Planning Coordinator, representing the applicant, explained the request using overhead projections. The request is for the vacation of the public rights-of-way to maintain the existing facility in order to expand the yard and building.

She asked for a modification of staff's recommendation of a turnaround at the end of Ash Street South be revised to a turnaround on Ash Street South.

Council discussion followed:  
-Lot 10 inhabitable.

Community Development Director Humble reviewed the request using overhead projections. On July 25, 2006, the Planning and Zoning Commission recommended approval of the request subject to the retention of utility easements and a City accepted turnaround on Ash Street South.

The public hearing was opened and closed with no input.

Councilperson Johnson made a motion to approve the request of Idaho Power Company, for the vacation of public rights-of-way, as approved by the Planning and Zoning Commission as set forth by the same. The motion was seconded by Councilperson Barigar, and roll call vote showed all members present voted in favor of the motion. The motion passed.

V. ADJOURNMENT: The meeting adjourned at 6:40 P.M.

Leila Sánchez  
Deputy City Clerk

**Twin Falls City Council  
Public Hearing Procedures for Zoning Requests**

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

COUNCIL MEMBERS:

SHAWN BARIGAR	LANCE CLOW <i>Mayor</i>	TRIP CRAIG	GLENDA DWIGHT <i>Vice Mayor</i>	DON HALL	DAVID E. JOHNSON	GREG LANTING
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**MINUTES**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, TUESDAY, SEPTEMBER 5, 2006

ITEM	PRESENTATION, REPORT OR ACTION
<b>PLEDGE OF ALLEGIANCE TO THE FLAG</b>  <b>5:00 P.M.</b>	
<b>I. <u>CONSENT CALENDAR:</u></b>	
1. Approve accounts payable. August 29 – September 5, 2006.	ACTION
2. Approve Alcohol License Application a. Asian Food Market, 1043 Blue Lakes Blvd. N., % Yip Chun Tse	ACTION
3. Approve Deferral Agreement Driveway Paving a. Vaughn Schmechel, 982 Grandview Drive	ACTION
4. Approve minutes of August 28, 2006.	ACTION
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b>	
1. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Denice Siren Insurance, 1637 Addison Avenue East. <b>Mayor Clow</b>	PRESENTATION
2. Consideration of approval of appointments to the Urban Renewal Agency/Industrial Development Corporation Board. <b>Community Development Director Mitch Humble</b>	ACTION
3. Consideration of approval of the Annual Appropriation Bill of F.Y. 2007. Proposed Ordinance 2871. <b>Assistant Finance Director Lorie Race</b>	ACTION
4. Public input and/or items from the City Manager and City Council.	ACTION
<b>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></b>	REPORT
<b>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. – None</b>	NONE
<b>V. <u>ADJOURNMENT:</u></b>  EXECUTIVE SESSION to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345(1)(c)	ACTION

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.**

**Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Don Hall, Greg Lanting, City Manager Tom Courtney, Finance Director Gary Evans, Community Development Director Mitch Humble, City Engineer Jackie Fields, Assistant Finance Director Lorie Race, Deputy City Clerk Leila Sanchez**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

**I. CONSENT CALENDAR:**

1. Approve accounts payable. August 30, 2006, prepay run of \$302.02.  
Total for August 29 – September 5, 2006 total \$429,653.99
2. Approve Alcohol License Application
  - a. Asian Food Market, 1043 Blue Lakes Blvd. N., C/O Yip Chun Tse
3. Approve Deferral Agreement Driveway Paving
  - a. Vaughn Schmechel, 982 Grandview Drive
4. Approve minutes of August 28, 2006

Councilperson Hall made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Landscape Award presentation by Nancy Chocker, Moss Nurseries, to Denice Siren Insurance, 1637 Addison Avenue East.  
Nancy Chocker, Moss Nurseries, presented Denice Siren Insurance with the Landscape Award for the month of August. Dean Siren accepted the award.
2. Consideration of approval of appointments to the Urban Renewal Agency/Industrial Development Corporation Board.

Community Development Director Humble reviewed the request. The Urban Renewal Agency/Industrial Development Corporation Board currently has three members whose terms have expired. Those board members are Dave Van Engelen, Rich Stivers, and Jeff Hepworth. Also, staff has received a written resignation from Dan Brizee. He is resigning from the Board due to upcoming conflicts of interest. Jeff and Rich have not requested to be re-appointed. Dave Van Engelen has requested to be re-appointed. Staff recommends that the Council re-appoint Dave for another term. Staff did receive letters of interest from four people wanting to serve on the Board. An interview panel made up of Lance Clow, Shawn Barigar, Dave Van Engelen, and Mitch Humble recently interviewed all four applicants to fill the vacant positions on the Board. In addition to re-appointing Dave Van Engelen, the panel recommends that the Council appoint Gary Garnand, Tom Frank, and William Koch to fill the remaining three vacancies on the Board.

Staff recommends that the City Council make the following appointments to the Urban Renewal Agency/Industrial Development Corporation Board:

1. Re-appoint Dave Van Engelen for another term.
2. Appoint Gary Garnand to fill the remainder of the term vacated by Dan Brizee's resignation.
3. Appoint Tom Frank to fill one of the two vacancies.
4. Appoint William Koch to fill the second of the two vacancies.

Councilperson Barigar made a motion to appoint the following to the Urban Renewal Agency: Re-appoint Dave Van Engelen for another term, appoint Gary Garnand to fill the remainder of the term vacated by Dan Brizee's resignation, appoint Tom Frank to fill one of the two vacancies, and appoint

William Koch to fill the second of the two vacancies as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Councilperson Barigar made a motion to appoint the following to the Industrial Development Corporation Board: Re-appoint Dave Van Engelen for another term, appoint Gary Garnand to fill the remainder of the term vacated by Dan Brizee's resignation, appoint Tom Frank to fill one of the two vacancies, and appoint William Koch to fill the second of the two vacancies as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Mayor Clow introduced and welcomed Gary Garnand, William Koch, and Tom Frank to the Urban Renewal Agency/Industrial Development Corporation Board.

3. Consideration of approval of the Annual Appropriation Bill of F.Y. 2007.  
Proposed Ordinance 2871.

Assistant Finance Director Race reviewed the adjustments made to the budget since receipt of the preliminary budget in early July.

She reviewed the following on overhead projections:

- Budget Summary for Fiscal Year 2006-2007
- City of Twin Falls Adjustments to Expenses Fiscal Year 2006 – 2007
- City of Twin Falls Budget Summary for Fiscal Year 2006 – 2007
- Budget Cap-Per Notice of Public Hearing

Council discussion followed:

- Capital Improvement Fund - Council Laptops
- General Fund, Inspections – Building Inspector
- Capital Improvement Fund, Miscellaneous Projects
- Capital Improvement Fund, Miscellaneous Visitor Center Restroom Maintenance
- Other Funds: Reserves – Deficit Funded

Councilperson Barigar and Mayor Clow recommended reviewing the purchasing of Council laptops next year.

Finance Director Evans reviewed estimated impacts of various changes affecting property tax. On overhead projections, he reviewed the following:

- Estimated Property Tax Impacts Using TOTAL IN-CITY Property Tax Levy Rate
- Estimated Property Tax Impacts using CITY PORTION ONLY of Property Tax Levy RATE

Council discussion followed:

- Magic Valley Arts Council
- Boys and Girls Club
- Reduction of property taxes

Councilperson Barigar made the motion to suspend the rules and place Ordinance #2871 entitled:

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, APPROPRIATING THE VARIOUS SUMS OF MONEY DEEMED NECESSARY TO DEFRAY ALL NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF TWIN FALLS,

IDAHO, DESIGNATING AND SPECIFYING THE DIFFERENT FUNDS TO WHICH ALL REVENUE SHALL ACCRUE AND FROM WHICH SUCH APPROPRIATIONS SHALL BE MADE FOR THE FISCAL YEAR BEGINNING ON THE FIRST DAY OF OCTOBER, 2006, AND ENDING ON THE THE 30<sup>TH</sup> DAY OF SEPTEMBER 2007, TO BE KNOWN AS THE ANNUAL APPROPRIATION BILL OF F.Y. 2007.

on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Barigar made the motion to adopt Ordinance 2871. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Council discussion followed:

- Water issues
- Arsenic law
- Washington Street corridor
- Growth impacting sewer and water tap fees

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

Lorie Edson, 2403 Julie Lane, requested an update on the storm water pond issues presented at the August 28, 2006, meeting.

City Engineer Fields gave a staff report. She stated that she found the facility to be designed appropriately. Ken Edmunds has been requested to fix the sidewalk panels. The Building Official will hold the certificate of Occupancy permit.

Council discussion followed:

- Design of the storm water pond
- Broken sidewalk
- Timetable of construction
- Drainage off Julie Lane to handle the volume.
- The homeowner will be responsible for the deed restriction

Beverly Stearns, 2404 Julie Lane, stated her concerns of the current situation of the lot.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Community Development Director Humble stated that the Comprehensive Plan process would begin October 2, 2006.

Councilperson Hall stated that the Sign Committee Task Force is moving ahead with Community Development Director Humble's guidance.

Mayor Clow stated that the Crossroads Point Business Center in Jerome is hosting a Healing Field Flag Memorial in tribute to the victims of the September 11, 2001, terrorist attacks on September 11, 2006, at 11:00 a.m.

V. PUBLIC HEARINGS: **6:00 P.M. – None**

VI. ADJOURNMENT:

EXECUTIVE SESSION to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345(1)(c)

Councilperson Hall made a motion to adjourn to Executive Session at 5:33 p.m., as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Leila Sánchez  
Deputy City Clerk

**COUNCIL MEMBERS:**

SHAWN BARIGAR	LANCE CLOW	TRIP CRAIG	GLENDA DWIGHT	DON HALL	DAVID E. JOHNSON	GREG LANTING
<i>Mayor</i>			<i>Vice Mayor</i>			

**MINUTES**

Meeting of Twin Falls City Council, Monday, September 11, 2006

	ITEMS	Purpose	By:
	5:00 P.M. PLEDGE OF ALLEGIANCE TO THE FLAG		
I.	CONSENT CALENDAR (Items not requiring individual discussion)	Action	Staff Report
1.	Approve accounts payable. September 6 – September 11, 2006.		
2.	Alcohol License Application a. Mercia’s Natural Foods LLC, 1511 Fillmore Street.		
3.	Utility Easement for water, wastewater and general utilities. a. Glenn Earl, Grantor - Swensen Development Co., LLC, Orchard Park Plaza.		
4.	Minutes: August 21 and September 5, 2006.		
II.	ITEMS FOR CONSIDERATION		
1.	Proclamation: September 11, 2006, “A Day to Remember.”	Presentation	Council and Mayor
2.	Request for a Public Hearing for September 25, 2006, Utility Rates for 2006 – 2007.	Action	Gary Evans
3.	Consideration of adoption of a resolution authorizing the acquisition or condemnation of real property for the widening of Washington Street North.	Action	Fritz Wonderlich
4.	Consideration of the request of Monica Tognetti for waiver of the non-conforming building expansion permit process to allow the expansion to her residence located at 857 Walnut Street.	Action	Mitch Humble
5.	Consideration of the revised final plat of North Haven PUD Subdivision, 80.0 acres (+/-) located on the southwest corner of Pole Line Road and Washington Street North.	Action	Mitch Humble
6.	Consideration of bids for the 2006 Washington Street North Mill and Inlay Project.	Action	Jackie Fields
7.	Consideration of adoption of ordinance for Jayco, Inc., an Indiana Corporation	Action	Mitch Humble
8.	Consideration of a contract for engineering review.	Action	Jackie Fields
9.	Public input and/or items from the City Manager and City Council.		
III.	Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council		
IV.	Public Hearings: 6:00 P.M.		
1.	Consider and act on the adoption of a resolution authorizing the Mayor to sign and submit an application for an Idaho Community Development Block Grant (ICDBG) to partially finance the construction of industrial infrastructure improvements to accommodate the expansion of a local manufacturing business.	Action	Mitch Humble Carleen Herring
V.	<u>ADJOURNMENT</u> to: EXECUTIVE SESSION to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. Idaho Code 67-2345(1)(b)		

Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Trip Craig, Don Hall, David Johnson, Greg Lanting, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, City Engineer Jackie Fields, Deputy City Clerk Leila Sanchez.

I. CONSENT CALENDAR (Items not requiring individual discussion)

1. Approve accounts payable. September 6 – September 11, 2006. Total is: \$83,846.23
2. Alcohol License Application
  - a. Mercia's Natural Foods LLC, 1511 Fillmore Street.
3. Utility Easement for water, wastewater and general utilities.
  - a. Glenn Earl, Grantor - Swensen Development Co., LLC, Orchard Park Plaza.
4. Minutes: August 21 and September 5, 2006.

September 5, 2006, Minutes not available

Vice Mayor Dwight made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. ITEMS FOR CONSIDERATION

1. Proclamation: September 11, 2006, "A Day to Remember."

Mayor Clow read the proclamation.

2. Request for a Public Hearing for September 25, 2006, Utility Rates for 2006 – 2007.

Finance Director Evans reviewed the request. When an increase in the City utility rates to cover increased operating costs and capital needs exceeds the current rates or fees by more than 5%, a Public Hearing is required to be Noticed and Held.

Council discussion followed:

- Garbage and Sanitation increase.
- No fuel increase in PSI Environmental Systems Contract.
- Clarification of Water Rates table.

Finance Director Evans reviewed the billing system.

Councilperson Johnson made a motion to approve the establishing of a hearing date of September 25, 2006, for the utility rates for 2006-2007, to be held on September 25, 2006, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion. The motion passed.

3. Consideration of adoption of a resolution authorizing the acquisition or condemnation of real property for the widening of Washington Street North.

City Attorney Wonderlich reviewed the request. The right of way agent for the Washington North Project Phase 3 has turned several properties over to the City to begin condemnation actions to acquire the necessary right of way for this project. Idaho Code Section 7-7-7(6) requires the Complaint for Condemnation to include "An order of condemnation, or resolution, or other official and binding

document entered by the plaintiff which sets forth and clearly identifies all property rights to be acquired including rights to and from the public way, and permanent and temporary easements known or reasonable identifiable to the condemning authority.”

Council discussion followed:

-Explanation of condemnation process.

City Attorney Wonderlich stated that the statute requires that all options have been exhausted before the condemnation process can begin.

-Appraisals have been completed.

-Executive Session will take place to discuss purchase amount.

City Engineer Fields stated that to receive federal funding the City is required to purchase additional right of way for the detached sidewalk and pathway.

Councilperson Lanting made a motion to approve Resolution No. 1768 authorizing the acquisition or condemnation of real property for the widening of the street known as Washington Street North within the City of Twin Falls, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Councilperson Johnson, for the record, spoke opposing the taking of public right of way.

4. Consideration of the request of Monica Tognetti for waiver of the non-conforming building expansion permit process to allow the expansion to her residence located at 857 Walnut Street.

Community Development Director Humble reviewed the request using overhead projections. Monica Tognetti, applicant, is requesting to waive the non-conforming building expansion permit process. She is planning to remodel her existing residence.

Councilperson Johnson made a motion to approve the request of Monica Tognetti for the waiver of the non-conforming building expansion permit process to allow the expansion to her home located at 857 Walnut Street, as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members voted in favor of the motion. The motion passed.

5. Consideration of the revised final plat of North Haven PUD Subdivision, 80.0 acres (+/-) located on the southwest corner of Pole Line Road and Washington Street North.

Community Development Director Humble reviewed the request of the revised final plat on overhead projections. The Planning and Zoning Commission approved the preliminary plat on April 25, 2006, with the following conditions:

1. Subject to the previous (10) conditions of approval. (CONDITIONS OF APPROVAL NORTH HAVEN SUBDIVISION, attached.)
2. Subject to final technical review by the Engineering Department.
3. The private entrance shown as “Washington Street Access #1” on traffic study, as discussed at this meeting, to be limited to Right-In and Right-Out only with a median divider on Washington Street North.

Council discussion followed:

- Each of the conditions will be required to be met prior to the City Engineer signing the final plat for recordation.
- Clarification of conditions.
- Median is developer's responsibility.

Gerald Martens, EHM Engineers, Inc., representing the applicant, stated that he concurs with staff recommendations.

Councilperson Johnson made a motion to approve the revised final plat of North Haven PUD Subdivision, 80.0 Acres (+/-) located on the southwest corner of Pole Line Road and Washington Street North, as presented. The motion was seconded by Councilperson Hall. Vice Mayor Dwight abstained from voting. Roll call vote showed Mayor Clow, Councilpersons Craig, Hall, Johnson and Lanting voted in favor of the motion. The motion passed.

6. Consideration of bids for the 2006 Washington Street North Mill and Inlay Project.

Councilperson Fields reviewed the request. The project is located on Washington Street North between Filer Avenue and Northstar Avenue and consists of milling out 2.5 inches of the existing asphalt and inlaying it with new asphalt. Funds designated by the Streets Department for overlays will be used.

- Idaho Sand and Gravel only bidder.
- Shelf life of road between 5 to 7 years.
- October to be the projected time frame.

Councilperson Johnson made a motion to award the Washington Street North Mill and Inlay Project to Idaho Sand & Gravel of Jerome, Idaho, in the amount of \$297,000. The motion was seconded Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Consideration of adoption of ordinance for Jayco, Inc., an Indiana Corporation

Community Development Director Humble reviewed the request. On August 21, 2006, the City Council approved the zoning request with the following condition:

1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2872 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS,  
IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED,  
PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING  
THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP  
AMENDMENT.

on third and final reading by title only. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Vice Mayor Dwight made the motion to adopt Ordinance #2872, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of a contract for engineering review.

City Engineer Fields reviewed the request. Rod Mathis is retiring and the Engineering Department is currently advertising for the Assistant City Engineer position. The request is for approval with Civil Science to assist the Engineering Department in plans review. The firm is experienced in assisting city engineers and in subdivision development and review. Rob Ramsey, Senior Engineer/Project Manager with Civil Science, has agreed not to undertake development work in the City and in the Area of Impact.

Staff recommendation is to approve the contract for development review with Civil Science with the contract not to exceed \$40,000.

Council discussion followed:

- RFP's not required on cost.
- Anticipate completion of guide and standards the end of October
- Street and Comprehensive plan.
- Engineering Department understaffed.

Vice Mayor Dwight made a motion to approve the contract with Civil Science authorizing the Mayor to sign the Municipal Engineering and Professional Services Agreement not to exceed the limit of \$40,000, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members voted in favor of the motion. The motion passed.

9. Public input and/or items from the City Manager and City Council. None

III. Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council. None.

IV. Public Hearings: 6:00 P.M.

1. Consider and act on the adoption of a resolution authorizing the Mayor to sign and submit an application for an Idaho Community Development Block Grant (ICDBG) to partially finance the construction of industrial infrastructure improvements to accommodate the expansion of a local manufacturing business.

Community Development Director Humble reviewed the request.

Carleen Herring of Region IV Development Association explained the request. The U.S. Department of Housing and Urban Development provides roughly \$8 million annually to the State of Idaho for use as the Idaho Community Development Block Grant (ICDBG) program. Only Cities and Counties are eligible applicants for these funds.

Idaho's funds are broken up into four categories:

- Senior centers/community centers
- Imminent threat – sudden – not foreseeable (or budgetable)
- Public facilities
- Economic Development – infrastructure tied to jobs

Approximately \$4.0 million from this program is generally available for economic development statewide each year. The maximum grant amount available is \$500,000. Although no match is required, the program is extremely competitive, with the grant awards usually going to the community project with the greatest need, employment and economic impact, and the greatest level of financial participation. Economic Development projects must provide employment opportunities for low and moderate-income individuals.

- The City of Twin Falls is applying for \$464,000 from the ICDBG program. A copy of the application handbook is available.

#### Scope of Work

- The project consists of the construction of roughly 3,200 linear feet of ductile iron water main and 3,100 of PVC sewer line. Also included in the project scope are the boring of the Eastern Idaho Railroad (near east Eldridge) and a crossing of the Perrine Coulee also near east Eldridge. Engineering and administrative services are also involved in the implementation of the project.

#### Budget

- Construction - \$464,000
- Engineering - \$43,300
- Administration - \$20,000
- TOTAL - \$527,300

#### Schedule

- The Company would like to begin construction this fall with occupancy anticipated May 2007. Infrastructure construction will need to accommodate that schedule.

#### Benefits of the Project

- The Company anticipates creating one hundred twenty-five (125) new jobs within a two year period following the beginning of production at their new facility.

#### How ICDBG Funds will Benefit LMI

- The Company has made a commitment to hire members of LMI families. Approximately 51% of the positions must be taken by members of LMI households.

#### Location of the proposed project

- The proposed project improvements will be constructed at Eldridge east to Hankins Road.

The public hearing was opened and closed with no input.

#### City Council deliberations:

-Jayco, Inc., long term employer.

-Sewer and water to site make it possible for future expansion

Vice Mayor Dwight made a motion to adopt Resolution #1767 authorizing the Mayor to sign and submit an application for an Idaho Community Development Block Grant to partially finance the construction of industrial infrastructure to facilitate economic development. The motion was seconded by Councilperson Johnson and roll call vote showed all members voted in favor of the motion. The motion passed.

Vice Mayor Dwight made a motion to approve the Citizen Participation Plan for the City of Twin Falls. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion. The motion passed.

Councilperson Lanting made a motion to approve the Residential Anti-Displacement and Relocation Assistance Plan and Summary of Residential Anti-Displacement and Relocation Assistance Plan. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

V. ADJOURNMENT TO:

EXECUTIVE SESSION to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. Idaho Code 67-2345(1)(b)

Councilperson Johnson made a motion to move to Executive Session, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

The meeting adjourned to Executive Session at 6:14 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DONS	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	Mayor		Vice Mayor			

MINUTES

Meeting of Twin Falls City Council, Monday, September 18, 2006  
5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

I. CONSENT CALENDAR

1. Approve accounts payable. September 13 – September 19, 2006.
2. Curb-Gutter and Sidewalk Improvement Deferral Agreement:
  - a. Kim D. Stewart and William D. Stewart.
3. Improvement Agreement for Extension of the City Water System
  - a. High Desert Holdings for Parkwood #3 Subdivision
4. Improvement Agreement for Developments
  - a. Canyon Properties LLC for Canyon Trails Phases 3, 4, and 5
  - b. High Plains Development LLC for High Plains Phase II
  - c. The Martha Sommercamp Trust for Laurelwood Subdivision No. 2
  - d. Greenridge Development, LLC for Rock Creek Trail Estates Phases 2, 3, 4, 5
5. Minutes: September 5, 2006.

II. ITEMS FOR CONSIDERATION

1. Presentation of Certificates of Appreciation to outgoing Urban Renewal Agency Board Members Dan Brizee, Jeff Hepworth, and Rich Stivers.
2. Consideration of the final plat of Pheasant Meadows Subdivision, Phase II, 42 acres (+/-) 166 residential lots, located north and south of the 300-400 blocks of Pheasant Road West.
3. Consideration of the final plat of River Ridge Estates Subdivision, No. 4, 5 acres (+/-) 19 residential lots, located south of Cheney Drive and east of Madrona Street North.
4. Consideration of the Washington Street North project right of way contracts and warranty deeds
  - a. Kena Collins, Parcel 34, \$11,000.00
  - b. Lorraine Gibson, Parcel 48, \$33,087.24
  - c. Campus Park Housing, Parcel 65, \$58,000.00
5. Consideration of a public hearing to amend the 2005-2006 fiscal year budget on September 25, 2006 at 6:00 p.m.
6. Public input and/or items from the City Manager and City Council.

III. Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council:

IV. Public Hearings: 6:00 P.M. None

V. ADJOURNMENT

Present: Mayor Lance Clow, Councilperson Shawn Barigar, Trip Craig, Don Hall, Dave Johnson and Greg Lanting, City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, Finance Director Gary Evans, Assistant Finance Director Lorie Race, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished, to recite the Pledge of Allegiance to the flag with him.

## I. CONSENT CALENDAR

1. Approve accounts payable. September 13 – September 19, 2006  
Prepaid: \$3,850.92  
Total: \$525,119.73
3. Curb-Gutter and Sidewalk Improvement Deferral Agreement:
  - a. Kim D. Stewart and William D. Stewart.
4. Improvement Agreement for Extension of the City Water System
  - a. High Desert Holdings for Parkwood #3 Subdivision  
Improvement Agreement for Developments
    - a. Canyon Properties LLC for Canyon Trails Phases 3, 4, and 5
    - b. High Plains Development LLC for High Plains Phase II
  - c. The Martha Sommercamp Trust for Laurelwood Subdivision No. 2
  - d. Greenridge Development, LLC for Rock Creek Trail Estates Phases 2, 3, 4, 5
6. Minutes: September 5, 2006.

Councilperson Johnson made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

## II. ITEMS FOR CONSIDERATION

1. Presentation of Certificates of Appreciation to outgoing Urban Renewal Agency Board Members Dan Brizee, Jeff Hepworth, and Rich Stivers.

Mayor Clow recognized outgoing Urban Renewal Agency Board Members Dan Brizee, Jeff Hepworth and Rich Stivers. Jeff Hepworth and Rich Stivers were present to receive their plaques.

2. Consideration of the final plat of Pheasant Meadows Subdivision, Phase II, 42 acres (+/-) 166 residential lots, located north and south of the 300-400 blocks of Pheasant Road West.

Community Development Director Humble reviewed the request using overhead projections. The preliminary plat was approved by the Planning and Zoning Commission on January 13, 2004, with the following conditions:

1. Plat approval is subject to City Engineering Department final technical review.
2. Resolution of the issues above stated.
3. Resolution of other issues in the December 22, 2003, letter from Rod Mathis, Assistant City Engineer.

Conditions 2 and 3 have been resolved.

Staff has reviewed the final plat and recommends the following condition be placed on the plat if approved: 1. Final plat approval is subject to Engineering Department final technical review.

Council discussion followed:

- Dedication of Tract C and D to the City.
- Park dedication ordinance.
- Retention area location.

Chevy Bailey, Riedesel and Associates Inc., on overhead projection, explained that the location of the irrigation pump station may be placed in the retention area, as discussed with former City Engineer Gary L. Young.

Councilperson Barigar made a motion to approve the final plat of Pheasant Meadows Subdivision, Phase II, 42 acres (+/-) with 166 residential lots on property located north and south of the 300 and 400 blocks of Pheasant Road West, as presented, with the following condition: 1. Plat approval is subject to City Engineering Department final technical review. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of the final plat of River Ridge Estates Subdivision, No. 4, 5 acres (+/-) 19 residential lots, located south of Cheney Drive and east of Madrona Street North.

Community Development Director Humble reviewed the request using overhead projections. River Ridge Estates #1 was approved in 1993. The preliminary plat of River Ridge #2 was approved in April 1999, the final plat of the River Ridge #2 was approved in May 1999, and final plat of River Ridge Estates #23 was approved in February 2003.

Staff has reviewed the final plat and recommends the following condition be placed on the plat if approved:

1. Plat approval is subject to Engineering Department final technical review.

Council discussion followed:

- Location of park dedication.
- Ensign Subdivision in lieu park dedication approved by Council.

Rex Harding, JUB Engineers, explained the request using overhead projections.

Council discussion followed:

- Lots along Cheney not included in the subdivision.

Councilperson Johnson made a motion to approve the final plat of River Ridge Estates Subdivision, No. 4, 5 acres (+/-) 19 residential lots, located south of Cheney Drive and east of Madonna Street North, as presented by Community Development Director Humble, with the following condition: 1. Final plat approval is subject to Engineering Department final technical review. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of the Washington Street North project right of way contracts and warranty deeds

- a. Kena Collins, Parcel 34, \$11,000.00
- b. Lorraine Gibson, Parcel 48, \$33,087.24
- c. Campus Park Housing, Parcel 65, \$58,000.00

City Engineer Fields reviewed the request. The appraisals have been completed by Chanon Romo of Right of Way and Negotiations for parcels 34, 48 and 65. Staff recommends that Council approve the contracts for the parcels.

Parcels 34, 46, and 64 have not been successfully negotiated and have been turned over to City Attorney Wonderlich for his attention and action.

Councilperson Johnson made a motion to approve the request to acquire the following properties, as presented: Kena Collins, Parcel 34, \$11,000.00, Lorraine Gibson, Parcel 48, \$33,087.24, and Campus Park Housing, Parcel 65, \$58,000.00. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Mayor Clow stated that at the September 11, 2006 Council meeting, Resolution No. 1768, authorizing the acquisition or condemnation of real property was approved. City Attorney Wonderlich would contact the Council prior to filing action.

5. Consideration of a public hearing to amend the 2005-2006 fiscal year budget on September 25, 2006, at 6:00 p.m.

Assistant Finance Director Race reviewed the request for a public hearing. The process is a formality at the end of year to ensure compliance with the Appropriations Ordinance passed for the current fiscal year. All of the expenditures have been previously reviewed and approved by the Council.

Council discussion followed:  
-Golf Fund

Finance Director Evans discussed in detail the Gulf Fund.

Councilperson Craig made a motion to approve the request for a public hearing to amend the 2005-2006 fiscal year budget on September 25, 2006, at 6:00 p.m., as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members voted in favor of the motion. The motion passed.

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

Mayor Lance Clow introduced Jared Hopkins, government reporter for the Times News.

### III. Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council:

Mayor Clow gave an update of a meeting held with the Finance Committee.

Councilperson Craig reported on a September 19, 2006, Groundwater Retention meeting at the Department of Health and Welfare building.

Councilperson Lanting reported on the Animal Shelter Board dog license fees.

IV. Public Hearings: 6:00 P.M. None

V. ADJOURNMENT TO: Executive Session to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. Idaho Code 67-2345(1)(c). Councilperson Lanting made a motion to approve adjournment to Executive Session. The motion was seconded by Councilperson Johnson and roll call vote showed all members voted in favor of the motion. The motion passed.

The meeting adjourned at 5:41 p.m.

Leila Sanchez  
Deputy City Clerk

**COUNCIL MEMBERS:**

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

Meeting of Twin Falls City Council, Monday, September 25, 2006

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**5:00 P.M.**

I.	CONSENT CALENDAR (Items not requiring individual discussion.)
1.	Approve accounts payable. September 19 - September 25, 2006 total: \$573,985.81
2.	Sidewalk Improvement Deferral Agreement
a.	Monica Tognetti, 857 Walnut Street
3.	Improvement Agreement for Development
a.	Canyon Properties, LLC., for Canyon Trails #7 6
b.	SIDCO, Inc., for River Ridge Estates No. 4
c.	R & J Development, Inc., for Pheasant Meadows Subdivision Phase 2
4.	Approve minutes of September 11, 2006.
II.	ITEMS FOR CONSIDERATION
1.	Presentation by Judy Love regarding the road conditions at 1288 Eastland Drive North.
2.	Proposal to update the City Animal Control Code.
3.	Consideration of Amendment #5 to the contract with Operations Management International for the Management and Operation of the Wastewater Treatment Plant and related programs.
4.	Consideration of adoption of <i>proposed</i> Ordinance No. 2873 for Idaho Power Company c/o Perry Van Patten.
5.	Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Golden Eagle Subdivision.
6.	Consideration of a proposal for the Twin Falls Police Department Gun Range.
7.	Public input and/or items from the City Manager and City Council. None
III.	Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council. None
IV.	Public Hearings: 6:00 P.M.
1.	Request of The Church of Jesus Christ of Latter Day Saints c/o Hal W. Jensen for annexation of 9.78 acres (+/-) of land, with a zoning designation of R-1 VAR, currently zoned R-1 VAR, located north and south on the west side of the intersection of Hankins Road and Stadium Boulevard, extended. (app. 2048)
2.	Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10; Section 12; Chapter 4.2(L) regarding standards for mailboxes. (app 2051)
3.	Request for adoption of proposed Ordinance No. 2874 2875 to amend the 2005-2006 fiscal year budget.
4.	Request for adoption of proposed Resolution No. 1769 to establish the fee schedule for Joslin Field, Magic Valley Regional Airport.
5.	Request for adoption of proposed Resolution No. 1770 to establish utility rates effective October 1, 2006.
V.	ADJOURNMENT:

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Present: Mayor Lance Clow, Vice Mayor Glenda Dwight, Councilpersons Shawn Barigar, Trip Craig, Greg Lanting, David Johnson, Acting City Manager Gary Evans, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Finance Director Gary Evans, Assistant Finance Director Lorie Race, Management Assistant Gretchen Scott, Airport Manager Bill Carberry, Police Captain Brian Pike, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 P.M. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

### **I. CONSENT CALENDAR (Items not requiring individual discussion.)**

1. Approve accounts payable. September 19 - September 25, 2006 total: \$573,985.81
2. Sidewalk Improvement Deferral Agreement
  - a. Monica Tognetti, 857 Walnut Street
3. Improvement Agreement for Development
  - a. Canyon Properties, LLC., for Canyon Trails #7
  - b. SIDCO, Inc., for River Ridge Estates No. 4
  - c. R & J Development, Inc., for Pheasant Meadows Subdivision Phase 2
4. Approve minutes of September 11, 2006.

Councilperson Lanting made a motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

1. Presentation by Judy Love regarding the road conditions at 1288 Eastland Drive North.

Judy Love, 1288 Eastland Drive North, explained the road conditions at Eastland Drive North. The completion of all the underground utilities by McCoy Construction for J & D Developers has resulted in extremely loud crashing sounds with any empty tractor trailer and small trailer hauled by pickups. The noise has created health problems for herself and her family. She requested the intersection be repaired.

City Engineer Jackie Fields explained that during the construction of Candleridge East a utility trench was cut. Eastland Drive is an old and deteriorating arterial, subject to heavy truck traffic. During the subdivision development, engineering inspectors checked the trench patch during subdivision development and found it to be within acceptable tolerance. The Streets Superintendent later checked the road and also found the work to be within tolerance (one-half inch variance). McCoy Construction completed the work according to the required specifications.

Alternatives have been reviewed with staff. 1. A thin overlay (skin patch) is temporary and will peel and is not recommended. 2. A mill and inlay will relocate the variance to the edges of the patch. Removing and replacing that section of roadway may or may not correct the situation as acceptable pavement placement and can yield a one-half inch bump. 3. Grinding the area would be an attempt to achieve a higher standard than we hold our developers and contractors to.

Council discussion followed:

-Engineering Department does not have an estimated cost of the grind method.

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- Reduce road noise by grind method.
- Eastland Drive is a City street.
- Falls to north of Candleridge is in bad shape.
- Lack of money in the Capital Improvement Fund for a large maintenance project.
- Washington Street – 2 1/2” overlay and cost.
- Responsibility of LDS Church on Eastland Drive would be to centerline and not the entire property.
- Speed limit.

Vice-Mayor Dwight favored the mill and overlay alternative.

Councilperson Johnson requested that City Engineer Fields return to the City Council with alternative solution cost estimates.

### 2. Proposal to update the City Animal Control Code.

Management Assistant Scott reviewed the request. The Animal Shelter Advisory Committee, based on the information provided to them from the Sheriff's office and the Twin Falls Police Department, believe that the City code, relevant to animal control, is outdated and in need of amendment. With Council direction, the Commission would like to work on City Code § 6-4-9 Kennel Regulations, and to see stronger language in City Code §6-4-14(k).

The Commission is requesting that the Council give approval for the recommendations to be forwarded to the City Attorney for review and preparation for adoption. After the City Attorney has reviewed the recommendations, the code sections would come back before the Council for approval.

Council discussion followed:

- Kennel Regulations/commercial uses.
- Distribution of kennel fees.

Councilperson Dwight made a motion for approval for Management Assistant Scott and/or for the Animal Shelter Commission to forward the suggestions to City Attorney Wonderlich, to prepare an ordinance and to update the City Code, as presented. The motion was seconded by Councilperson Lanting and voice vote showed all members present voted in favor of the motion. The motion passed.

### 3. Consideration of Amendment No. 5 to the contract with Operations Management International for the Management and Operation of the Wastewater Treatment Plant and related programs.

City Engineer Fields reviewed the request. The City has contracted with OMI to manage and operate the wastewater treatment plant. In 2001, the City entered into a ten year contract with OMI for management and operation services. This is the fifth amendment to the base contract signed in 2001. The amendment calls for a 1.6% increase in the base fee. The proposed base fee is \$2,572.657. The base fee includes direct costs and the OMI management fee. Under the proposal the base fee is increasing by 1.6%. For comparative purposes the base fee has increased by a total of 6.8% over the previous four years.

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Staff recommends approval of contract amendment #5 and authorization for the Mayor to execute the amendment on behalf of the City.

Council discussion followed:

- Yearly annual review of the 2001 Agreement for Operations Maintenance and Management Services contract.
- Utility costs.
- Management fee.
- Contract would go out to bid at the ten year mark.
- Rebates refunded to the City.

Vice Mayor Dwight made the motion for approval of Amendment No. 5 for the Mayor to execute the amendment on behalf of the City, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of adoption of *proposed* Ordinance No. 2873 for Idaho Power Company c/o Perry Van Patten.

Community Development Director Humble reviewed the request. On August 28, 2006, the City Council recommended approval of the request with the following conditions: 1. Approved as presented subject to the retention of utility easements and a City accepted turnaround on Ash Street South.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2873 entitled:

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE  
CITY OF TWIN FALLS, IDAHO, VACATING THE REAL PROPERTY  
DESCRIBED BELOW AND PROVIDING THE ISSUANCE OF DEEDS  
AND THE VESTING OF TITLE TO THE PROPERTY SO VACATED.

on third and final reading by title only. The motion was seconded by Councilperson Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Johnson made the motion to adopt Ordinance #2873, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Golden Eagle Subdivision.

Community Development Director Humble reviewed the request using overhead projections. Staff recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication.

Council discussion followed:

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-Vista Bonita Park.

-Retention pond.

Councilperson Barigar made the motion for the acceptance of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3.11 for the Golden Eagle Subdivision. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

### 6. Consideration of a proposal for the Twin Falls Police Department Gun Range.

Captain Pike reviewed the request using overhead projections. On April 13, 2006, under the direction of the Twin Falls City Council, the Twin Falls Police Department requested TRS Range Services, LLC to perform a site evaluation of the existing small arms firing range and training facility in Twin Falls. In May 2006, TRS Range Services, LLC completed and delivered the site evaluation. On August 14, 2006, based upon the TRS Range Services, LLC site evaluation, the Twin Falls Police Department sent out a qualification for design build project to solicit bids regarding modifications to the small arms range. On August 29, 2006, the Twin Falls Police Department gun range selection committee met to review the request for qualifications and design build project proposals received from TRS Range Services, LLC and Meggitt Defense Systems Caswell. After review, the committee unanimously selected TRS Range Services, LLC to move forward in this process. On September 8, 2006, a meeting to negotiate a contract regarding modifications to the range was discussed with Kerry O'Neal of TRS.

Kerry O'Neal of TRS explained the proposal.

Council discussion followed:

-Dimensions of the gun range.

-Bullet containment.

Finance Director Evans reviewed the funding of the project.

Vice Mayor Dwight made the motion for approval of authorizing the Police Department to execute the contract up to \$350,000.00, as presented, and authorize the Mayor to sign the contract. The motion was seconded by Councilperson Barigar and roll call vote showed all members voted in favor of the motion. The motion passed.

Council discussion followed:

-Environmental costs of moving the gun range.

### 7. Public input and/or items from the City Manager and City Council. None.

## III. Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council.

None.

Recess at 6:22 P.M.

Reconvened at 6:29 P.M.

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**IV. Public Hearings: 6:00 P.M.**

1. Request of The Church of Jesus Christ of Latter Day Saints c/o Hal W. Jensen for annexation of 9.78 acres (+/-) of land, with a zoning designation of R-1 VAR, currently zoned R-1 VAR, located north and south on the west side of the intersection of Hankins Road and Stadium Boulevard, extended. (app. 2048)

Jim Lystrum, applicant, explained the request.

Community Development Director Humble reviewed the request. On August 29, 2006, the Commission recommended an R-1 VAR zoning designation subject to the following condition, if the City Council approves their request: 1. Subject to adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

The Public Hearing was opened and closed with no input.

Council deliberations followed:

- Church layout.
- Site plan meets criteria of the SUP.

Councilperson Johnson made the motion to approve the annexation of 9.78 acres (+/-) of land, with a zoning designation of R-1 VAR, currently zoned R-1 VAR, located north and south on the west side of the intersection of Hankins Road and Stadium Boulevard, extended, as presented, with the following condition: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Request of the City of Twin Falls for a Zoning Title Amendment which would amend Twin Falls City Code Title 10; Section 12; Chapter 4.2(L) regarding standards for mailboxes. (app 2051)

Community Development Director Humble reviewed the request. On August 29, 2006, the Commission recommended approval of the request.

Council discussion followed:

- Definition of cluster box units not defined in City Code.  
Airport Manager Carberry stated that a cluster could be a cluster of 8, 12, or 16 individual boxes in a centralized location.
- Receptacle for outgoing mail.

The public hearing was opened and closed with no input.

Councilperson Barigar made the motion to suspend the rules and place Ordinance #2874 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 10-12-4.2(L) REGARDING STANDARDS FOR MAILBOXES.

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**September 25, 2006**

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on third and final reading by title only. The motion was seconded by Councilperson Johnson. Mayor Clow and Councilpersons Barigar, Craig, Lanting and Johnson voted in favor of the motion. Vice Mayor Dwight voted against the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Barigar made the motion to adopt Ordinance #2874, as presented. The motion was seconded by Councilperson Johnson. Roll call vote showed Councilpersons Barigar, Craig and Lanting voted in favor of the motion. Mayor Clow, Vice Mayor Dwight and Councilperson Johnson voted against the motion. The motion failed.

3. Request for adoption of proposed Ordinance No. ~~2874~~ 2875 to amend the 2005-2006 fiscal year budget.

Assistant Finance Director Race reviewed the request. The request is a formality to bring the City into compliance with State Code.

Finance Director Evans explained the Golf Fund-Excess rounds commission expenditure.

Council discussion followed:

- Golf Fund- Transfer from the General Fund
- Pool Fund-Transfer from the General Fund

The public hearing was opened and closed with no input.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2875 entitled:

AN ORDINANCE OF THE CITY OF TWIN FALLS, IDAHO, AMENDING ORDINANCE NO. 2834, THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2005, AND ENDING SEPTEMBER 30, 2006; APPROPRIATING ADDITIONAL MONIES THAT ARE TO BE RECEIVED BY THE CITY OF TWIN FALLS, IDAHO, IN THE SUM OF \$1,177,079; AND PROVIDING AN EFFECTIVE DATE.

on third and final reading by title only. The motion was seconded by Councilperson Lanting and roll call vote showed all members voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the ordinance title.

Councilperson Dwight made the motion to adopt Ordinance #2875, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Request for adoption of proposed Resolution No. 1769 to establish the fee schedule for Joslin Field, Magic Valley Regional Airport.

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Airport Manager Carberry reviewed the request. The new fees in excess of a 5% increase requiring a public hearing are the charges and applicability of Aircraft Rescue and Firefighting Services (ARFF). Due to the Federal Aviation Administration mandate that the airport provide standby firefighting services for all scheduled passenger aircraft with a seating capacity greater than 9 seats, the airport is looking to recoup some of the operational costs associated with the staffing of the programs. The City will be hiring three firefighters to meet the obligation to provide ARFF services in June 2007. This new revenue will help offset the cost of the program which is expected to cost approximately \$165,000 in annual salaries. Other changes reflected in the new fee schedule include a CPI based 3.4% increase to ground leases; a 5% increase in airline terminal rates and the inclusion of an annual CPI escalation clause in airline terminal rents beginning October 1, 2006. The Airport Advisory Board reviewed the new fee schedule at their last meeting and had no objections.

Council discussion followed:

- SkyWest Airlines contract.
- Standby firefighting services.
- Increase in ground leases.
- Restaurant contract.

The public hearing was opened and closed with no input.

Councilperson Johnson made the motion to adopt Resolution No. 1769 to establish the fee schedule for Joslin Field, Magic Valley Regional Airport, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members voted in favor of the motion. The motion passed.

5. Request for adoption of proposed Resolution No. 1770 to establish utility rates effective October 1, 2006.

Finance Director Evans reviewed the request. The resolution includes increases for water service and water connections, wastewater service and sewer capacity fees. Sanitation and landfill fees are unchanged.

Council discussion followed:

- Touch-read and radio-read meters.

The public hearing was opened and closed with no input.

Councilperson Johnson made the motion to adopt Resolution 1770 to establish utility rates effective October 1, 2006, as presented. The motion was seconded by Councilperson Dwight and roll call vote showed all members voted in favor of the motion. The motion passed.

V. ADJOURNMENT. The meeting adjourned at 7:14 P.M.

Leila Sánchez  
Deputy City Clerk

**COUNCIL MEMBERS:**

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

**MINUTES**

Meeting of Twin Falls City Council, Monday, October 2, 2006

	ITEMS
	5:00 P.M.
	PLEDGE OF ALLEGIANCE TO THE FLAG
I.	CONSENT CALENDAR (Items not requiring individual discussion.)
1.	Approve accounts payable. September 26 – October 2, 2006
2.	Findings of Fact and Conclusions of Law:
3.	a. Final Plat request of the revised North Haven PUD Subdivision
	Approve minutes of September 18, 2006
II.	ITEMS FOR CONSIDERATION
1.	PROCLAMATION: Community Planning Month
2.	Landscape Award presentation by Nancy Chocker, Moss Nurseries to The Caring Place, 870 Eastland Drive. (Idaho Home Health & Hospice).
3.	Presentation of Certificates:
	a. Level I Communications Specialist to Dispatcher Jennifer Foster
	b. Advanced Certification to Officer Lou Coronado
	c. Basic Certification and Intermediate Certification to Officer Todd Rudner
	d. Management Certification to Captain Matt Hicks
	e. Management Certification to Captain Brian Pike
4.	Presentation by Karla Williams, Executive Director, Historic Downtown, for the annual Oktoberfest/Harvest Festival.
5.	Consideration of the request of Louie L. Warren for waiver of the non-conforming building expansion permit process to allow the expansion to his residence located at 2176 Falls Avenue East.
6.	Consideration of adoption of Ordinances for:
	a. Greenridge Development, LLC c/o Jack Bauer
	b. The Church of Jesus Christ of Latter Day Saints c/o Hal W. Jensen
7.	Public input and/or items from the City Manager and City Council.
III.	Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council
IV.	Public Hearings: 6:00 P.M. - None
V.	ADJOURNMENT

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sánchez, 735-7287, two working days before the meeting.

**City Council Minutes**

**October 2, 2006**

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Present: Mayor Lance Clow, Councilpersons Shawn Barigar, Trip Craig, Don Hall, David Johnson and Greg Lanting. City Manager Tom Courtney, Community Development Director Mitch Humble, City Engineer Jackie Fields, Police Chief Jim Munn, Staff Sergeant Craig Stotts, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 P.M. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

**I. CONSENT CALENDAR (Items not requiring individual discussion.)**

1. Approve accounts payable. September 26 – October 2, 2006  
September 26 – 30, 2006       \$431,980.91  
September 28, 2006 Pre-pay   \$ 13,700.00
2. Findings of Fact and Conclusions of Law:
  - a. Final Plat request of the revised North Haven PUD Subdivision
3. Approve minutes of September 18, 2006

Councilperson Hall made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION**

1. PROCLAMATION: Community Planning Month  
Mayor Clow read the proclamation and presented it to Community Development Director Humble.
2. Landscape Award presentation by Nancy Chocker, Moss Nurseries to The Caring Place, 870 Eastland Drive. (Idaho Home Health & Hospice).

Nancy Chocker, Moss Nurseries, presented award to The Caring Place.

Danica Severa, Idaho Home Health and Hospice, accepted the award.

3. Presentation of Certificates:
  - a. Level I Communications Specialist to Dispatcher Jennifer Foster
  - b. Advanced Certification to Officer Lou Coronado
  - c. Basic Certification and Intermediate Certification to Officer Todd Rudner
  - d. Management Certification to Captain Matt Hicks
  - e. Management Certification to Captain Brian Pike

Chief Jim Munn, Mayor Clow and Councilperson Hall presented certificates to Dispatcher Jennifer Foster, Officers Lou Coronado and Todd Rudner, and Captains Matt Hicks and Brian Pike.

4. Presentation by Karla Williams, Executive Director, Historic Downtown, for the annual Oktoberfest/Harvest Festival

Karla Williams explained in detail the Oktoberfest/Harvest Festival. The Festival would take place on Friday, October 6, 2006, from 10:00 A.M. to 10:00 P.M. and Saturday, October 7, 2006, 10:00 A.M. to 6:00 P.M.

Staff Sergeant Stotts reviewed the request.

Council discussion followed:

- Street closures.
- Businesses remaining open.

Councilperson Craig made the motion to approve the Oktoberfest Harvest Festival as presented, as approved by the Police Department, which includes the closing of the streets and the serving of alcohol based upon the plan as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of the request of Louie L. Warren for waiver of the non-conforming building expansion permit process to allow the expansion to his residence located at 2176 Falls Avenue East.

Community Development Director Humble reviewed the request using overhead projections. Staff recommends the new addition meeting the current setback standard.

Council discussion followed:

- Current standard.
- Setbacks of other homes in the area.

Louie Warren explained the request.

Councilperson Hall made the motion to approve the request of Louie L. Warren for waiver of the non-conforming expansion permit process to allow the expansion to his residence located at 2176 Falls Avenue East, as requested by the applicant. The motion was seconded by Councilperson Johnson. Roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of adoption of Ordinances for:
  - a. Greenridge Development, LLC c/o Jack Bauer
  - b. The Church of Jesus Christ of Latter Day Saints c/o Hal W. Jensen

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2876 and #2877 on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2876 entitled:

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 AREA OF  
IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Johnson made the motion to adopt Ordinance #2876, as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2877 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Craig made the motion to adopt Ordinance #2877, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

**III. Advisory Board Reports, Announcements, Calendar and items from the City Manager and Council.**  
None.

Councilperson Johnson stated there are two openings on the Tree Commission and to contact the Parks and Recreation Department for an application.

Mayor Clow reported on ASCAP and the annual fee of \$280.00. City Attorney reported that the City Band is exempt from the fee. The Council took no action.

City Engineer Fields gave an update on Eastland Drive North road conditions and recommended to the Council that the grinding method be applied to the road.

Councilperson Johnson made a motion to approve the recommended actions by City Engineer Fields, and to proceed with the grinding contract and extending that contract. The motion was seconded by Councilperson Lanting and voice vote showed all members present voted in favor of the motion. The motion passed.

Mayor Clow reported that he signed the Operations Management International for the Management and Operation of the Wastewater Treatment Plant Contract Amendment No. 5.

**IV. Public Hearings: 6:00 P.M. – None**

**V. ADJOURNMENT: 7:27 P.M. to EXECUTIVE SESSION** to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student. Idaho Code 67-2345(1)(b).

Councilperson Barigar made a motion to move to Executive Session. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLEND	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			

## **NO COUNCIL MEETING**

FOR THE MEETING OF THE TWIN FALLS CITY COUNCIL, TUESDAY,  
OCTOBER 10, 2006





## ATTENDANCE

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Present

**Mayor Clow**  
**Vice Mayor Dwight**  
**Shawn Barigar**  
**Trip Craig**  
**Don Hall**  
**Dave Johnson**  
**Greg Lanting**

Absent

**None**

**CITY STAFF PRESENT:** City Manager Tom Courtney, City Attorney Fritz Wonderlich, Lt. Bryan Krear, Water Superintendent Mike Schroeder, Parks & Recreation Director Dennis Bowyer, Building Official Marianne Barker, Airport Manager Bill Carberry, Community Development Director Mitch Humble, Deputy City Clerk Leila Sanchez

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3:30 P.M

1. Architectural Selection for the Design and Build of a new Police Facility
  - a. 3:30 P.M. Evergreen Studio
  - b. 4:00 P.M. Lombard-Conrad
  - c. 4:30 P.M. Russ Lively

Presentations made. No action taken.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

I. **CONSENT CALENDAR:**

1. Approve accounts payable. October 3 - October 16, 2006.  
FY 2005/2006 = \$421,396.43  
October 3 – 16, 2006 = \$173,537.25
2. Alcohol License Application Ownership Transfer
3. Curb-Gutter and Sidewalk Improvement Deferral Agreement
  - a. JMAX, L.L.C., 1775 Eldridge Avenue
  - b. Domingo and Delia R. Villanueva, 261 Jackson Street
4. Improvement Agreement and Engineer's Estimate for South Hampton Subdivision for South Hampton, L.L.C.
5. Approve minutes of September 25, 2006, and October 2, 2006.

Councilperson Hall made the motion to approve the Consent Calendar excluding the October 2, 2006 Minutes. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

II. **ITEMS FOR CONSIDERATION:**

1. Presentation by Stacy Madsen, Executive Director of the Magic Valley Arts Council, introducing the pictorial display in the Council Chambers by Twin Falls photographer Tom Gilbertson.

Stacy Madsen invited the public to view the pictorial display in the Council Chambers by Twin Falls photographer Tom Gilbertson. Mr. Gilbertson's photographs will be on exhibit through the end of December.

2. Presentation of Water Certification Licenses to:
  - a. Robert Bohling Class IV License



- b. Robby Andreasen           Class II License
- c. T.J. Prescott               Class II License
- d. J. Dee Van Eps            Class I License

Water Superintendent Schroeder, Mayor Clow, and Councilperson Craig presented Robert Bohling, Robby Andreasen, T. J. Prescott, and J. Dee Van Eps with their Water Certification Licenses.

3. Consideration of approval of appointment to the Golf Advisory Commission.

Parks & Recreation Director Bowyer explained the request. Dean Hodges unexpectedly resigned from the Commission. The City Council on July 24, 2006, approved Gale Kleinkopf on the Commission beginning January 2007. The Golf Advisory Commission unanimously approved that Gale Kleinkopf to take over Dean Hodges' term immediately and advertise for another opening.

Staff recommends the appointment of Gale Kleinkopf to the Twin Falls Golf Advisory Commission.

Councilperson Johnson made the motion to appoint for the approval the appointment of Gale Kleinkopf to the Golf Advisory Commission beginning immediately. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Set a public hearing for October 23, 2006, on Plumbing Inspection Fees.

Building Official Barker reviewed the request. The City Council agreed with the staff proposal to begin a local program of plumbing, electrical and mechanical permits and inspections. The Building Department has revised the proposal to implement the plumbing program for November 1, 2006. Implementation of electrical and mechanical permits/inspections programs is slated to begin January 1, 2007. A hearing is scheduled for the Council meeting of October 23, 2006, to take public comment on the proposed fees. The proposed schedule of permit fees is taken from the fee schedule currently adopted by the Plumbing Bureau of the Idaho Division of Building Safety.

Discussion followed:

- Review of the Plumbing Inspection Fees.
- Review of the Contract Price Table
- Proposed fees to remain the same as on the State schedule.

Councilperson Barigar made the motion for the approval of the request as presented. The motion was seconded by Councilperson Johnson and voice vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of approval of an agreement with Cresselectronic for an access control system fiber optic cable upgrade project. (FAA, AIP24)

Airport Manager Carberry reviewed the request. The Airport's security access gate has suffered from the effects of random lightning strikes which have created surges of inducted voltage resulting in extensive damage to the electronic gate access system components. The FAA has agreed to fund the upgrades and improvements to the system which will reduce the induction problem. The Airport attempted to solicit bids from two local companies but they respectfully declined to offer a bid on the project. Richard Cressel of Cresselectronics submitted a proposed contract. The Information Services Department for the City has reviewed the scope of work in the agreement and has concurred with the direction the Airport is taking to remedy the problem.

Staff recommends the City award the contract to Cresselectronic Access Control for the amount of \$33,823.00 contingent on the concurrence of the Federal Aviation Administration, as presented.

Discussion followed:



- FAA reimbursement of funds.
- Cost of repairs.

Councilperson Johnson made the motion for the approval of the agreement with Cresselelectronic for the amount of \$33,823.00, which will qualify for FAA AIP-24 funding at the 95% level, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of the request of Sunterra LLC for a one-year extension of the approval of the final plat of Sunterra Subd. No. 3.

Community Development Director Humble reviewed the request. On September 26, 2005, the City Council approved the final plat of the Sunterra Subdivision No. 3. The approval was subject to Twin Falls Engineering Department final technical review. The developer is requesting a one-year extension of the approval of the final plat.

Staff has reviewed the request and recommends approval with the conditions as in the original approval.

Councilperson Johnson made the motion to approve the request as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Discussion followed:

City Attorney Wonderlich stated that it is within the City Council's power to authorize approval of the request.

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

- Councilperson Barigar stated that the architectural selection for the design and build of a new Police Facility would come to the City Council for a decision. He stated the following concerns: Parking availability and current height restriction downtown.

Discussion followed:

- Current height restrictions.
- Historic preservation.
- Reducing the square footage costs.

- Mayor Clow stated that he has been contacted by CGI Concepts. CGI Concepts has an endorsement with the National Conference of Mayors, to offer to communities and cites a link to the city website to an interactive website to allow small video service. They offer the service free to the city in order for them to sell advertising throughout the community.

Discussion followed:

- The Chamber of Commerce is using a company based in Boise for Broadcast on tourism.
- Partner with your local media.
- City Website antiquated.
- Cost of production.

No action taken.

- Update on the internet regarding the story on the Twin Falls bomb squad on Local News 8.
- Councilperson Barigar made the motion to move to EXECUTIVE SESSION to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345(1)(c). The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.



III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS: - None

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

1. Request of Gary Wolverton for annexation of 117 (+/-) acres with a zoning designation of R-4, currently zoned R1-VAR, for property located south of the intersection of Harrison Street South and 3600 North Road and north of the Low Line Canal. (app. 2044)

Don Acheson, Riedesel & Associates, Inc. explained the request using overhead projections. The request is for annexation with a zoning designation of R-4. R-1 Variable is not economically feasible for the project. The purpose of the annexation is to create a single family residential subdivision. The individual lots would be sold as fee simple with covenants, conditions, and restrictions, and will be served with extension of the City of Twin Falls municipal water and sewage systems. The proposed zone change and annexation will be compatible with the surrounding uses and zones.

Discussion followed:

- Location of a park if requested by staff.
- Ratio of four lots per acre.
- Lot size.

Community Development Director Humble reviewed the request. The request is to annex 117± acres with a zoning designation of R-4. Currently the property is zoned R-1 VAR. The narrative states that the applicant intends to develop the property as a new residential subdivision. On September 12, 2006, the Commission, by a vote of 6 for and 3 against, recommended the zoning remain R-1 VAR with the following condition, if annexed: 1. Subject to the adjacent arterials and collector streets being rebuilt to current city standards upon development of the property.

Discussion followed:

- Perimeter of lot sizes.

City Attorney Wonderlich gave a review of the annexation and zoning designation process.

The public hearing was opened:

Max Leavitt, 1590 Briarwood Lane, spoke opposing the request.

Larry Amen, 2990 Anderson Lane, spoke opposing the request.

Thomas Berg, 2983 Anderson Lane, spoke opposing the request.

Glenn Fisher, 2987 Anderson Lane, spoke opposing the request.

Jessica Taylor, 2972 E. 3600 N. spoke opposing the request.

James Bobier, 1524 Briarwood Lane, spoke opposing the request.

Kelly Huddleston, 2991 Anderson Lane, spoke opposing the request.

Edgard C. Dutry, 1672 Briarwood Lane, spoke opposing the request.

Dan Arrington, 2998 April Drive, spoke opposing the request.

Tom Billington, 3564 N 2800 E., spoke opposing the request.



Karol Hanson, 1611 Briarwood Lane, spoke opposing the request.

Tom Rambur, 420 Hiddentrail Lane, spoke opposing the request.

Don Acheson, Riedesel and Associates, stated that the intended use of the property is for a residential development.

The public hearing was closed.

Deliberations followed:

- R-1 Variable Zoning.
- The Morning Sun Subdivision is zoned R-2.
- Possibility of zoning the property with an R-4, R-2, and R-1 variable zoning designation.
- The property was purchased by Mr. Wolverton with the R-1 Variable zoning designation.
- Annexation agreement developed by the residents and developer, not the Council.
- Drafting up a PUD agreement.
- LDS location.

City Attorney Wonderlich explained the process of a PUD agreement and the annexation process. Annexation of property requires the Council to designate the zoning of the property.

Councilperson Lanting made the motion for the recommendation of the zoning of the property be for the portion west of Harrison Street, down to the line extended from the property line of Sky Lane Mobile Park be R-4. Another area to the east side of the block of the entire length of the property for 800' from the east property boundary is R-1 Variable. The remaining be R-2. No second on the motion.

Mayor Clow proposed a motion for the Council to instruct staff to work with the developer to present to the Council at a future hearing a PUD proposal incorporating discussions held tonight giving varied density protecting the larger lot sizes to the north and to the south with variable properties and along that entire eastern portion of the property and allow the densities to progress towards the west.

Councilperson Barigar made the motion for staff to work with the developer, and in their best interest, work with the neighbors to present to the Council at a future public hearing a PUD agreement incorporating discussions held tonight, giving varied density protecting the larger lot sizes to the north and to the south with variable properties and along that entire eastern portion of the property and allow the densities to progress towards the west.

Discussion followed:

- Park at 3300 or 3600 affecting the sizing of the lots on Anderson Lane.

The motion was seconded by Vice Mayor Dwight. Mayor Clow, Vice Mayor Dwight, Councilpersons Barigar, Hall, and Lanting voted in favor of the motion. Councilperson Craig and Johnson voted against the motion. The motion passed 5 – 2.

Recess: 7:47 P.M.

Reconvened at 7:54

2. Request of Falls Investment Partnership, c/o Rick Carr for a Zoning District Change and Zoning Map Amendment for approximately one acre of land from R-2 to R-2 PRO for property located at 884 Eastland Drive North. (app. 2055)

Rick Carr, applicant, explained the request. The property is compatible with the surrounding area.



Community Development Director Humble reviewed the request using overhead projections. The site is currently zoned R-2. The request is to rezone the property R-2 PRO. There is a residential home currently operating as a professional office. If the property is rezoned a Special Use Permit shall be required to convert the property to a professional use. Staff recommends the following conditions be placed on this permit, if approved: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

Discussion followed:

-Landscaping requirements.

Rick Carr stated that the condition recommended by staff was unacceptable.

The public hearing was opened and closed with no input.

Discussion followed:

-Applicant would withdrawn request if staff's condition is attached.

-Future development of the property could be attached to a SUP.

-Street improvements not required at this point.

City Attorney Wonderlich explained road standards.

The public hearing was closed.

Deliberations followed:

Councilperson Johnson made the motion to approve the request of Falls Investment Partnership, c/o Rick Carr for a Zoning District Change and Zoning Map Amendment for approximately one acre of land from R-2 to R-2 PRO for property located at 884 Eastland Drive North with no conditions. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Request of City of Twin Falls for a Zoning Title Amendment to amend Twin Falls City Code Section 10-17-13 containing the bylaws of the Planning and Zoning Commission. (app 2054)

Community Development Director Humble reviewed the request.

Discussion followed:

-Appointment process.

The public hearing was opened and closed with no input.

-Commission member terms.

Councilperson Johnson made a motion to approve the request as originally drafted without Planning and Zoning recommended changes. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

#### V. ADJOURNMENT:

The meeting adjourned at 8:25 P.M.





## ATTENDANCE

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### Present

**Mayor Clow**  
**Shawn Barigar**  
**Trip Craig**  
**Don Hall**  
**Dave Johnson**  
**Greg Lanting**

### Absent

**None**  
**Glenda Dwight**

**CITY STAFF PRESENT:** City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, City Engineer Jackie Fields, Public Works Director Lance Bates, Building Official Marianne Barker, Police Chief Jim Munn, Captain Matt Hicks, Assistant Finance Director Lorie Race, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

## **I. CONSENT CALENDAR (ITEMS NOT REQUIRING INDIVIDUAL DISCUSSION.)**

1. Approve accounts payable.  
September Payables = \$38,575.87  
Oct 17 – 23, 2006 Payables = \$500,647.16
2. Improvement Agreement and Engineer's Estimate for Canyon Trails Subdivision #6 for Canyon Properties, LLC.
3. Approve minutes of September 25, 2006 and October 2, 2006.

Councilperson Hall made the motion to approve the Consent Calendar excluding the October 2, 2006 Minutes, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members voted in favor of the motion. The motion passed.

## **II. ITEMS FOR CONSIDERATION**

1. Presentation of Basic Certification from POST Academy to Officer Isaiah Day and Officer Tim Arredondo.

Captain Matt Hicks, Mayor Clow and Councilperson Hall presented certificates to Officer Isaiah Day and Officer Tim Arredondo.

2. Consideration of Washington Street North right-of-way acquisition parcel 37.

City Engineer Fields reviewed the request. Right of Solutions LLC has completed the negotiations for parcel 37 of the Washington Street North, Phase III project. Parcel 37 is owned by Betty Nye. The owner has completed and signed the right of way contract and warranty deed. Execution of the right of way contract will authorize payment to Betty Nye in the amount of \$27,170.00 for the acquisition of right of way known as Parcel 37 of the Washington Street North project.

Staff recommends that Council authorize the City Manager and the City Engineer to execute the right of way contract for Parcel 37.

Councilperson Johnson made the motion to approve the right of way acquisition parcel 37 for Betty Nye in the amount of \$27,170.00, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Discussion followed:

- Location of the property.
- City Attorney Wonderlich reviewed the condemnation process for right of way.



3. Consideration of acceptance of right-of-way and payment for improvements associated with property development at 1971 Heyburn Avenue East.

City Engineer Fields reviewed the request. Mike and Anne Erickson sought a building permit to construct their home at 1971 Heyburn Avenue East, staff negotiated for right of way, street improvements, and the paving of an adjacent alley approach. The agreement was that the Ericksons would dedicate two feet of right of way across the Heyburn Avenue East property line and be paid \$715 for this property. The associated surveying, curb, gutter, and concrete approach to the alley are constructed by homeowners and paid by the City. The total for these improvements is \$5,094.50.

Staff recommends acceptance of the right of way and authorization of payment for right of way and improvements in the amount of \$5,809.50 to Mike and Anne Erickson.

Councilperson Lanting made the motion to approve the acceptance of right of way and authorization of payment for right of way and improvements in the amount of \$5,809.59 to Mike and Anne Erickson. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of the final plat extension for Parkwood Subdivision No. 3.

City Engineer Fields reviewed the request. EHM Engineers has requested an extension of the final plat. An alternate water line design was proposed and eventually approved. This approval required coordination and approval of plans for both this engineer and the engineer for an adjacent subdivision.

Staff recommends approval of a one-year extension of the filing requirement on the final plat for Parkwood Subdivision Number 3.

Councilperson Johnson made the motion to approve the one-year extension on the final plat for Parkwood Subdivision Number 3, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of an in lieu contribution to satisfy the park land dedication provisions of City Code Section 10-12-3-11 for the Perrine Point Subdivision.

Community Development Director Humble reviewed the request using overhead projections. The Land Group, Inc. has submitted for the City to accept payment of fees in lieu of the required park land dedication for the Perrine Point Subdivision that is proposed at the northwest corner of Falls Avenue West and Grandview Drive North. The Sunway Soccer Complex is located near this property. Plans for the remainder of the complex property include future neighborhood park amenities, such as playground equipment, bathrooms, and a shelter. The applicant has indicated that an appraisal will be completed at the time of the final plat.

Staff recommends that the City Council accept the developer's request to pay fees in lieu of park land dedication.

Discussion followed:

- Location of Sunway Soccer Complex.
- No major arterials to access the park.

Councilperson Johnson made the motion to approve the request to approve an in lieu of park land dedication, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Adoption of the following two ordinances:
  - a. Amending Twin Falls City Code Section 10-17-3, By-Laws of the Planning and Zoning Commission.
  - b. Adoption of an ordinance rezoning approximately one acre located at 884 Eastland Drive North from R-2 to R-2 PRO.

Community Development Director Humble reviewed the request. The City Council on October 16, 2006, approved the amendment to Twin Falls City Code Section 10-17-3, By-Laws of the Planning and Zoning Commission, and the request from Falls Investment



Partnership to rezone approximately one acre located at 884 Eastland Drive North from R-2 to R-2 PRO. The City Council directed staff to prepare ordinances.

Staff recommends that the City Council adopt the ordinances.

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2878 and #2879 on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2878 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 10-17-3 CONTAINING THE BY-LAWS OF THE PLANNING AND ZONING COMMISSION.

Councilperson Barigar made the motion to adopt Ordinance #2878, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2879 entitled:

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

Councilperson Craig made the motion to adopt Ordinance #2879, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Consideration of the Final Plat of Hunter's Estates PUD Subdivision, c/o TKO Custom Homes, 2 (+/-) acres located west of the 900 block of Morningside Drive.

Community Development Director Humble reviewed the request using overhead projections. On October 10, 2006, the Commission unanimously approved the preliminary plat with the following conditions:

1. Subject to approval of the PUD Agreement.
2. Subject to final technical review by the City Engineering Department and zoning officials to ensure compliance with all applicable City Code requirements and standards.

Discussion followed:

- Number of lots in the subdivision.
- Sidewalk to Morningside.
- Storage area.

Community Development Director Humble stated that there would be a fence along the perimeter of the property. The storage area is intended for RV parking.

Councilperson Johnson made the motion to approve the Final Plat of Hunter's Estates PUD Subdivision, c/o TKO Custom Homes, 2 ± acres located west of the 900 block of Morningside Drive with the following conditions:

1. Subject to approval of the PUD Agreement.
2. Subject to final technical review by the City Engineering Department and zoning officials to ensure compliance with all applicable City Code requirements and standards.

The motion was seconded by Councilperson Craig and roll call vote showed all members voted in favor of the motion. The motion passed.



8. Public input and/or items from the City Manager and City Council. None

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS, CALENDAR AND ITEMS FROM THE CITY MANAGER AND COUNCIL

Councilperson Lanting reported on the Golf Advisory Board.

Mayor Clow reported that the Building Department Advisory Board interviewed candidates to the Board, and Harold Gerber and Jim Renauldi will be interviewed at a later date.

Recess at 5:35 P.M.

Reconvened at 6:00 P.M.

### IV. PUBLIC HEARINGS (6:00 P.M.)

1. Request of Timberlake Village Limited Partnership for the annexation of 5 (+/-) acres located south of Marie Street and east and west of Meadowview Lane extended. (app. 2059)

James Mahan, Ensley and Associates, representing the applicant, explained the request. Timberlake Village Limited Partnership plans to construct an apartment complex within the annexation area, south of Marie Avenue and east and west of Meadowview Lane Extended.

Community Development Director Humble reviewed the request. The Planning and Zoning Commission reviewed this request at their September 26, 2006, meeting. The Commission unanimously recommends, and staff concurs, a zoning designation of C-1 if annexed subject to the following condition: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

Discussion followed:

-Adjacent streets.

-Marie Street will not go through.

The public hearing was opened.

James Mahan stated that the buyer of the property that will be developing the 4.75 acres has come to an agreement to develop Meadowview all the way to Kimberly Road.

The public hearing was closed.

Councilperson Barigar made the motion to approve the request of Timberlake Village Limited Partnership for the annexation of 5± acres located south of Marie Street and east and west of Meadowview Lane extended, with a zoning designation of C-1 and the following condition: Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Request for the purpose of hearing public comments regarding the proposed fee of Plumbing Inspection Fees.

Building Official Barker reviewed the request. The Twin Falls Building Department will begin issuing plumbing permits and inspections on November 1, 2006. The proposed permit fees match those currently charged by the Plumbing Bureau of Division of Building Safety of the State of Idaho. The only differences in the City's proposal from what the State charges are in the category of "other fees," in which the proposed fees match what the Twin Falls Building Department currently charges for those same services on building permits.

Discussion followed:

-Plumbing Inspection Fees "Other fees:"

-Inspections to be done in a timelier manner.



The public hearing was opened:

Dusty Sharp, 2348 E. 3900 N., Filer, installer of water and sewer services, asked staff when permit fees would need to be paid.

Edward McLinn, 1732 Highland Avenue East, Magic Valley Plumbing and Heating, stated that he had been recently notified of the proposed changes. He asked staff if the fees would be in addition to the State plumbing fee.

Building Official Barker stated that the State would no longer be doing inspections. The City would inspect in City limits.

Assistant Finance Director Race stated the proposed fee schedule was published on October 12 and October 19, 2006.

Dennis Brauer, 720 Locust, asked staff if the fees paid for inspection would be only for the City, if the fees would have to be paid prior to inspection, and if City would have qualified inspectors. He was concerned that he had not received adequate prior notification of the proposed fee schedule.

Building Official Barker stated the following:

- Inspections would stay in the City limits and area of impact
- Explained the application process.
- The permit fees are upon commencement of the work and must be paid prior to inspection.
- The plumbing inspectors would be licensed.

The public hearing was closed.

Deliberations followed:

- Resolution would be implemented.
- Permit process.

Councilperson Lanting made the motion to accept the Plumbing Fees Schedule for the City of Twin Falls for plumbing inspection fees and instructed staff to draw up a Resolution to be presented at the October 30, 2006 Council meeting. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Request for the purpose of hearing public comments regarding the Arsenic Compliance and Water Supply Improvement Alternatives Draft Preliminary Engineering Report.

Public Works Director Bates reviewed the request. To comply with the requirements of the "CAS" with DEQ/EPA Rules a public hearing is required. The public hearing is to receive comments from City residents on the draft preliminary engineering report. He introduced Mark Holtzen with JUB Engineers and Chuck Brockway with Brockway Engineering.

Mark Holtzen stated that the preliminary engineering has been completed and DEQ has approved. Using overhead projections he reviewed the findings of the preliminary engineering report.

Discussion followed:

- Testing of existing wells.
- Review of the ESPA computer model.
- Identified potential test areas for new wells.
- Wells tested are current irrigation wells.
- Current levels of arsenic in City wells.

Chuck Brockway, Brockway Engineering, reviewed water flow, groundwater model, and flow patterns.

The public hearing was opened.



Bard Wills, 222 Shoshone Street West, stated his concern of the current growth rate used and if increased what kind of impact is expected.

Mayor Clow stated that the growth rate used is a long term average.

The public hearing was closed.

Mark Holtzen stated that the average growth rate looked at was long term and did not anticipate the current growth rate would continue over the thirty year period. The no commercial and industrial growth was tied into the existing industries growth and was directed by them that they would not have increased demand from them.

Discussion followed:

- Commercial side would be retail and the industrial side would not bring much wet industry.
- Time schedule.
- Investigation of different water resources.
- Arsenic issues and substantial water

**V. ADJOURN MEETING. The meeting adjourned at 7:24 p.m.**

**Leila Sanchez  
Deputy City Clerk**

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING

*Mayor*

*Vice Mayor*



**AMENDED MINUTES**

Meeting of the Twin Falls City Council  
Monday: October 30, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, Idaho  
Public Hearing: **October 30, 2006 6: 00 P.M.**

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**AGENDA ITEMS FOR PUBLIC HEARING AND CONSIDERATION**

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**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CALL MEETING TO ORDER: 4:00 P.M.**

**CALL MEETING TO ORDER** to EXECUTIVE SESSION to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency, Idaho Code 67-2345 (c), and to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student, Idaho Code 67-2345 (b)

**5:00 P.M.**

**I. CONSENT CALENDAR (ITEMS NOT REQUIRING INDIVIDUAL DISCUSSION.)**

1. Approve accounts payable. October 24 – 30, 2006 Total: \$897,601.23
2. Approve minutes of October 2, 2006 and October 16, 2006

**II. ITEMS FOR CONSIDERATION**

1. Presentation by Sherry Wright for the 16<sup>th</sup> Annual Christmas in the Nighttime Sky festivities.
2. Consideration of a request from the Golf Advisory Board to set a date for Public Hearing to consider amending Golf Course Fees.
3. Presentation by the Y.M.C.A. reviewing the 2005-2006 year of pool operations and finances.
4. Consideration of the contract for management services of the City pool by the Y.M.C.A.
5. Consideration of a request from the Twin Falls Police Department to select a qualified architectural firm skilled in designing police facilities.
6. Consideration of adoption of an Ordinance for Timberlake Village Limited Partnership annexing 5± acres located on the south side of Marie Street, east and west of Meadowview Lane extended with a zoning designation of C-1.
7. Consideration of adoption of an Ordinance establishing the Uniform Plumbing Code.
8. Consideration of adoption of a Resolution establishing plumbing permit fees.
9. Public input and/or items from the City Manager and City Council.

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS, CALENDAR AND ITEMS FROM THE CITY MANAGER AND COUNCIL**

**IV. PUBLIC HEARINGS (6:00 P.M.) – None**

**V. ADJOURN MEETING:**

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***\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.***

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**ATTENDANCE**

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Present

**Mayor Clow**  
**Vice Mayor Dwight**  
**Shawn Barigar**  
**Trip Craig**  
**Don Hall**  
**Dave Johnson**  
**Greg Lanting**

Absent

**None**

**CITY STAFF PRESENT:** City Manager Tom Courtney, City Attorney Fritz Wonderlich, Parks & Recreation Director Dennis Bowyer, Building Official Marianne Barker, Management Assistant Gretchen Scott, Finance Director Gary Evans, Community Development Director Mitch Humble, Staff Sergeant Craig Stotts, Deputy City Clerk Leila Sanchez

**AGENDA ITEMS**

**4:00 P.M.**

**CALL MEETING TO ORDER to EXECUTIVE SESSION** to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency, (Idaho Code 67-2345 (c)) and to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Councilperson Barigar made a motion to move to Executive Session as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**5:00 P.M.**

**I. CONSENT CALENDAR (ITEMS NOT REQUIRING INDIVIDUAL DISCUSSION.)**

1. Approve accounts payable. October 24 – 30, 2006 Total: \$897,601.23
2. Approve minutes of October 2, 2006 and October 16, 2006

Councilperson Johnson made the motion to approve the Consent Calendar with the exception of the October 16, 2006 Minutes, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION**

**Item 2. was moved to Item 1.**

1. Consideration of a request from the Golf Advisory Board to set a date for Public Hearing to consider amending Golf Course Fees.

Parks and Recreation Director Bowyer reviewed the request. The Twin Falls Golf Advisory Board voted to recommend amending the City's golf course fees. Some of the fees were greater than a 5% increase; therefore, a public hearing must be held prior to adoption of the new fees. Staff would like to schedule this public hearing for the November 13, 2006, City Council meeting.

Discussion followed:

- The increase in fees would not create a hardship among the golfers.
- The increase in green fees has increased \$2.00 over the past ten years.
- Punch cards: Mayor Clow requested an update at the November 13, 2006, public hearing.

Councilperson Johnson made the motion to approve the request for a public hearing for the November 13, 2006, City

AMENDED MINUTES

OCTOBER 30, 2006

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Council Meeting. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Presentation by Sherry Wright for the 16<sup>th</sup> Annual Christmas in the Nighttime Sky festivities.

Staff Sergeant Craig Stotts reviewed the request. A Special Events Application from Sherry Wright was received for the 16<sup>th</sup> Annual Christmas in the Nighttime Sky Festivities. This year's event would be held at Kimberly Nurseries, located at 2862 Addison Avenue East, and is scheduled for Friday, November 24, 2006, from 5:00 P.M. to 8:00 P.M. The anticipated number of people to attend is estimated at approximately 2,900, weather permitting. The application, traffic control plan, and the manpower issues have been reviewed

Discussion followed:

-Closing of Addison Avenue.

Councilperson Craig made the motion to approve the request for the 16<sup>th</sup> Annual Christmas in the Nighttime Sky Festivities to be held on November 24, 2006, from 5:00 P.M. to 8:00 P.M., as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Presentation by the Y.M.C.A. reviewing the 05-06 year of pool operations and finances.

Karen Jachimowski explained the request. Over the last few months Scott Standley and Gretchen Scott have been working on the new contract for management of the City Pool. Because of recent events surrounding the pool the City began the negotiations. At this time Ms. Jachimoswski asked Council if they had questions regarding the 2005-06 year of pool operations and finances.

Discussion followed:

-Update on the High School Team.

Karen Jachimowski stated that in the past the YMCA and with the High School ran the program together. This year they contracted water time. Four yearly regional meets are held at the pool.

-Energy costs for utilities have doubled since 2003 – 2004.

Parks and Recreation Director Bowyer stated that the increase is due to the price of gas.

City Manager Courtney stated that the boiler at the pool is old and inefficient. The City is currently working with McClure Engineering on a replacement, and plans to have it completed by next spring.

Parks and Recreation Director Bowyer stated that the City has capped off some of the leaks and the swimming pool.

-Additional staffing costs.

Parks and Recreation Director Bowyer stated that the Parks and Recreation Department has always done the maintenance at the pool and the costs have never reflected in the swimming pool budget. There is one full time employee that checks the pool 30 minutes a day, and he may spend 3 to 4 hours putting the bubble up and taking it down. Costs are absorbed through the Parks Department

-Scholarship financial report.

Karen Jachimowski stated that \$20,000 to \$25,000 has been received for the swimming pool and compared to 2006 the receipts have been the same.

-Community groups denied access to the pool.

Karen Jachimowski stated the Boys and Girls Club have had issues which are currently being resolved

-\$60,000 - Financial Assistance.

Karen Jachimowski stated that 150 persons have been impacted, the majority being youths; membership's fees have been waived.

4. Consideration of the contract for management services of the City pool by the Y.M.C.A.

Management Assistant Scott reviewed the request. The proposed contract has been discussed with Scott Standley, the Y Board President. The following objectives listed below were discussed:

1. Complaint process - where should complaints go and when should the city be involved.
2. Aquatics committee oversight - who should make up this body, should meetings be regularly scheduled.
3. High school swim team usage - wording that protects the facilities use agreement that we have with the school district.
4. Financial reporting & accounting - regular reports to be submitted to the council, what should be included.
5. Community program vs. Y program scheduling - How should community groups be prioritized - the philosophy of a public pool.
6. Maintenance of the facility - who is responsible for what items, define our current policy.
7. Funding - review of the contractual amount, is it possible to reduce subsidy based on revenue gains.

Discussion followed:

- Energy conservation practices.
- Introducing incentives to the YMCA.
- Admissions fees and revenues.
- Scheduling events at the pool.
- Responsibility of maintenance, repairs and alterations to the pool and to the bubble.
- An alteration approved by the City would become the property of the City.
- Contributions to the pool would stay with the City.
- Advisory Board voting members, responsibilities, and the number of meetings to be held.
- Clarification that the pool is on school district property.
- The Council set the amount of \$50,000 that the City shall pay the YMCA for the 2006 – 20007 fiscal years in operating and administration expenses.
- Telephone dedicated to the City pool and used for City business.
- YMCA Membership fees.
- Recreation programs.

Parks and Recreation Director Bowyer stated that fees have been waived for youth sports programs, but waiving of fees has not been done at the pool.

-Diving boards.

Management Assistant Scott stated that according to Idaho code the swimming pool is safe

Councilperson Johnson made the motion to approve the agreement between the YMCA and the City of Twin Falls as drafted. The motion was seconded by Councilperson Hall.

Councilperson Barigar made the motion t to amend the original motion to: Item No. 3: There shall be five (5) members of the Aquatic Advisory Board which are to be appointed by the Mayor and confirmed by the City Council. One (1) City Parks and Recreation Staff and Aquatics Director shall be ex-officio members, Item No. 3a: The Board shall hold at least six (6) meetings during the year. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted on the motion. The motion passed.

Discussion followed:

-Language on Item 13 of the proposed contract.

City Attorney Wonderlich stated an alternative is to remove the diving boards or to add the following verbiage to the agreement, "*to the use of the diving board.*"

Councilperson Johnson made the motion to amend the language in the contract to Item No. 13 as follows: As such, The City hereby agrees to indemnify and hold harmless the YMCA, its employees and agents, of and from any claim or causes of action arising out of or related to injury or damage to the use of the diving board. This is an exception to paragraph 11 above. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of a request from the Twin Falls Police Department to select a qualified architectural firm skilled in designing police facilities.

Lieutenant Bryan Krear reviewed the request. On October 16, 2006, three architectural firms provided presentation to the City Council in response to the Request for Proposal to design and build a new police facility. The purpose of the presentation was to provide the City Council with an overview of qualifications and services that each firm could provide in the design and build of a new police facility. At the conclusion of the presentations, each firm was asked what the cost per square foot would be for a new facility. The response provided by the three firms to the cost per square foot ranged from \$130.00 to \$270.00. Given this information, the projected cost for a 30,000 square foot facility would range from \$3.9 million to \$8.1 million.

Discussions had been held with City Attorney Wonderlich and in order for the new police facility project to continue and move toward judicial confirmation, an architectural firm needs to be selected to identify and pinpoint actual building costs.

City Attorney Wonderlich stated that in recent years judicial confirmations had been done. He stated the following:

- Bank may or may not require judicial confirmation.
- Urban renewal involvement.
- Judicial confirmation process.

Lieutenant Bryan Krear recommended that the City Council select Lombard-Conrad Architects, P.A., in designing police facilities for Phase I.

Discussion followed:

- Timeline of Phase 1.
- 12 and 22 year projections growth projections.
- Sub-stations to be addressed at a later time.
- Architectural design will be shown on the footprint.
- Evergreen Studio study results.

Councilperson Johnson made the motion to approve the Police Department to proceed with Phase I Services project and for the architectural firm appointment to be with Lombard – Conrad Architects, P.A. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of adoption of an Ordinance for Timberlake Village Limited Partnership annexing 5± acres located on the south side of Marie Street, east and west of Meadowview Lane extended with a zoning designation of C-1.

Community Development Director Humble reviewed the request. On October 23, 2006, the City Council approved an annexation request from Timberlake Village Limited Partnership with a zoning designation of C-1 and directed staff to prepare an ordinance to that end. Staff recommends that the City Council adopt the attached ordinance as prepared.

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2881 ~~#2880~~ on third and final reading by title only. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2881 ~~#2880~~ entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Craig made the motion to adopt Ordinance #2881 ~~#2880~~. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Consideration of adoption of an Ordinance establishing the Uniform Plumbing Code.

Building Official Barker reviewed the request. Ordinance #2880 ~~#2881~~ has been prepared for approval.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2880 ~~#2881~~ and place on third and final reading by title only. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2880 ~~#2881~~ entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TITLE 4 OF THE TWIN FALLS CITY CODE BY THE ADOPTION OF THE UNIFORM PLUMBING CODE.

Councilperson Barigar made the motion to adopt Ordinance #2880 ~~#2881~~. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of adoption of a Resolution establishing plumbing permit fees.

Building Official Barker reviewed the request. A letter and plumbing permit and fee schedule explaining the permit process was mailed to 67 plumbing contractors in Twin Falls County and five other surrounding counties subsequent to the October 23, 2006, City Council public hearing.

Councilperson Barigar made the motion to approve the adoption of Resolution 1771. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

**III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS, CALENDAR AND ITEMS FROM THE CITY MANAGER AND COUNCIL – None.**

**IV. PUBLIC HEARINGS (6:00 P.M.) – None**

**V. ADJOURN MEETING. The meeting adjourned at 6:48 P.M.**

**Leila Sanchez  
Deputy City Clerk**

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING

*Mayor*

*Vice Mayor*



MINUTES

Meeting of the Twin Falls City Council  
Monday: November 6, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, Idaho  
Public Hearing: **November 6, 2006**

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**AGENDA ITEMS FOR PUBLIC HEARING FOR CONSIDERATION**

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**PLEDGE OF ALLEGIANCE TO THE FLAG**

**CALL MEETING TO ORDER: 5:00 P.M.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable October 30 – November 6, 2006.
2. Approve minutes of October 16 and October 23, 2006
3. Findings of Fact and Conclusions of Law
  - a. Falls Investment Partnership-Rezone from R 2 to R2 PRO
  - b. Falls Investment Partnership-Comprehensive Plan Amendment
  - c. Idaho Power Company-Vacation
  - d. Jayco, Inc.-Annexation

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request from Martin Ortega for a waiver of the nonconforming building expansion permit process to allow an expansion to his home located at 632 Blue Lakes Boulevard.
2. Consideration of approval of an agreement with the Twin Falls Highway District.
3. Consideration of adoption of an ordinance Amending Chapter 4 of Title 6 of the Twin Falls City Code regarding dog regulations.
4. Public input and/or items from the City Manager and City Council.

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

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

1. Request of Bosero Development, LLC for the annexation of 50 (+/-) acres of land located east of the intersection of Harrison Street South and Pheasant Road. (app. 2011)
2. Request of Settler's Ridge, LLC c/o Jeff Blick, (Wilson Grove Subdivision) for the annexation of 107 (+/-) acres of land located southwest of the intersection of Pheasant Road West extended and Kenyon Road extended, and north of the 400-600 blocks of 3600 North Road. (app. 2049)
3. Request of Ken and Rebecca Harper for Zoning District Change and Zoning Map Amendment from R 6 PRO to C-1 for a 50'x 318' parcel located 235' west and north of the intersection of Eastland Drive and 4<sup>th</sup> Avenue East. (app. 2063)
4. Request of Douglas Vollmer for annexation for 36 (+/-) acres of land located west of Field Stream Way and north of the 1200 and 1300 blocks of North College Road West. (app. 2065)
5. Request of Doug Vollmer for a Comprehensive Plan Land Use Map Amendment from Industrial to Urban Residential for property located north and south of the 500 and 600 blocks of South Park Avenue West. (app. 2066)

**V. ADJOURNMENT:** to Executive Session to consider hiring a public officer, employee, staff member or individual agent. This paragraph does not apply to filling a vacancy in an elective office. Idaho Code 67-2345(a)

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***\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.***

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**ATTENDANCE**

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Present  
**Mayor Lance Clow**  
**Vice Mayor Dwight**  
**Shawn Barigar**  
**Trip Craig**  
**Don Hall**

Absent  
**Johnson**  
**Lanting**

**CITY STAFF PRESENT:** City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, City Engineer Jackie Fields, Public Works Director Lance Bates, Building Official Marianne Barker, Management Assistant Gretchen Scott, Deputy City Clerk Leila Sanchez.

**AGENDA ITEMS**

**II. CONSENT CALENDAR:**

1. Approve accounts payable October 30 – November 6, 2006.  
    Prepaid 11/2/06 = \$956.02  
    10/31 - 11/06/06 = \$554,154.68  
    Sept, 2006 = \$15,259.43
2. Approve minutes of October 16 and October 23, 2006
3. Findings of Fact and Conclusions of Law
  - a. Falls Investment Partnership-Rezone from R 2 to R2 PRO
  - b. Falls Investment Partnership-Comprehensive Plan Amendment
  - c. Idaho Power Company-Vacation
  - d. Jayco, Inc.-Annexation

Vice Mayor Dwight made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request from Martin Ortega for a waiver of the nonconforming building expansion permit process to allow an expansion to his home located at 632 Blue Lakes Boulevard.

Community Development Director reviewed the request using overhead projections. Mr. Ortega is requesting that the City Council waive the non-conforming building expansion permit process so that he can finalize some remodeling he has done to his home. The home is nonconforming in that it encroaches both into the required front yard setbacks along Blue Lakes Boulevard and Elizabeth Boulevard. Previously Mr. Ortega completed two remodeling projects to his home without securing the proper permits to do so. He has been contacted by the Building Department about this non permitted work. The Building Department is working with Mr. Ortega to obtain the proper permits to legitimize and finalize the work that he had done.

Discussion followed:

- One owner for both homes.
- Possible road expansion of the south side of Elizabeth Boulevard.

Vice Mayor Dwight made the motion to approve the waiver for the nonconforming building expansion to 632 Blue Lakes Boulevard, as outlined by the presentation made by Community Development Director Humble. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Consideration of approval of an agreement with the Twin Falls Highway District.

Public Works Director Lance Bates reviewed the agreement. This will allow crews from both agencies to make appropriate repairs on respective sections of road, and will define the winter maintenance of said roads clearly.

This type of agreement will allow the City crews and the Highway District to continue to work together, and will provide a clear understanding for police as well.

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Discussion followed:

-The Twin Falls Highway District would not be required to build to City Standards.

-Mayor Clow asked staff if the City of Twin Falls could possibly offer to step in and offer to upgrade the road to City standards.

Public Works Director Bates stated it was not in the written agreement.

Councilperson Barigar made the motion to approve the agreement between the City of Twin Falls, and Twin Falls Highway District, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of adoption of an ordinance Amending Chapter 4 of Title 6 of the Twin Falls City Code regarding dog regulations.

Management Assistant Scott reviewed the request. The proposed ordinance would update City code removing inappropriate terms.

Discussion followed:

Kennel Regulations.

Evaluation of license terms.

Modification of tags.

Renewals on water bill.

Management Assistant Scott stated that the Animal Shelter Advisory Board would be meeting on November 9, 2006, and would discuss the issues brought up at this meeting.

Vice Mayor Dwight made the motion to suspend the rules and place Ordinances #2882 on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2882 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING  
CHAPTER 4 OF TITLE 6 OF THE TWIN FALLS CITY CODE REGARDING DOG REGULATIONS.

Councilperson Hall made the motion to adopt Ordinance #2882. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed

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

Alfred Galvez, 2499 Filer Avenue East, a previous business owner in Roseville, California, spoke stating that he would like to start a transportation service in the City. He cannot start transportation because of the liability insurance and was seeking assistance from the City.

Discussion followed:

Mayor Clow stated that the City has no involvement with insurance rates.

Councilperson Hall stated that the Boys and Girls Club is a non-profit organization and falls under an umbrella insurance.

Mayor Clow recommended that he contact the State Regional Transportation Board, Mike Mason with the College of Southern Idaho, and Lynn Baird with the Trans 4, for direction and assistance.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Community Development Director Humble stated that the Planning and Zoning Commission is seeking three persons from the Council to sit on the interview board to select a consultant for the Comprehensive Plan Update. The interviews would take place on November 16, 2006, from 10:00 A.M. To 12:00 P.M.

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Councilperson Craig reported that Association of the Annual Taxpayer Conference will be held in Boise, December 6, 2006, at 8:45 A.M.

Mayor Clow reported on the following:

The City of Twin Falls would be hosting the AIC City Official Academy to be held on November 29, 2006, at 305 3<sup>rd</sup> Avenue East, 9:30 A.M. to 3:30 P.M.

The Forum on Child Care Licensure meeting to be held November 16, 2006, 6:30 P.M. – 8:30 P.M. at the Twin Falls Reformed Church, located at 1631 Grandview Drive North.

A letter was received from The Dept of US Interior thanking the Police Department for recovering a rifle stolen from the Bureau of Land Management.

Item V. was discussed at this time.

- V. ADJOURNMENT to EXECUTIVE SESSION** to consider hiring a public officer, employee, staff member or individual agent. This paragraph does not apply to filling a vacancy in an elective service. Idaho Code 67-2345 (a), and to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student, Idaho Code 67-2345 (b).

Councilperson Barigar made the motion to move to EXECUTIVE SESSION, as presented. The motion was seconded by Councilperson Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

1. Request of Bosero Development, LLC for the annexation of 50 (+/-) acres of land located east of the intersection of Harrison Street South and Pheasant Road. (app. 2011)

Randy Watson, Harper Leavitt Engineering Inc., representing Bosero LLC., explained the request using overhead projections. The developer is requesting to maintain the current zoning designating of R-4 Residential Medium Density District for the property. The purpose of the annexation is to create a new single-family residential subdivision. The lots will be sold as fee simple with CCR's, and will be served with extensions of the City of Twin Falls municipal water and sewerage systems. The development will also connect to the City's pressure irrigation system. The annexation and proposed development is in accordance with the 1993/94 Twin Falls Comprehensive Plan.

Community Development Director Humble reviewed the request using overhead projections. On June 5, 2006, the City Council approved the annexation and zoning of this property. In the initial process some property owners within the 300' radius for public notice were not notified and so the applicant was required to reapply and re-notice to ensure due process.

The request is to annex approximately 50 acres with a zoning designation of R-4, currently it is zoned R-4. The site is located east of the intersection between Harrison Street South and Pheasant Road.

On October 10, 2006, the Planning and Zoning Commission unanimously recommended an R-4 zoning designation with the following condition, if annexed: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

Discussion followed:

Definition of an R-4 Zone and when property was zoned an R-4.

Community Development Director Humble stated that R-4 Zone is a higher density residential zone that allows for single family and duplexes. He was unsure when the property was zoned an R-4.

Mayor Clow stated that the rezone was done 1970's at least.

The parcel that would not be included in the rezone and is .65 of an acre.

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The public portion of the hearing was opened:

Karen Bobier, Briarwood Lane, spoke opposing the request and asked that her time be given to Max Leavitt.

Max Leavitt, Briarwood Lane, spoke opposing the request, using overhead projections. He spoke on the following:

1. Title 6 State Government and state affairs Chapter 65 Local Land Use Planning 67-6502.
2. Showed pictures of adjacent property owners.
3. Who would maintain the fence and keep it up to standard.
4. The Sky Line Trailer Park is in an R-4 zone, creating a dense population.
5. Who would maintain the City park built in the subdivision.
6. Subdivision hooking up to City water and sewer services.
7. Current property owners' wells going dry.
8. Overcrowding in the area.

Rebuttal: None

The public portion of the hearing was closed.

Vice-Mayor Dwight asked what the thought was behind the trailer home park having 5 homes per acre.

Community Development Director Humble stated that he was not sure about the mobile home park.

He stated the following:

- Notification is required to be sent to property owners within 300' of the proposed development. One property owner was not notified.
- The park shown on overhead is not a City Park.
- Property owners are responsible for fences on their property.
- The property not included in the annexation request is sitting in front of Pheasant Road.

The public hearing was closed:

Councilperson Barigar made the motion to approve the request of Bosero Development for annexation of 50 (+/-) acres of land located east of the intersection of Harrison Street South and Pheasant Road with a zoning designation of R-4, as presented with the following condition: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property. The motion was seconded by Vice Mayor Dwight.

Discussion followed:

Vice Mayor Dwight voiced that Council should take time to step back and look at the zoning of anything annexed into the City.

Councilperson Barigar stated that the City does have a solid plan for a managed growth and if the City is not growing it is dying.

Vice Mayor Dwight stated that smaller homes are affordable and in overabundance and are largely concentrated in the area.

Roll call vote showed Mayor Clow, Councilpersons Barigar, Craig, and Hall voted in favor of the motion. Vice Mayor Dwight voted against the motion. The motion passed.

2. Request of Settler's Ridge, LLC c/o Jeff Blick, (Wilson Grove Subdivision) for the annexation of 107 (+/-) acres of land located southwest of the intersection of Pheasant Road West extended and Kenyon Road extended, and north of the 400-600 blocks of 3600 North Road. (app. 2049)

Jared Leavitt, Harper-Leavitt Engineering Inc., representing Settler's Ridge, LLC., explained the request. The proposed development is located in an R-4 Zone and applicable to the project. R-4 Zoning Districts surround the proposed

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development on all four sides. The property is located in the R-4 Zoning District as shown on the Twin Falls Zoning District Map. The proposed lot sizes are compatible with the other subdivisions to the northeast and east of the project and are consistent with the R-4 Zoning Ordinance.

Community Development Director Humble reviewed the request using overhead projections. The request is to annex approximately 107 acres with a zoning designation of R-4. Currently the subject property is zoned R-4. The narrative states that the applicant intends to develop the property as a new residential subdivision. The property is immediately adjacent to City limits partially on the north and east. On October 10, 2006, the Planning and Zoning Commission unanimously recommended an R-4 zoning designation subject to the following condition: 1. Adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

The public portion of the hearing was opened:

Fern Warren, 1299 Kenyon Road, requested a culvert be placed over the head gate. He was concerned that cars would be sliding into the canal.

Mayor Clow stated that the head gate issue would be addressed at the platting process and directed staff to make note of it.

Janet Rowe, 3640 North 2800 East, spoke opposing the request and had the following concerns: Speed limit on Highway 74, the overabundance of homes to be build, traffic and people going into the subdivision, children safety, water issues, and maintaining a quality of life.

Jerry Shafer, 3626 North 2800 East, stated that he has spoken with Jeff Blick, owner, and he has been very cooperative. He will speak at the time the plat is submitted.

David Humphrey, 3616 North 2800 East asked the following: At the canal lateral, how would it be handled, if the horses and cows in that area would be grandfathered in, and the houses in the development would conflict with his Teton Wireless connection.

The public portion of the public hearing was closed.

Rebuttal:

Jared Harper, Harper-Leavitt Engineering Inc. stated that a traffic study would be done on Highway 74 to address safety concerns to minimize any impacts in the area. Currently the laterals are still in the design phase.

The public hearing was closed:

Deliberations followed:

- Speed limits.
- Placement of an internal lane.

City Engineer Fields stated a meeting was held with Harper-Leavitt Engineers Inc. Discussion included the following:

1. Whole driveways.
2. Need for a traffic impact study was discussed.
3. Potential deceleration needs would need to be coordinated with the State.

She stated that the intersection of Pheasant and Kenyon is not part of this development and culverts would not be the developer's responsibility.

The public hearing was closed.

- Grandfather clause for the animals would be in place.
- Teton Wireless interference.

Community Development Director Humble stated that at the public hearing for the preliminary plat the public would be able to speak and comment to address the two story homes blocking views.

Councilperson Barigar made the motion to accept the request of Settler's Ridge, LLC c/o Jeff Blick for annexation of 107 acres (+/-) of land located southwest of the intersection of Pheasant Road West extended and Kenyon Road extended, and north of

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the 400 – 600 blocks of 3600 North Road, as presented, with the following condition: 1. Adjacent arterials and collector streets being rebuilt to current City standards upon development of the property. The motion was seconded by Councilperson Hall.

Roll call vote showed Mayor Clow, Councilpersons Barigar, Craig, and Hall voted in favor of the motion. Vice Mayor Dwight voted against the motion. The motion passed.

3. Request of Ken and Rebecca Harper for Zoning District Change and Zoning Map Amendment from R 6 PRO to C-1 for a 50'x 318' parcel located 235' west and north of the intersection of Eastland Drive and 4<sup>th</sup> Avenue East. (app. 2063)

Russ Lively, Russ Lively Architect, Chartered, representing the applicant, explained the request. The request is to allow for a new shipping and distribution building to be built in conjunction with the existing Nu-Vu glass facility located at Eastland and 4<sup>th</sup> Avenue East. Nu-Vu purchased and rezoned the property on Eastland and has since outgrown the existing facility.

Community Development Director Humble reviewed the request using overhead projections. This is a request for a Zoning District Change and Zoning Map Amendment from R-6 PRO to C-1.

On October 10, 2006, the Planning and Zoning Commission recommended a C-1 zoning designation by a vote of 7 for and 1 against for the property to the southwest of the Nu-Vu building measuring approximately 175' x 50'; leaving the remainder of the property zoned R-6 PRO and subject to the following condition: 1. Subject to amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and standards, and 2. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property. Staff has stricken through condition #2. Discussions were held with City Attorney Wonderlich and found the developer is not bound to that condition.

Discussion followed:

-Responsibility of curb, gutter, and sidewalk.

Community Development Director Humble stated that a deferral agreement could have been in place.

The public portion of the hearing was opened:

Dusty Tenney, 3270 E. 3600 N., spoke in favor of the request.

Bari Fedair, 2140 Elizabeth Blvd. Apt. #30D, stated that he owned the apartment complex behind the property. He asked what type of activities would be conducted after hours and what plans they had in regards to fire safety entrances.

The public portion of the hearing was closed.

Rebuttal:

Russ Lively stated that the City has agreed to construct the curb, gutter and sidewalk. The additional right of way required on 4<sup>th</sup> Avenue East and Eastland was negotiated with the City and he has been working with Project Coordinator Lee Glaesemann on the project.

City Engineer Fields stated that the City was unable to negotiate a power line from one side of Eastland to the other side and the school district would not allow the City to move the power line on the other side of the road.

Discussion followed:

Access change to deal with a fire.

Russ Lively stated that there would be an access change but it has not been designated at this time. The property is currently accessible to the west of where the building would be. Hours of operation would be Monday through Friday, 9:00 A.M. to 5:00 P.M.

The public hearing was closed.

Deliberations followed:

-Clarification of the 50' that borders the street.

## MINUTES

November 6, 2006

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Vice Mayor Dwight made the motion to approve the Zoning District Change and Zoning Map Amendment request of Ken and Rebecca Harper for a Zoning District Change and Zoning Map Amendments from R-6 PRO to C-1 for a 50' x approximately 175' parcel located at 235' northwest of the intersection of Eastland Drive and 4<sup>th</sup> Avenue East subject to the following condition: 1. Subject to amendments as required by building, fire, and zoning officials to ensure compliance with all applicable City Code requirements and standards. The motion was seconded by Councilperson Craig and roll call vote showed that all members present voted in favor of the motion. The motion passed.

4. Request of Douglas Vollmer for annexation for 36 (+/-) acres of land located west of Field Stream Way and north of the 1200 and 1300 blocks of North College Road West. (app. 2065)

Jack Straubhar explained the request using overhead projections. The request is to provide for continued expansion of residential properties adjacent to the City of Twin Falls. The request is consistent with the immediate surrounding properties to the east, west, and to the south.

Community Development Director Humble reviewed the request. The request is to annex 35.7 (+/-) acres into the City limits. The current zoning designation is R-2, Residential Single Household or Duplex, for this property. The R-2 zone allows for single family homes and duplexes. The minimum lot size for a single family dwelling is 6,000 square feet and 10,000 square feet for a duplex. This request is to retain the R-2 zoning designation.

On October 10, 2006, the Commission unanimously recommended an R-2 zoning designation with the following condition, if approved: 1. Subject to the adjacent arterials and collector streets being rebuilt to current City standards upon development of the property.

Discussion followed:

35 acres to be annexed.

Plans for Cheney Street.

The public portion of the public hearing was opened and closed with no input.

Rebuttal:

Jack Straubhar stated that it was unlikely that Cheney would go through because of the existing trailer park. The condition was not required from the Fieldstone Subdivision. Roads would be developed at ¼ mile and 1/16 mile and up to City standards.

The public hearing was closed.

Councilperson Hall made the motion to approve the request of Douglas Vollmer for annexation of 36 acres (+/-) of land located west of Field Stream Way and north of the 1200 and 1300 blocks of North College Road West. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Request of Doug Vollmer for a Comprehensive Plan Land Use Map Amendment from Industrial to Urban Residential for property located north and south of the 500 and 600 blocks of South Park Avenue West. (app. 2066)

Doug Vollmer, applicant, explained the request using overhead projections. The request is to provide for continued expansion of residential properties adjacent to the City of Twin Falls. The change from Industrial M-2 to Urban Residential R-4 is consistent with the immediate surrounding properties to the west and to the south. The change would create a buffer from industrial to residential. He read a letter of support from Jack McCall stating no objections to the request.

Community Development Director Humble reviewed the request using overhead projections. The request is to change the Comprehensive Plan Land Use Map from Industrial to Urban Residential for an area north and south of the 500 and 600 blocks of South Park Avenue West and south of the Municipal Golf Course/Eastern Idaho Railroad tracks. The property is separated from manufacturing uses by Eastern Idaho Railroad and Rose Street along the eastern boundary.

## MINUTES

November 6, 2006

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Staff has reviewed the request and recommends no change to the Comprehensive Plan Land Use Map at this time. Staff's concerns include the following: The availability of property in the industrial rezone, moving residential into this area, and the railroad tracks are currently used. A PUD process would allow the City to address some of the problems stated.

On October 10, 2006, the Planning and Zoning Commission recommended approval of the request as presented by a vote of 6 for and 3 against.

The public portion of the public hearing was opened:

Gary Nelson, 1037 Eastland Suite 3 B, spoke in favor of the request. He stated that he has an adjoining parcel and is planning to do residential. The property located near the City golf course would be enhanced.

Jack Straubhar spoke in favor of the request. He stated that Rose Street would create a good buffer and there is an abundance of manufactured and industrial property between Twin Falls and Kimberly.

The public portion of the hearing was closed.

Rebuttal:

Doug Vollmer stated that, in due respect to the staff, he requests approval for a Comprehensive Plan Land Use Map Amendment from Industrial to Urban Residential.

Deliberations followed:

- The direction of the spur line was shown on an overhead projection.

Grace Owen, stated that her parents own property adjacent to the property and asked that if a different zone would do away with the industrial park.

Community Development Director Humble stated the following:

- The current R-4 zone does not allow manufacturing.
- Zoning and Land Use Map Amendment are two different maps.
- The request would not change the zoning or designation of adjoining property.

Pete Johnston, 312 Washington Street South, current property owner of Parcel 20, showed on overhead projections the surrounding properties in the area.

Lowell Wolters asked what will happen to the stream running through the area.

Mayor Clow stated this would be discussed at the platting process.

- Noise complaints.

Community Development Director Humble stated that citizen complaints had been received in regards to the noise at Henningsen's Storage.

The public hearing was closed.

Deliberations followed:

Councilperson Barigar made a motion to approve the request of Douglas Vollmer for a Comprehensive Plan Land Use Map Amendment from industrial to Urban Residential for property located north hand south of the 500 and 600 blocks of South Park Avenue West, as presented.

Discussion followed:

Councilperson Barigar stated that there is current adequate industrial zoning to the south east and potential for expanding.

Mayor Clow stated that this was the first time a comp plan came before the Council. In 1997 this area was focused on by the

MINUTES

November 6, 2006

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community M-2, and involved controversial issues.

Mayor Dwight agreed with Mayor Clow and a difficult decision. It does create a natural buffer but has reservations about giving up the M-2 zone.

The motion was seconded by Councilperson Hall. Roll call vote showed Mayor Lance Clow and Councilpersons Barigar, Craig, and Hall voted in favor of the motion. Mayor Clow and Vice Mayor Dwight voted against the motion. Their motion passed.

**V. ADJOURNMENT:**

The meeting adjourned at 8:03 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
<i>Mayor</i>			<i>Vice Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council  
Monday: November 13, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, Idaho

**AGENDA ITEMS FOR PUBLIC HEARING AND CONSIDERATION**

PLEDGE ALLEGIANCE TO THE FLAG  
CALL MEETING TO ORDER: 5:00 P.M.

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Approve accounts payable November 7, 2006 – November 13, 2006
2. Approve minutes of October 30 and November 13, 2006

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the appointment of Melinda Anderson as the Economic Development Director for the City of Twin Falls.
2. Consideration of appointment of members to the Building Department Advisory Board.
3. Consideration of bids for a truck mounted sewer jet.
4. Consideration of adoption of the following Ordinances:
  - a. P&L Land Company, LLC, for annexation of 25 acres (+/-) with a zoning designation of C-1 PUD, currently zoned SUI, to allow a planned development consisting of a combination of neighborhood commercial and residential uses on property located north and west of the intersection of Eastland Drive North and Pole Line Road East. (app. 1991)  
**Proposed Ordinance No. 2883**
  - b. Bosero Development, LLC for the annexation of 50 (+/-) acres of land located east of the intersection of Harrison Street South and Pheasant Road. (app. 2011)  
**Proposed Ordinance No. 2866**
  - c. Douglas Vollmer for annexation for 36 (+/-) acres of land located west of Field Stream Way and north of the 1200 and 1300 blocks of North College Road West. (app. 2065)  
**Proposed Ordinance No. 2884**
5. Public input and/or items from the City Manager and City Council.

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

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

1. Consideration of the adoption of the proposed increases in the greens fees and the season passes at the Twin Falls Municipal Golf Course.

**V. ADJOURNMENT**

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**ATTENDANCE**

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Present

**Mayor Lance Clow**  
**Vice Mayor Glenda Dwight**  
**Shawn Barigar**  
**Trip Craig**  
**Don Hall**  
**David E. Johnson**  
**Greg Lanting**

Absent

**CITY STAFF PRESENT: City Manager Tom Courtney, Finance Director Gary Evans, Community Development Director Mitch Humble, City Engineer Jackie Fields, Building Official Marianne Barker, Deputy City Clerk Leila Sanchez.**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

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**AGENDA ITEMS**

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**I. CONSENT CALENDAR:**

1. Approve accounts payable November 7, 2006 – November 13, 2006 total: \$461,304.09
2. Approve minutes of October 30 and November 13, 2006

Councilperson Hall made the motion to approve the Consent Calendar as presented excluding the November 13, 2006 Minutes, and including the November 6, 2006 Minutes. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of the appointment of Melinda Anderson as the Economic Development Director for the City of Twin Falls.

City Manager Tom Courtney stated that at the November 6, 2006, City Council meeting, in Executive Session, Council discussed the appointment of Melinda Anderson as the Economic Development Director for the City. Subject to Council's approval he has have appointed her to the position.

Melinda earned a Bachelor of Science degree from the University of Portland and an MBA from Syracuse University. She has previous work experience as the Executive Director of the Chamber of Commerce in Molalla, Oregon; Manager of Economic Development for the Bend, Oregon Chamber of Commerce; President of the South Coast Development Council in North Bend, Oregon; General Manager of the Pony Village Mall in North Bend, Oregon and most recently as a private consultant. She is certified as an Economic Development Finance Professional by the National Development Council.

Melinda and her husband currently live in Coos Bay, Oregon. Tentatively, she will start work on January 8, 2007.

Vice Mayor Dwight made the motion to appoint Melinda Anderson as the Economic Development Director. The motion was seconded by Councilperson Barigar and voice vote showed all members present voted in favor of the motion. The motion passed.

2. Consideration of appointment of members to the Building Department Advisory Board.

Building Official Barker reviewed the request.

The following individuals have been interviewed by Mayor Clow and Councilperson Craig. Staff recommends

appointment of:  
Harald Gerber, Architect, Term to expire 6/30/08  
Jim Renaldi, Residential contractor, Term to expire 6/30/08  
Scott McClure, Structural engineer, Term to expire 6/30/09  
Brad Wills, Member at large, Term to expire 6/30/09.

Councilperson Hall made the motion to approve the appointment of members to the Building Department Advisory Board. The motion was seconded by Vice Mayor Dwight and voice vote showed all members present voted in favor of the motion. The motion passed.

**3. Consideration of bids for a truck mounted sewer jet.**

City Engineer Fields reviewed the request. Sewer jets are used daily to clean city streets and during emergencies to clear blockages with high pressure water.

An additional jet will allow the Wastewater Collection Department to clean the current two hundred miles of sewer line annually which will help keep service calls to a minimum.

Bids were opened November 2, 2006, for the purchase of the sewer jet. Three bids were received with a low bid of \$127,980.00, submitted by Schow's Truck Center of Heyburn, Idaho.

Staff recommends approval of the low bid submitted by Schow's Truck Center.

Discussion followed:  
-Metroquip Inc., gave two options.

Councilperson Johnson made the motion to approve the lowest bidder, Schow's Truck Center for the 2006 Truck Mounted Sewer Jet Purchase, as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

**4. Consideration of adoption of the following Ordinances:**

- a. P&L Land Company, LLC, for annexation of 25 acres (+/-) with a zoning designation of C-1 PUD, currently zoned SU1, to allow a planned development consisting of a combination of neighborhood commercial and residential uses on property located north and west of the intersection of Eastland Drive North and Pole Line Road East.  
Proposed Ordinance No. 2883
- b. Bosero Development, LLC for the annexation of 50 (+/-) acres of land located east of the intersection of Harrison Street South and Pheasant Road. (app. 2011)  
Proposed Ordinance No. 2866
- c. Douglas Vollmer for annexation for 36 (+/-) acres of land located west of Field Stream Way and north of the 1200 and 1300 blocks of North College Road West. (app. 2065)  
Proposed Ordinance No. 2884

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2883, 2866, and 2884 on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2883 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Vice Mayor Dwight made the motion to adopt Ordinance #2883, as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2866 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVING THE ZONING CLASSIFICATIN THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Barigar made the motion to adopt Ordinance #2866, as presented. The motion was seconded by Councilperson Hall. Roll call vote showed Mayor Clow and Councilpersons Barigar, Craig, Hall, Johnson, and Lanting voted in favor of the motion. Vice Mayor Dwight voted against the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2884 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Hall made the motion to adopt Ordinance #2884, as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

**5. Public input and/or items from the City Manager and City Council. None.**

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Lanting reported that the Library Advisory Board will be selecting a new board member.

Councilperson Craig reported that the Twin Falls Groundwater Advisory Board will be submitting a final report.

Mayor Clow reported that the Tree Commission will be making a recommendation to appoint a new member in the next couple of weeks.

Adjourned at 5:18 P.M.  
Reconvened at 6:00 P.M.

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

1. Consideration of the adoption of the proposed increases in the greens fees and the season passes at the Twin Falls Municipal Golf Course.

Parks and Recreation Director Bowyer reviewed the request. The Twin Falls Golf Advisory Commission has been reviewing fees at the Municipal Golf Course for the past two meetings. A sub-committee was appointed to bring back a recommendation to the full Commission on fees. Finance Director Evans provided information on the revenue/expenditures, historical fees, passes sold, number of rounds on the golf course and attended the meetings to answer questions from the Advisory Commission.

On overhead projections, Parks and Recreation Director Bowyer showed the following:

- Golf Rates History Schedule
- Golf Course Revenue and Rounds Summary

- Golf Rates Proposed Changes
- Golf Course Revenue Potential from Proposed Increases
- Golf Course Prices in the Magic Valley & Pocatello/Idaho Falls Area

Discussion followed:

- Blue Lakes Country Club member and non member fee for 18 holes for adults.
- 93 Ranch initiation fee.
- Canyon Springs adult season pass \$750
- Price variance between 9 holes and 18 holes.

Councilperson Lanting stated that golfers playing the 9 holes expected a discount.

- Golf course revenue and round summary surcharge.

Parks and Recreation Director Bowyer stated that the surcharges were implemented in 1997. Each season pass holder paid an additional one dollar for each round of golf they played. In 2001 it was increased two dollars each additional round of golf. Last year when the Golf Advisory Commission recommended fee increases at the golf course, the surcharges were recommended to be eliminated. The City Council approved the recommendations.

- Punch cards.

Parks and Recreation Director Bowyer stated that the punch card is being recommended to be reduced from \$125 to \$100 for ten rounds of golf and only be able to purchase during November and December. The punch cards would be sold at the golf course, the Parks and Recreation Office, City Hall, and a couple of sporting good stores during those two months.

Finance Director Evans stated that in 2003, 115 punch cards were sold. Last year 200 cards were sold. Selling punch cards in November and December encourages more greens fees being paid later part of the year, as the punch cards are used early on in the season.

- Primary reason the Golf Advisory Commission is asking for a raise in rates.

Parks and Recreation Director Bowyer stated that the Golf Advisory Commission and staff strongly believe the proposed rate increase will make the Municipal Golf Course less dependent on a subsidy from the City's General Fund.

- Spreadsheets are for the calendar year.

The meeting was opened up for the public hearing:

Michael McMasters, Golf Advisory Committee member, discussed the request for the rate increase, season passes, and punch cards. Revenues generated would help purchase equipment and provide maintenance to the golf course.

Mayor Clow thanked Mr. McMasters for his expertise in designing the golf course pond.

The public testimony portion of the hearing was closed.

Councilperson Lanting made the motion as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Discussion followed:

Councilperson Lanting stated that the golf course is an excellent recreation facility for seniors and for the senior and junior golfers.

Mayor Clow suggested looking into marketing the punch cards at Costco. A resolution would be presented for adoption on November 20, 2006.

IV. ADJOURNMENT: The meeting adjourned at 6:38 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLEND A	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council  
Monday: November 20, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East  
Twin Falls, Idaho

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Approve accounts payable November 14 , 2006 – November 20, 2006
2. Approve minutes of November 13, 2006

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Steve Soran, Twin Falls hospitality industry, regarding Sunday liquor-by-the-drink sales.
2. Consideration of appointments to the Tree Commission.
3. Consideration of the adoption of a resolution for the proposed increases in the greens fees and the season passes at the Twin Falls Municipal Golf Course. **Proposed Resolution No. 1772**
4. Consideration of adoption of the following Ordinances:
  - a. Ken and Rebecca Harper for Zoning District Change and Zoning Map Amendment from R 6 PRO to C-1 for a 50'x 318' parcel located 235' west and north of the intersection of Eastland Drive and 4th Avenue East. (app. 2063) **Proposed Ordinance No. 2885**
  - b. Doug Vollmer for a Comprehensive Plan Land Use Map Amendment from Industrial to Urban Residential for property located north and south of the 500 and 600 blocks of South Park Avenue West. (app. 2066) **Proposed Ordinance No. 2886**
5. Presentation on the Alternative Crosswind Runway Study for Joslin Field.
6. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS: 6:00 P.M. -None**

**V. ADJOURNMENT**

*\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

**-ATTENDANCE-**

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Present

**Acting Mayor Glenda Dwight  
Shawn Barigar  
Trip Craig  
Don Hall  
David E. Johnson  
Greg Lanting**

Absent

**Mayor Lance Clow**

**CITY STAFF PRESENT: City Manager Tom Courtney, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, Parks and Recreation Director Dennis Bowyer, Airport Manager Bill Carberry, Deputy City Clerk Leila Sanchez.**

Acting Mayor Dwight called the meeting to order at 5:00 P.M. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with her.

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**AGENDA ITEMS**

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**I. CONSENT CALENDAR:**

1. Approve accounts payable November 14, 2006 – November 20, 2006 total: \$573,904.19.
2. Approve minutes of November 13, 2006

Councilperson Hall made the motion to approve the Consent Calendar, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation by Steve Soran, Twin Falls hospitality industry, regarding Sunday liquor-by-the-drink sales.

City Attorney Wonderlich reviewed the liquor by the drink request and the current ordinance.

Steve Soran, Turf Club, explained the request. The request is to change Twin Falls City ordinance to allow liquor by the drink sales on Sunday. This change should not increase enforcement issues according to Twin Falls Police Chief Munn. Local businesses are losing business to establishments in surrounding cities and counties. Potential customers drive to Jerome County, Sun Valley, Jackpot or other nearby areas which allow Sunday sales. By selling liquor by the drink on Sunday, there would be an increase in tax revenues for the City and County of Twin Falls. Liquor tax revenues are at a higher rate than beer or wine. These tax revenues are apportioned back to state and local units of government. The financial benefits of Sunday liquor sales can be achieved without increasing the state's overall alcohol consumption when consumers buy liquor by the drink on Sunday instead of a bottle of beer or a glass of wine.

Discussion followed:

-City Attorney Wonderlich stated that after an ordinance has been published it is in effect.

Public input:

Mark Boring, Happy Landing Restaurant, spoke in favor of the request.

Dave Whitehead, Woody's Restaurant, spoke in favor of the request.

Kurt Kruzer, Kruzer's, spoke in favor of the request.

MINUTES

November 20, 2006

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Council discussion followed:

- City Attorney Wonderlich stated that an ordinance has not been prepared. A revised ordinance does not require a public hearing.
- Councilperson Johnson stated that the Times News did a good job in media coverage by placing the request on the front page of the paper.
- Councilpersons Craig and Hall stated that they would not vote on an ordinance they have not reviewed.
- Councilpersons Hall and Lanting recommended directing staff to draft an ordinance to allow for public testimony.

Acting Mayor Dwight directed staff to prepare an ordinance and to place the proposed ordinance on the December 4, 2006, Council agenda.

2. Consideration of appointments to the Tree Commission.

Parks and Recreation Director Bowyer reviewed the request. The City received four applications and interviews were held on Monday, November 13, 2006. The four applicants interviewed were Mary Inman, Lacy Johnson, Bill Manker, and Brian Winn.

After the interviews the members of the interview committee had four recommendations to the City Council: 1) to appoint Bill Manker to fulfill Bill Merritt's last month of his term and automatically re-appoint Bill Manker for a full three year term, 2) to appoint Brian Winn to fulfill the remaining year of Amber Cardenas' term, 3) to extend all terms of the Tree Commission to end in February, and 4) to appoint Mary Inman as the new member to replace David Mead in March 2007 for three years.

Discussion followed:

- The Tree Commission Board alternate member did not want to be considered.

Councilperson Johnson made the motion to support the actions and the extension of the terms presented by Parks and Recreation Director Bowyer. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of the adoption of a resolution for the proposed increases in the greens fees and the season passes at the Twin Falls Municipal Golf Course. **Proposed Resolution No. 1772**

Councilperson Lanting made the motion to adopt Resolution No. 1772 establishing golf course fees, as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of adoption of the following Ordinances:

- a. Ken and Rebecca Harper for Zoning District Change and Zoning Map Amendment from R 6 PRO to C-1 for a 50'x 318' parcel located 235' west and north of the intersection of Eastland Drive and 4th Avenue East. (app. 2063) Proposed Ordinance No. 2885
- b. Doug Vollmer for a Comprehensive Plan Land Use Map Amendment from Industrial to Urban Residential for property located north and south of the 500 and 600 blocks of South Park Avenue West. (app. 2066) Proposed Ordinance No. 2886

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2885 and #2886, on third and final reading by title only. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

MINUTES

November 20, 2006

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Deputy City Clerk Sanchez read the title to Ordinance #2885 entitled:

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 AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Barigar made the motion to adopt Ordinance #2885 as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2886 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE COMPREHENSIVE PLAN LAND USE MAP BY CHANGING THE PLANNING DESIGNATION FOR CERTAIN REAL PROPERTY LOCATED NORTH AND SOUTH OF THE 500 AND 600 BLOCKS OF SOUTH PARK AVENUE WEST FROM "INDUSTRIAL" TO "URBAN RESIDENTIAL."

Councilperson Hall made the motion to adopt Ordinance #2886 as presented. The motion was seconded by Councilperson Johnson. Roll call vote showed Councilpersons Barigar, Craig, Hall, Johnson, and Lanting voted in favor of the motion. Acting Mayor Dwight voted against the motion. The motion passed.

5. Presentation on the Alternative Crosswind Runway Study for Joslin Field.

Airport Manager Carberry reviewed the request. The Alternative Crosswind Runway Study for Joslin Field was undertaken by the Airport's consultant Riedesel & Associates over the last year. The study was born out of a recommendation from the Airport's 2003 Master Plan Update. The Master Plan document identified that the Airport could improve crosswind landing conditions for light general aviation aircraft through the construction of a replacement crosswind runway. The Airport currently does not meet the Federal Aviation Administration standards for the 10.5 knot crosswind conditions affecting lighter, smaller aircraft.

He reviewed the chronology of events and considerations over the last few years culminating with the study which discusses an option for runway construction along with the no-build consideration.

The recommendation of the Airport Advisory Board is for the Airport to include constructing an alternate replacement crosswind runway in the near-term FAA Airport Improvement Program schedule.

Discussion followed:

-Development in the area of the proposed 320 acres.

Airport Manager Carberry stated there has been ongoing discussion on aeronautical and non aeronautical projects. The radar screen would be for aeronautical projects.

-Pursuing other airlines.

Airport Manager Carberry stated that there has been recent dialogue with Horizon, Big Sky, and Frontier Airlines.

-Length and location of the runway.

-Costs to be equally split between the City and the County.

Councilperson Barigar made the motion to move forward with the build portion plan as presented for the Alternate Crosswind Runway Project for Joslin Field. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Public input and/or items from the City Manager and City Council. None

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

Councilperson Craig reported that the Twin Falls Groundwater Advisory Committee meeting is on November 21, 2006, at the Idaho Department of Environmental Quality at 1:30 P.M.

Councilperson Barigar reported that he would be serving as a liaison to the Trans IV Public Transportation Advisory Committee and Councilperson Hall would be serving as a liaison to the Historic Old Towne BID Committee.

Councilperson Hall reported that Information Services would be doing a presentation on website and development.

Councilperson Lanting reported that the Golf Advisory Board would like to invite the public to tour the Golf Course facilities.

**IV. PUBLIC HEARINGS: 6:00 P.M. -None**

**V. ADJOURNMENT: The meeting adjourned at 6:03 P.M.**

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING

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*Mayor*

*Vice Mayor*



MINUTES

Meeting of the Twin Falls City Council

Monday: November 27, 2006

City Council Chambers

305 3<sup>rd</sup> Avenue East

Twin Falls, Idaho

**AGENDA ITEMS FOR PUBLIC HEARING AND CONSIDERATION**

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Approve accounts payable for November 21 – 27, 2006 total: \$417,032.86.
2. Approve Developer's Agreement for :
  - a. Evergreen Subdivision
  - b. Cedar Park No. 9
3. Approve minutes of November 20, 2006

**II. ITEMS FOR CONSIDERATION:**

1. Presentation of Tree Commission Plaques.
2. Presentation regarding Auger Falls by TF County Historical Preservation Commission
3. Presentation by CH2M-Hill regarding the preliminary findings of the Wastewater Collection System modeling project.
4. Consideration of a proposal by BBC Research to prepare an impact fee study for the City.
5. Consideration of a proposal by Landmark Design to prepare a Comprehensive Plan Update for the City.
6. Consideration of bids for the purchase of a dump truck for the Water Department
7. Public input and/or items from the City Manager and City Council.

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

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

1. Request of Esidoro Nieto Jr. for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the west 122' of Lot 2, W. J. Young Subdivision a.k.a. 449 Washington Street North.(app. 2070)

**V. ADJOURNMENT**

*\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

## ATTENDANCE

<u>Present</u>	<u>Absent</u>
<b>Mayor Lance Clow</b>	<b>None</b>
<b>Vice Mayor Glenda Dwight</b>	
<b>Shawn Barigar</b>	
<b>Trip Craig</b>	
<b>Don Hall</b>	
<b>David E. Johnson</b>	
<b>Greg Lanting</b>	

**CITY STAFF PRESENT: City Manager Tom Courtney, City Attorney Fritz Wonderlich, City Engineer Jackie Fields, Community Development Director Mitch Humble, Public Works Director Lance Bates, Parks and Recreation Director Dennis Bowyer, Deputy City Clerk Leila Sanchez.**

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

## AGENDA ITEMS

### I. CONSENT CALENDAR:

1. Approve accounts payable November 21, 2006 – November 27, 2006
2. Approve Developer's Agreement for :
  - a. Evergreen Subdivision
  - b. Cedar Park No. 9
3. Approve minutes of November 20, 2006

Councilperson Johnson made the motion to approve the Consent Calendar with the exception of the November 20, 2006 Minutes, and to include the Alcohol License for the Ground Round Transfer of Ownership. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

### II. ITEMS FOR CONSIDERATION:

1. Presentation of Tree Commission Plaques.

Parks and Recreation Director Bowyer, Mayor Clow, and Councilperson Johnson presented Bill Merritt a Tree Commission Plaque for serving on the board. Amber Cardenas was not present to receive a plaque.

2. Presentation regarding Auger Falls by TF County Historical Preservation Commission.

Shauna Robinson, Chairperson of the Twin Falls County Historical Preservation Commission, introduced Commission members, reported on the results of the 2005-2006 Historical Survey at Auger Falls, and handed out reports prepared by historian Dale Gray, Frontier Historical Consultants, Inc., to the Council. The report contained the following: Maps, historic homesteads, ditch system, placer mining sites, and volunteer contributions.

Discussion followed:

- Receipt of a State grant for additional land that would need to be surveyed.
- Map of areas that need to be protected.

City Manager Courtney would follow up with Project Coordinator Lee Glaesemann and JUB to overlay historical sites.

3. Presentation by CH2M-Hill regarding the preliminary findings of the Wastewater Collection System modeling project.

City Manager Courtney reviewed the request. He stated that one of the objectives of the Strategic Plan is to "develop additional wastewater collection and treatment capacity by or before 2011 to meet projected demand through the

## MINUTES

November 27, 2006

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year 2020 based on recommendations of the 2006 wastewater collection system assessment and planned wastewater master plan update.” The objective is to develop the model of the wastewater collection system trunk lines and analyze and develop a project list for trunk line upgrades. In December 2005, the City Council approved a contract with CH2M Hill to develop a model of the wastewater collection system. The preliminary findings were completed by CH2M Hill.

Dave Stangel and Shad Roundy with CH2M Hill explained their preliminary findings of the modeling project using a PowerPoint presentation.

The finding included the following:

- Surveying
- Flow data
- Blue Lakes flow calibration
- Deficiency criteria
- Twin Falls existing criteria
- Airport Interceptor
- Perrine and Blue Lakes trunk line

Discussion followed:

- Blue Lakes trunk line deficiencies and improvement options.
- Increase pipe size on Pole Line Road.
- Increase slope on Pole Line Road.
- Closing up what is being currently served by the trunk line may create a maintenance service issue.
- Diverting services through a new trunk line.
- Diverting some services through a new trunk line and increasing services in a new trunk line.
- Diversion of 740 and 1,320 units.
- Increasing pipe size.

Dave Stangel stated that a ten year storm definition is a 10% chance every year of the storm occurring.

City Manager Courtney stated that a northeast development group is currently planning to install a trunk line to provide sewer collection capacity. The City at this time has the potential opportunity to join with developers in the area to construct additional trunk line capacity at what would be a significant savings to the City. This could be accomplished by declaring an emergency to permit the expenditure of funds to prevent overflow of the Blue Lakes trunk line and negotiate with the development group to add to their line. He stated that by declaring an emergency, the City would be able to expedite the process of correcting the problem. Another option would be for the City to design and build a system. He discussed options of financing the project.

City Manager Courtney stated that the City Engineer would provide a report to the City Council regarding the preferred course of action to resolve the problem.

Mayor Clow directed staff to draft an emergency resolution to be presented at the December 4, 2006, Council meeting.

4. Consideration of a proposal by BBC Research to prepare an impact fee study for the City.

Community Development Director Humble reviewed the request. He stated that at a special joint meeting of the City Council and the Planning and Zoning Commission on November 14, 2006, they met with the team of BBC Research & Consulting, who presented their proposal to prepare an impact fee study for the City. The proposal is a two phase project. Phase 1 of the project would be a preliminary assessment of the potential infrastructure financing techniques. In this phase the consultants would prepare for the City a discussion of different financing options available. That discussion would include the pros and cons of each option.

The State allows the collection of impact fees for a broad range of public improvements including parks, roads, water,

MINUTES

November 27, 2006

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sewer, fire protection, police protection, and others. This phase will help the City determine which, if any, of these impact fees programs we would like to proceed with. The proposed cost for Phase 1 is \$7,500. The results of Phase 1 will then allow the City to determine the need to proceed with Phase 2. Phase 2 would be the proposed impact fee study. The proposed cost for Phase 2 of the project is a base fee of \$5,000 plus \$8,000 for each impact fee study the City proceeds with. The project would coincide with the City's 2006-2011 Strategic Plan objectives.

The preparation cost of this impact study was not included in this year's budget, but if the City determines to proceed with Phase 1 funding will have to be made available. The funding for this project should come from the Capital Improvement Fund. The recommendation is to have the cost be charged against the fund. If the City is unable to generate a surplus over the course of the fiscal year, the study will have to be funded with reserves. That can be accomplished by amending the budget at the end of the year.

Staff recommends that the City Council authorize staff to work with Tom Pippin and his team to prepare a contract for the preparation of an impact study.

Discussion followed:

-Facilities fees/sewer impact fee.

Cristina Gonzales, Executive Officer for the Magic Valley Builder's Association, asked staff for the strategic plan objectives discussed by Community Development Director Humble.

Community Development Director Humble listed the following objectives:

-Upgrade and rehabilitate arterial and collector roads as outlined and prioritize in the Master Street Plan.

-Increase the amount of pressurized irrigation service area as per the Irrigation Master Plan by a minimum of 100-200 acres per year for the next five years.

-Ongoing Funding Objective: If funding is available, improve streets that are lacking curbs, gutter, sidewalk and adequate drainage as per the priority list identified in the updated Master Street Plan.

-Develop implementable funding options such as general facilities fees for new water and sewer services to fund needed infrastructure improvements related to these services.

-Complete remodel/reconstruction of the police station by 2007 and pursue the remodel or reconstruction of city hall and public works facilities as funds are available.

6:30 PM Councilperson Hall left the meeting.

Councilperson Barigar made the motion to approve the proposal of BBC Research & Consulting to proceed with Phase 1 of the Impact Fee Study as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of a proposal by Landmark Design to prepare a Comprehensive Plan Update for the City.

Community Development Director Humble reviewed the request. The City's 2006-2011 Strategic Plan includes an objective to update the City's Comprehensive Plan. Funding was included in this year's budget to hire a consultant to prepare this Comprehensive Plan update. An interview panel interviewed HDR out of Boise and Landmark Design, Inc., out of Salt Lake City.

The interview panel recommends that the City Council select Landmark Design, Inc., as the City's consultant for the Comprehensive Plan Update project. They have completed over 50 similar projects for other cities, primarily in the northern Utah area. They have a strong open space and park planning experience. The City's plan includes an expanded park, trail and open space component. Landmark has a strong urban design background. Their ideas include exhibits like a potential future built out map and a current land use map. Their proposed budget was in keeping with the approved budget for this project.

Discussion followed:

-Plans would be completed prior to incorporating.

## MINUTES

November 27, 2006

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- The Second Century plan to use as a guideline.
- A one year time line of the public hearing process
- Background checks.

Councilperson Johnson made the motion to approve the proposed contract with Landmark Design, Inc., as the City's consultant for the Comprehensive Plan update, with an amount not to exceed \$149,750, with a time frame of 8 to 12 months. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of bids for the purchase of a dump truck for the Water Department.

Public Works Director Bates reviewed the request. Staff recommends the bid be awarded to Lake City International in the amount of \$62,200.

Councilperson Lanting made a motion to approve the contract with Lake City International for the amount of \$62,200 for a new water truck. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Public input and/or items from the City Manager and City Council. None

### III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

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

1. Request of Esidoro Nieto Jr. for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the west 122' of Lot 2, W. J. Young Subdivision a.k.a. 449 Washington Street North.(app. 2070)

Roger Laughlin, 808 Eastland Suite C, representing the applicant explained the request using overhead projections. The applicant owns Mi Pueblo located on 4<sup>th</sup> Avenue East. They have outgrown the building and purchased property at 499 Washington Street North. The intent is to build a new building and expand his business. The C-1 lot has become extremely difficult to place a building of sufficient size and provide necessary parking. Allowing the back portion, the R-4 zone area, to be come contiguous with the front portion, the C-1 zone of the lot would allow adequate building size of approximately 10,000 to 11,000 square feet and provide sufficient parking.

Discussion followed:

- To the north and to the west of the building are residential homes.
- Behind C-1 is a vacant area.
- The business located at 4<sup>th</sup> Avenue East will remain open for at least 4 to 5 months.

Community Development Director Humble reviewed the request using overhead projections. This is a request for a Zoning District Change and Zoning Map Amendment from R-4, Residential Medium Density to C-1, Commercial Highway. The lot owned by the applicants has two zoning designations. The eastern most 180' is adjacent to Washington Street North and is zoned C-1. The remaining 122' to the west is zoned R-4. The applicant is requesting the change in zoning to allow for the entire lot be developed as a commercial business and parking. This request is consistent with the text of the Comprehensive Plan. Changing the zoning of the subject property would still maintain a one lot depth of commercial zoning along this section of Washington Street North which is the general land use pattern in the area. The code does allow for landscape screening to be done adjacent to residential.

On October 24, 2006, the Planning and Zoning Commission unanimously recommended approval of the request.

Discussion followed:

- 6' screening, berms and landscaping.
- C-1 would allow for any sort of retail use.
- Special Use Permit is not required.

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November 27, 2006

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Vice Mayor Dwight referred to comments made by Jim Lynch in the Planning and Zoning Commission Meeting minutes held on October 24, 2006, stating that the concern he has is that his property has a higher elevation than Mr. Nieto's property. She asked staff if there could be anything that could be attached to this request unless it was placed by City Council.

City Attorney Wonderlich stated no.

Public input was opened and closed.

Roger Laughlin stated that property is bisected by a utility easement, which restricts possible building locations.

Vice Mayor Dwight asked the applicant if he would be willing to work with the neighbors on screening.

Esidoro Nieto stated he would work with the neighbors.

Community Development Director Humble made the clarification that the easements Mr. Laughlin referred to are shown on the exhibit. The Utility line is in the ground, and the property line is where the fence is located. The property is limited at what type of landscaping could be done, such as berms and shrubs.

Discussion followed:

- Fencing
- Noise
- Berms

The public hearing was closed.

Councilperson Barigar made the motion to approve the request as presented and approved by the Planning and Zoning Commission for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the west 122' of Lot 2, W.J. Young Subdivision a.k.a. 449 Washington Street North. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

**V. ADJOURNMENT. The meeting adjourned at 7:07 P.M.**

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLEND A	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council  
Monday: December 4, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, Idaho

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**AGENDA ITEMS FOR PUBLIC HEARING AND CONSIDERATION**

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PLEDGE ALLEGIANCE TO THE FLAG

CALL MEETING TO ORDER: 5:00 P.M.

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Approve accounts payable for November 28 - December 4, 2006 total \$193,419.91
2. Approve minutes of November 20, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Update on the Library Fund
2. Appointment of New Library Trustee, Mark Wasden.
3. Consideration of adoption of the Enhancement Tree Program.
4. Consideration of a contract with Riedesel & Associates, Inc. for engineering design services for the water and sewer line extension to the Jayco expansion site.
5. Consideration of an engineering agreement between the City of Twin Falls and Riedesel and Associates for the design of a helicopter landing pad at Joslin Field.
6. Consideration of adoption of the following Ordinance:
  - a. Request of Esidoro Nieto Jr. for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the west 122' of Lot 2, W. J. Young Subdivision a.k.a. 449 Washington Street North.(app. 2070) *Proposed Ordinance #2887*
7. Consideration of adoption of a resolution for the sole source designation of the purchase of a three wheeled street sweeper. *Proposed Resolution #1773*
8. Consideration of adoption of a resolution declaring an emergency to permit the expenditure of funds to prevent overflow of the Blue Lakes Trunk Line of the Wastewater Collection System. *Proposed Resolution #1774*
9. Public input and/or items from the City Manager and City Council.

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

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

1. Consideration of a request by representatives of the hospitality industry to allow liquor sales on Sunday. *Proposed Ordinance #2888*

Public hearing on electrical and mechanical permit fees.

**V. ADJOURNMENT**

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**ATTENDANCE**

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<u>Present</u>	<u>Absent</u>
<b>Mayor Lance Clow</b>	<b>None</b>
<b>Vice Mayor Glenda Dwight</b>	
<b>Shawn Barigar</b>	
<b>Trip Craig</b>	
<b>Don Hall</b>	
<b>David E. Johnson</b>	
<b>Greg Lanting</b>	

**CITY STAFF PRESENT: City Manager Tom Courtney, City Attorney Fritz Wondlerich, Community Development Director Mitch Humble, Building Official Marianne Barker, Public Works Director Lance Bates, Parks and Recreation Director Dennis Bowyer, Airport Manger Bill Carberry, Library Director Susan Ash, Deputy City Clerk Leila Sanchez.**

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**AGENDA ITEMS**

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**Mayor Clow called the meeting to order at 5:00 P.M. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.**

**I. CONSENT CALENDAR:**

1. Approve accounts payable for:  
September total: \$92,236.08  
November 28 – December 4, 2006 total: \$193,419.91
2. Approve minutes of November 20, 2006.

Councilperson Dwight made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Update on the Library Fund

Library Director Ash gave an update on the Library Fund. The money went to fund the following:

Completed projects: Windows, front entry and HVAC  
Project in progress: Elevators  
Future projects: Restroom renovation

The remaining balance in the fund is \$27,200 as of the end of November 2006.

2. Appointment of New Library Trustee, Mark Wasden.

Library Director Ash reviewed the request. The Board of Trustees of the Twin Falls Public Library requests that Mark Wasden be appointed by the City Council to serve as a Library Trustee from January 1, 2007, through December 31, 2011.

Councilperson Johnson made a motion to approve the appointment of Mark Wasden to serve as a Library Trustee from January 1, 2007, through December 31, 2011. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

Mr. Wasden was present to receive his appointment.

## MINUTES

December 4, 2006

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### 3. Consideration of adoption of the Enhancement Tree Program.

Parks and Recreation Director Bowyer reviewed the request. The Tree Commission developed a program that provides trees to citizens to help beautify areas of the community at no cost. On overhead projections he reviewed the "Enhancement Tree Application and Guidelines" and a map showing boundaries of the program. The process and the guidelines will work as follows:

#### Process

1. Advertise the program.
2. Applications reviewed.
3. Tree Commission selects winners.
4. City contracts with a company to plant trees in spring.

#### Guidelines

1. Applicant must live within the boundaries of the map.
2. Homeowner must live at the property.
3. Tree must be planted within the City's right of way to ensure it is properly cared for.
4. Limit of one tree per year per family; if the demand is very high, it might be limited to one tree per every 2-10 years per family.
5. Selection of tree.
6. Application due date.
7. Tree will be planted at no cost to homeowner.
8. The owner will sign the application stating he or she will provide proper care of the tree.

Staff and the Tree Commission is recommending that the City Council to adopt this Enhancement Tree Program and fund the program for the first year at \$3,000.

#### Discussion followed:

- Staff will field review the trees periodically to make sure they are maintained.
- The trees will have a warranty for one year with a tree contractor/tree service.
- Drought resistant trees were not part of the tree criteria selection.
- Placing trees in the City right of way.
- Staff to look at areas that are under landscaped as opposed to the older parts of town.
- Cost of tree selected.
- Funding for the program to be from the contingency fund.
- Marking trees in the program.

Councilperson Johnson made the motion to adopt the Tree Enhancement Program as presented by Parks and Recreation Director Bowyer and fund the program for the year at \$3,000. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

### 4. Consideration of a contract with Riedesel & Associates, Inc. for engineering design services for the water and sewer line extension to the Jayco expansion site.

Community Development Director Humble reviewed the request. On September 11, 2006, the City Council authorized staff to apply for a Community Block Grant in the amount of \$464,000 to be used to extend water and sewer services to the Jayco expansion site on the southeast corner of Hankins Road and future Eldridge Avenue. In addition to the \$464,000 grant request, part of the project authorized or up to \$80,000 in funds as the City's matching portion of the project to be spent for grant administration and engineering costs. The grant application has been approved and the project is now underway.

Staff recommends approval of the contract for engineering services with Riedesel and Associates, Inc, so they can proceed with the design of the two lines.

MINUTES

December 4, 2006

Page 4

Discussion followed:

-The contract did not require bidding the project out.

Vice Mayor Dwight made the motion to approve the contract with Riedesel and Associates, Inc . for the water and sewer line extension to the Jayco expansion site for the City's matching portion of the project of \$47,400, and authorizing the Mayor to sign the contract as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of an engineering agreement between the City of Twin Falls and Riedesel and Associates for the design of a helicopter landing pad at Joslin Field.

Airport Manager Carberry reviewed the request. At the August 7, 2006, Council meeting, Larry Mabbutt, BLM Official, presented an overview of their organization's aerial fire suppression operation and discussed the BLM's future plans for expanding the aviation base at Joslin Field to include the construction of a formal helicopter landing pad. At that meeting, Mr. Mabbutt requested an agreement between the City and the BLM which was approved by the Council. The BLM requested an agreement wherein the City would contract with an engineering firm to design the project and the BLM would provide the funding for the engineering contract.

A memorandum of agreement was signed this fall between the City and the BLM to move ahead with the design. The Airport has received an Order Number from the BLM to secure the funding needed and they will be responsible for all costs associated with the project.

Staff recommends approval of the agreement for Engineering Services for the BLM helipad with Riedesel and Associates, Inc. in the amount of \$41,056.

-The contract amount for engineering services is \$41,056.

Marty Gergen, Project Manager, briefly reviewed the contract costs.

Councilperson Johnson made the motion to approve the engineering agreement between the City of Twin Falls and Riedesel and Associates, Inc., for the design of a helicopter landing pad at Joslin Field for \$41,056 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of adoption of the following Ordinance:
  - a. Request of Esidoro Nieto Jr. for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the west 122' of Lot 2, W. J. Young Subdivision a.k.a. 449 Washington Street North.(app. 2070)  
*Proposed Ordinance #2887*

Community Development Director Humble reviewed the request. On November 27, 2006, the City Council voted to approve the zoning request.

Discussion followed:

-PUD's and C-1 zone clarification.

-Request is not for a PUD but for a rezone.

Vice Mayor Dwight made the motion to suspend the rules and place Ordinance #2887 on third and final reading by title only. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2887 entitled:

MINUTES

December 4, 2006

Page 5

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

Councilperson Barigar made the motion to adopt Ordinance #2887 as presented. The motion was seconded by Councilperson Lanting. Mayor Clow, Vice Mayor Dwight, Councilpersons Barigar, Craig, Hall and Lanting voted in favor of the motion. Councilperson Johnson voted against the motion. The motion passed.

Discussion followed:

- Comprehensive plan stating arterials are developed commercial.
  - Transitional phase of Washington Street.
  - Not in conflict with the comprehensive plan or part of Washington Street.
- Recommendation for a PUD comes from the Planning and Zoning Commission.

7. Consideration of adoption of a resolution for the sole source designation of the purchase of a three wheeled street sweeper. *Proposed Resolution #1773*

Public Works Director Bates reviewed the request. The resolution will allow the award of a contract for a specific three wheeled sweeper that will meet current City specifications, as well as ensure continuity of the current City system, materials, training, and spare parts. This is a capital improvement item in the current budget. If the City is unable to award the contract before the end of the calendar year, we will avoid price jumps forecasted to happen in January 2007.

City Attorney Wondelich explained the sole source designation process. In 2006 the legislative changed the procurement law.

Councilperson Barigar made the motion to adopt Resolution #1773 as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of adoption of a resolution declaring an emergency to permit the expenditure of funds to prevent overflow of the Blue Lakes Trunk Line of the Wastewater Collection System. *Proposed Resolution #1774*

City Manager Courtney reviewed the request. On November 27, 2006, CH2M Hill presented a report to the City Council on the existing condition of approximately 40 miles of trunk sewers within the collection system. The report shows that most lines are in an acceptable condition with the exception of the Blue Lakes trunk line. Under peak flow conditions combined with a ten year storm event, the model shows that several manholes in the Blue Lakes trunk line have the possibility of surcharging. Based on this threat, the City Council instructed the City Attorney to prepare a resolution declaring an emergency. By declaring an emergency, the City will be able to expedite the process of correcting the problem.

Staff recommends that the City Council adopts the proposed resolution.

Councilperson Lanting made the motion to adopt Resolution #1774. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

9. Public input and/or items from the City Manager and City Council. None

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

Mayor Clow stated that the SIEDO Board is seeking suggestions of names to be nominated to the board.

Break: 5:54 PM

The meeting reconvened at 6:00 PM

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

1. Consideration of a request by representatives of the hospitality industry to allow liquor sales on Sunday. Proposed Ordinance #2888

Steve Soran explained the request and handed out a copy of the letter. The request is for action to amend City ordinance to allow liquor by the drink on Sundays. Ten years ago the state allowed cities and counties to set their own rules.

City Attorney Wonderlich explained the proposed ordinance and explained the amendment to Twin Falls City Code § 3-3-1.

Discussion followed:

-Clarification of hours liquor is allowed to be served.

City Attorney recommending not improving on State law.

Public input was opened:

Steve Panke, 111 Ketchum Street South, a Christian mortician, spoke opposing the request. The Twin Falls Police Department is not effectively dealing with the drunk driving in downtown Twin Falls

Rick Carr, 70 Sunny Side, spoke in favor of the request. The City would benefit from the increase of tourism.

Patricia Wormsbaker, 1532 Kimberly Road, spoke in favor of the request. A variety of Twin Falls businesses could benefit from Sunday sales. Current businesses lose 52 days of revenue annually.

Ronyn Taylor, 1542 Lawndale, co owner of a business and a licensee, spoke in favor of the request.

Kurt Kruiser, 1542 Lawndale, spoke in favor of the request. The request would allow City growth and would allow business to be competitive with other businesses with liquor licenses

Bill Kyle, 261 4<sup>th</sup> Avenue North, spoke in favor of the request. The approval would encourage a convention center.

Stan Thomas, 3913 N. 2600 E., spoke in favor of the request. This change would allow freedom of choice.

David Woodhead, 251 5<sup>th</sup> Avenue East, spoke in favor of the request. He stated that changing the law would reduce the "alcohol miles" driven and would make roads safer.

L. J Muir, 776 Academic, spoke against the request. He stated his daughter was killed by a drunk driver on a weekend and he is now raising his grandson.

Public input was closed.

Discussion followed:

-Inconsistencies in the current law.

-Community growth.

-Morality should not be an issue.

-No difference between whisky, beer, or wine.

Mayor Clow read a letter into the record from Dave and Clara Funke, opposing the request.

Councilperson Johnson made the motion to suspend the rules and place Ordinance #2888 on third and final reading by title only. The motion was seconded by Vice Mayor Dwight and roll call voted showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2887 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE §3-909 BY PERMITTING THE SALE OF LIQUOR BY THE DRINK ON SUNDAYS.

Vice Mayor Dwight made a motion to adopt Ordinance #2888 as presented. The motion was seconded by Councilperson Johnson.

Discussion followed:

- Twin Falls is a unique community.
- License holders aware that they would not be allowed to sell liquor 52 days out of the year.
- Sunday liquor sales would attract tourism.

Roll call vote showed Vice Mayor Dwight, Barigar, Hall, Johnson and Lanting voted in favor of the motion. Mayor Clow and Councilperson Craig voted against the motion. The motion passed 5 to 2.

2. Public hearing on electrical and mechanical permit fees.

Building Official Barker reviewed the request.

The electrical fee proposal is based on the fees currently charged by the Electrical Bureau of the Idaho Division of Building Safety and is identical to theirs except for the section titled "Other Fees" which matches what the City currently charges for building inspections of this type.

The mechanical fee proposal is lower than what the Mechanical Bureau of DBS currently charges. Our base rate is \$30, as it is with our recently adopted plumbing fee schedule, whereas the State's base rate is \$50. The proposal also includes a flat rate schedule for a new home construction.

Discussion followed:

- Clarification of the Electric Signs and Outline Lighting.
- Notification to contractors.
- Advertisement for electrical inspector.

The public hearing was opened and closed with no input.

Council directed staff to bring draft resolution/ordinances to the City Council on December 11, 2006, to implement electrical and mechanical permit fees schedule as presented.

Councilperson Barigar made a motion to approve the request as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. **ADJOURNMENT:** The meeting adjourned at 6:51 P.M.

Leila Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
	<i>Mayor</i>		<i>Vice Mayor</i>			



MINUTES

3:30 P.M.

Meeting of the Twin Falls City Council

Monday: December 11, 2006

City Council Chambers

305 3<sup>rd</sup> Avenue East

Twin Falls, Idaho

**CALL MEETING TO ORDER: 3:30 P.M.**

**AGENDA ITEMS**

1. Tour of property west of Shoshone Falls Park near jump site.

**5:00 P.M. APPROXIMATE TIME RETURNING FROM TOUR TO ADJOURN TO:**

2. **Executive Session:** To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. Idaho Code 67-2345 (c)

**APPROXIMATE TIME 5:15 P.M. - PLEDGE OF ALLEGIANCE TO THE FLAG**

**I. CONSENT CALENDAR:**

1. Approve accounts payable for December 5 – 11, 2006.
2. Approve minutes of November 27, 2006.

**II. ITEMS FOR CONSIDERATION:**

1. Presentation on the General Facilities Charge (Buy-In Fee) for Wastewater Treatment Facility.
2. Request for \$1,850 for equipment to be used at the Animal Shelter by Debbie Blackwood.
3. Consideration of approval of the contract for the 2006 – 2008 Non-Preference Towing Service.
4. Consideration of approval of the Mini Excavator for the Water Department.
5. Consideration of the request of Steve Shotwell c/o STP Enterprises, for an extension of the approval of the final plats of Northern Passage Subdivision, Phase 3 & Phase 4.
6. Consideration of adoption of the following proposed ordinances:
  - a. The International Mechanical Code, the International Fuel Gas Code, and Parts V and VI of the International Residential Code.
  - b. Enforcement of the Electrical Code.
7. Consideration of adoption of the following proposed resolutions:
  - a. Mechanical Permit Fees.
  - b. Electrical Permit Fees.
8. Consideration of approval of a contract for an update to the Transportation Master Plan to Civil Science.
9. Consideration of adoption of the DRAFT Collective Bargaining Agreement.
10. Public input and/or items from the City Manager and City Council.

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

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

1. Request of Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the westerly 50' of property located at 585 and 591 Washington Street North (app. 2071)
2. Request of Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 & C-1 to C-1 for property located at 565 Washington Street North. (app. 2073)

**V. ADJOURNMENT**

*\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

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**ATTENDANCE**

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**Present**

Mayor Lance Clow  
Vice Mayor Glenda Dwight  
Shawn Barigar  
Trip Craig  
Don Hall  
David E. Johnson  
Greg Lanting

**Absent**

**CITY STAFF PRESENT:** City Manager Tom Courtney, City Attorney Fritz Wonderlich, Finance Director Gary Evans, Community Development Director Mitch Humble, City Engineer Jackie Fields, Public Works Director Lance Bates, Building Official Marianne Barker, Personnel Administrator Susan Harris, Police Captain Jim Massey, Fire Chief Ron Clark, Deputy City Clerk Leila Sanchez.

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**AGENDA ITEMS**

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3:30 P.M.

1. Tour of property west of Shoshone Falls Park near jump site.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

5:00 P.M. APPROXIMATE TIME RETURNING FROM TOUR TO ADJOURN TO:

2. Executive Session: To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. Idaho Code 67-2345 (c )

Councilperson Lanting made the motion to adjourn to Executive Session. The motion was seconded by Councilperson Hall and roll call vote showed Mayor Clow, Vice Mayor Dwight, Councilpersons Barigar, Craig, Hall and Lanting voted in favor of the motion. The motion passed.

**I. CONSENT CALENDAR:**

1. Approve accounts payable for December 5 – 11, 2006 total: \$559, 728.04.
2. Approve minutes of November 27, 2006.

Councilperson Dwight made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**Item II.1 was moved to Item II.9**

**II. ITEMS FOR CONSIDERATION:**

1. Request for \$1,850 for equipment to be used at the Animal Shelter by Debbie Blackwood.

Debbie Blackwood, Shelter Director, explained the request. The conventional/industrial wash machine has had many failures over the past 15 years.

The request is for the approval of \$1,850 to purchase a commercial grade washing machine for the Twin Falls Animal Shelter. This figure represents one half of the cost of a "self-mount" commercial washing machine. The shelter would share a 50% cost of the new equipment.

Discussion followed:

-Funding for the Shelter is received from the City and the County, the City being the major contributor.

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December 11, 2006

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-Funding would come from the Capital Improvement Contingency Fund or other funds.

Councilperson Johnson made the motion to approve this request to fund 50% of a commercial/industrial wash machine for up to \$1,850, to be used at the Animal Shelter. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

2. Consideration of approval of the contract for the 2006 – 2008 Non-Preference Towing Service.

Captain Massey reviewed the request. The tow contract for 2004-2006 has expired.

Staff recommends approval of two minor changes in the new contract being proposed:

Section B, sub-section 1, paragraph b- the GVW (gross vehicle weight) has increased to 48,000 lbs.

Section B, the same sub-section and paragraph – Under – reach (a type of tow assist equipment) has been added to the required equipment list.

All interested tow companies agree that these changes are necessary.

Discussion followed:

-The contract would not favor or alienate any towing company.

Councilperson Johnson made the motion to approve the 2006-2008 Non-Preference Towing Service contract changes as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

3. Consideration of approval of the Mini Excavator for the Water Department.

City Engineer Fields reviewed the request. On November 17, 2006, bids were accepted from Western States Equipment, Burks Tractor, and Barry Rental for a mini excavator.

The bids from Burks Tractor and Barry Rental did not meet all current specifications for work requirements. Western States Equipment met all specifications.

Staff recommends approval of the contract for a Mini Excavator to Western States Equipment for \$45,000.

Discussion followed:

-Bidders not meeting specifications.

Councilperson Hall made the motion to approve the Mini-Excavator contact with Western States Equipment for \$45,000 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of the request of Steve Shotwell c/o STP Enterprises, for an extension of the approval of the final plats of Northern Passage Subdivision, Phase 3 and Phase 4.

Community Development Director Humble reviewed the request. On January 30, 2006, the City Council approved the final plat of Northern Passage Subdivision, Phase #2, with the following conditions:

1. Subject to Engineering Department final technical review.
2. Requirement of a combined minimum 4-acre park negotiated with staff.

The developer recorded a portion of the approved final plat. Northern Passage Subdivision, Phase #1, consisting of 16 acres ± and 48 lots, was recorded on October 18, 2005. This request approved the remaining 206 lots as three plats – Northern Passages Phases #2, #3, and #4. The developer recorded Phase #2 in May 2006, and placed

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phase #3 and #4 in escrow. A new water modeling will be required prior to the recording of the final plat of Phase #3 or #4.

The developer is requesting a one year extension for Northern Passage Subdivision Phase #3 and #4.

Staff made no recommendation.

Councilperson Lanting made the motion to approve the extension of the final plat of Northern Passage Subdivision, Phase #3 and #4, expiring January 30, 2008, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration of adoption of the following proposed ordinances:
  - a. The International Mechanical Code, the International Fuel Gas Code, and Parts V and VI of the International Residential Code.
  - b. Enforcement of the Electrical Code.

Building Official Barker reviewed the request. The City of Twin Falls would begin issuing mechanical and electrical permits beginning January 1, 2006. Packets are being prepared for distribution to mechanical and electrical contractors in Twin Falls County and five surrounding counties. It will include copies of the adopting ordinance, the fee schedule, permit applications, and a map outlining the area of jurisdiction.

Staff recommends adoption of the proposed ordinances.

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2889 and #2890 on third and final reading by title only. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2889 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TITLE 4 OF THE TWIN FALLS CITY CODE BY THE ADOPTION OF THE INTERNATIONAL MECHANICAL CODE, AND PROVIDING REGULATIONS.

Councilperson Johnson made the motion to adopt Ordinance #2889 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2890 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING CHAPTER 2 OF TITLE 4 OF THE TWIN FALLS CITY CODE BY PROVIDING FOR CITY ENFORCEMENT OF THE ELECTRICAL CODE.

Councilperson Craig made the motion to adopt Ordinance #2890 as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

6. Consideration of adoption of the following proposed resolutions:
  - a. Mechanical Permit Fees.
  - b. Electrical Permit Fees.

Building Official Barker reviewed the request. On December 4, 2006, a public hearing to take comments on mechanical and electrical fees was held during the City Council meeting. Staff was directed to prepare resolutions for adoption.

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December 11, 2006

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Staff recommends adoption of the proposed resolutions.

Councilperson Johnson made the motion to approve Resolution 1775 as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Councilperson Barigar made the motion to approve Resolution 1776 as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

7. Consideration of approval of a contract for an update to the Transportation Master Plan to Civil Science.

City Engineer Fields reviewed the request. The City of Twin Falls received federal funding to update the Transportation Master Plan. The requests for proposal were sent to most of the engineering firms on the ITD's term agreement list. A review team as end-users or critical interface individuals agreed to participate in the process. This included Lance Bates, Bruce Stephens, Mick Turner, and Councilmember Don Hall.

Six firms responded and proposals were reviewed by the review team. The top three proposals were selected to be interviewed: Riedesel and Associates, Inc., Civil Science and Transpro Group were interviewed on November 30. Staff recommends the selection of Civil Science.

The project is budgeted and will be limited not to exceed the available funding. The federal part of the financing is 92.66% and not to exceed \$228,870. The City's match is 7.34% or \$18,130.

Vice Mayor Dwight made the motion to approve the selection of Civil Science to perform the update to the Transportation Master Plan as presented. The motion was seconded by Councilperson Hall.

Discussion followed:

- Project funding.
- Firms qualifications.
- Interview process.
- Services vs. cost not part of the selection process.

Roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of adoption of the DRAFT Collective Bargaining Agreement.

Personnel Director Harris reviewed the request. The draft has been reviewed and approved by both the City of Twin Falls and the Twin Falls Fire Fighters Local 1556 and is being submitted for Council consideration and adoption.

Significant changes are as follows:

- Date reference of 2005-06 changed to reflect the update to 2006-07.
- Change in the longevity pay from \$2/month to \$3/month for each year of service (#2 – page 14).
- Change in the certification pay from \$25 to \$37.50 (#3 – page 15)
- Inclusion of the salary table for 2006 – 2007 (Appendix A).

The City will be changing to a bi-weekly payroll that will affect several sections in this agreement. Fire Fighters Local 1556 has tabled their decision pending future review and will advise the City of their intentions in the near future.

Staff recommendation is approval of the DRAFT Collective Bargaining Agreement and that it be formally adopted by the Council.

Discussion: None

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Councilperson Johnson made the motion to adopt the Agreement and authorize the Mayor to sign as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

### 9. Presentation on the General Facilities Charge (Buy-In Fee) for Wastewater Treatment Facility.

Finance Director Evans reviewed the request. Due to the fast pace of development in recent years and its impact on major infrastructure elements of the City, it has become necessary to look at ways to recover some of the cost of growth thorough "capacity or buy-in" fees collected from new users of such systems.

The City of Twin Falls Wastewater Treatment Plant was built in 1963. The total recorded capital cost of the plant through September 30, 2006, is \$35,323,707. The current value of the plant is estimated to be \$80 to \$90 million and the collection system an additional \$25 to \$35 million. There is an existing debt of \$9,427,171.

Up until the 1998 Rate Study was implemented, new users were connected to this plant virtually free, for a permit fee of only \$50. Since 1999, following the recommendations of that study, the City has charged new development for a share of the cost of improvements made to the plan in 2000 through 2002.

Taking a conservative approach to determine a fair price for new users to pay for a share of this plant by using a plant value of \$65,000,000 and a major trunk lines values of \$15,000,000, and netting out existing debt, yields a value of more than \$70,000,000 to be allocated among users.

Reductions for industrial, commercial, institutional and municipal users leave about \$19,000,000 for residential users. Dividing this amount by the number of dwelling units results in a value per dwelling unit of \$1,333. Compared to the current sewer capacity fee of \$293 we are presently charging for new single family residences, there is a difference of \$1,040.

The current fees have been determined in a consistent manner established by the 1998 Rate Study. These fees are based on sewer flows on the BOD (Biological Oxygen Demand) and TSS (Total Suspended Solids) content of the flows. Each of these three elements has been costed with respect to plant operations, and for residential users the quantities used are averages. For industrial and commercial users the fee is determined on an individual basis, based on their expected annual flows and content.

The current rate for flow is \$1,948 per 1,000 gallons of annual flow; this would increase to \$8.863. BOD is charged at \$0.775 per annual pound, which would increase to \$3.526; and TSS is similarly charged per annual pound, at \$0.786, which would increase to \$3.576.

With the existing fee structure, we are connecting new users to the City's Waste Treatment System for about 22% of the value of the share of the plant they will be using. The proposed increase would change that to 100%.

Discussion followed:

-The buy -in -fee would not surface in the Impact Fee Study.

Community Development Director Humble stated that BBC Research lists several types of fees but does include water and sewer plants and would not conflict with the Buy in Fee proposal.

City Manager Courtney stated that the buy-in fee would pay for new customer connections share of the existing physical plant. The City would use that money to pay for an upgrade to the existing plant.

Finance Director Evans stated that the presentation is to inform the Council of the current situation and is looking for direction.

City Manager Courtney discussed the voter approved bond rates, reserves to make improvements, and fee schedule to recoup the fees.

## MINUTES

December 11, 2006

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Discussion followed:

- Forecast of growth, upgrades, and emergencies, to justify future need.
- Taxes do not pay for water and sewer.

Finance Director Evans stated that reserves in our sewer fund have not been adequate. The cost of growth is greater than anticipated and stated the importance of the buy in fee schedule.

Council directed staff to report on the justification of cost vs. maintaining infrastructure growth and future replacement costs.

10. Public input and/or items from the City Manager and City Council. None

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

Councilperson Craig reported that the Twin Falls Groundwater Meeting would be held on December 12, 2006, at 1:30 PM at the Department of Environmental Quality building.

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

- I. Request of Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the westerly 50' of property located at 585 and 591 Washington Street North (app. 2071)
- II. Request of Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 & C-1 to C-1 for property located at 565 Washington Street North. (app. 2073)

Kim Ostrom, applicant, explained both PUBLIC HEARINGS: I. and II, using overhead projections. The request is to rezone the back 50 feet of the said 150 foot property from R-4 to C-1 in order to put in a drive through bagel/coffee shop. The drive through would require a Special Use Permit. No negative impact is foreseen.

#### *IV. PUBLIC HEARING I:*

Community Development Director reviewed the request using overhead projections. The Planning and Zoning Commission held a public hearing November 11, 2006, to consider a request to rezone a portion of the property from R-4 to C-1. The Commission recommended approval of the rezone request. The applicants intend to use both lots to develop their commercial project.

The applicant would like to develop a bagel and coffee shop with a drive-through window on the site. To develop the property and accommodate for the size of building they want, required parking, gateway arterial landscaping requirements, and a drive-through window, they would need to develop the entire lot. The drive-through window would require a Special Use permit to be approved by the Planning and Zoning Commission.

#### *IV. PUBLIC HEARING II:*

Community Development Director reviewed the request. using overhead projections. The Planning and Zoning Commission held a public hearing on October 24, 2006, to consider a request to rezone a portion of the property from R-4 to C-1. The Commission recommended approval of the rezone request.

Discussion followed:

- The Comprehensive Plan guidelines.

The public hearing was opened and closed on both items with no input.

Councilperson Hall made the motion to approve a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the westerly 50' of property located at 585 and 591 Washington Street North to Kim and Todd Ostrom as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

MINUTES

December 11, 2006

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Councilperson Johnson made the motion to approve a Zoning District Change and Zoning Map Amendment from R-4 & C-1 to C-1 for property located at 565 Washington Street North to Kim and Todd Ostrom as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

V. **ADJOURNMENT:** The meeting adjourned at 7:25 P.M.

Leila A. Sanchez  
Deputy City Clerk

COUNCIL MEMBERS:

SHAWN	LANCE	TRIP	GLENDA	DON	DAVID E.	GREG
BARIGAR	CLOW	CRAIG	DWIGHT	HALL	JOHNSON	LANTING
<i>Mayor</i>			<i>Vice Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council  
Monday: December 18, 2006  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, Idaho

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Approve accounts payable of December 12 – 18, 2006
2. Approve minutes of December 4, 2006

**II. ITEMS FOR CONSIDERATION:**

1. Informational conference call with Mike Boggs, Air Service Consultant, regarding pro forma analysis of a potential Frontier Airline, Twin Falls-Denver route.
2. Presentation of Water Certification Licenses to Jerry Wheeler, Class I License, and Ryan Baumann, Class IV License.
3. Consideration of an airport ground lease for Robert Werner's F-4 military aircraft restoration waiving the condition for liability coverage.
4. Consideration of an amendment to Airport Ground Lease Assignment Provisions.
5. Consideration to authorize the City Manager and City Engineer to execute the right-of-way agreement for Parcel 17 of Washington Street North.
6. Presentation by the Parks & Recreation Commission regarding the Commission's 2006-2007 Goals.
7. Consideration of an addendum to the PUD agreement between the City of Twin Falls and Magic Valley Mall, Inc., to allow a modification to free-standing sign restrictions at the Magic Valley Mall.
8. Consideration of adoption of the following ordinances:
  - a. Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the westerly 50' of property located at 585 and 591 Washington Street North (app.2071) Proposed ***Ordinance #2891.***
  - b. Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 & C-1 to C-1 for property located at 565 Washington Street North (app. 2073) ***Proposed Ordinance #2892.***
9. Public input and/or items from the City Manager and City Council.

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

**IV. PUBLIC HEARINGS:** 6:00 P.M. - None

**V. ADJOURNMENT:**

*\*Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

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**ATTENDANCE**

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Present

Mayor Lance Clow  
Vice Mayor Glenda Dwight  
Shawn Barigar  
Trip Craig  
Don Hall  
David E. Johnson  
Greg Lanting

Absent

**CITY STAFF PRESENT:** City Manager Tom Courtney, Community Development Director Mitch Humble, Economic Development Director Melinda Anderson, Public Works Director Lance Bates, Water Superintendent Mike Schroeder, Parks and Recreation Director Dennis Bowyer, Airport Manager Bill Carberry, Deputy City Clerk Leila Sanchez.

Mayor Clow called the meeting to order at 5:00 p.m. and invited all present, who wished to, to recite the Pledge of Allegiance to the flag with him.

In addition, added the following Items for Consideration II.9: Attorney Wondelrich requested the consideration of a resolution adopting retention schedule.

**AGENDA ITEMS**

**II. CONSENT CALENDAR:**

1. Approve accounts payable of December 12 – 18, 2006. \$919,973.19
2. Approve minutes of December 4, 2006.

Councilperson Johnson made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

**II. ITEMS FOR CONSIDERATION:**

1. Informational conference call with Mike Boggs, Air Service Consultant, regarding pro forma analysis of a potential Frontier Airline, Twin Falls-Denver route.

Airport Manager Carberry reviewed the request for an Informational conference call with Mike Boggs, Air Service Consultant, and Trina Froehlich, regarding pro forma analysis of a potential Frontier Airline, Twin Falls-Denver route.

Frontier is looking to add service from their Denver hub in 2007. They have petitioned 50 communities in the West, including Twin Falls, with an RFP in order to help gauge potential markets for their service.

In order to look at the viability of Twin Falls/Denver service the Airport/ City of Twin Falls, Twin Falls Area Chamber of Commerce and the Southern Idaho Economic Development Organization (SIEDO) felt the best first step would be to conduct a pro forma analysis before making a decision to respond to the RFP from Frontier Airlines (F9); responses are due by January 15th.

The Airport contracted with Mead & Hunt to do the pro forma on a time & materials basis not to exceed \$3000.00.

The results of the study do not forecast a profitable margin for Frontier Airlines and the recommendation is not to respond to the RFP.

Council discussion followed:

- Collection of information to analyze risks, needs, and community support.
- Methodology of the Denver route pro forma analysis.
- Marketing analysis.
- Department of Transportation grants.

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Mayor Clow thanked Mr. Boggs and his team for their presentation and requested that no action be taken on behalf of the City of Twin Falls.

2. Presentation of Water Certification Licenses to Jerry Wheeler, Class I License, and Ryan Baumann, Class IV License.

Presentation made by Mike Schroeder, Mayor Clow and Councilperson Craig to Jerry Wheeler and Ryan Baumann.

3. Consideration of an airport ground lease for Robert Werner's F-4 military aircraft restoration waiving the condition for liability coverage.

Airport Manager Carberry reviewed the request. Mr. Werner is currently restoring a military F-4 aircraft. Mr. Werner had the aircraft donated to him from Mountain Home Air Force Base in 2002 and plans to fully restore the plane and donate it to the airport for static display, serving as a tribute and memorial to Vietnam veterans.

The 2240 sq. ft. area is inside the fence and remotely located adjacent to a gravel stock pile and has an all-weather gravel surface suitable for the project's needs. Annual rent for the site is the base rate per sq. ft. of \$.112, for an annual charge of \$250.88, and the term is on a year by year basis. The Comprehensive General Liability policy typically required with ground leases has been removed as a condition of the lease. The insurance is difficult to acquire for such a project and where available it would cost approximately \$1300.00 annually.

Staff recommends approval of the ground lease agreement with Mr. Werner for the purpose of restoring the F-4 military aircraft. The Airport Advisory Board is in support of the project, and has asked Mr. Werner for quarterly reports in order to gauge satisfactory progress of the restoration effort. The agreement can be terminated at any time, and satisfactory progress of the project would be a condition of the lease agreement.

Robert Werner, 1050 Airport Loop, reviewed the request.

Council discussion followed on:

- The project would be completed within one to two years.
- No financial cost to the city.

Airport Manager Carberry stated that the aircraft has been at the airport for about four to five years. The Airport Advisory Board supports the restoration of the aircraft.

Councilperson Johnson made the motion to sign the Airport Lease Agreement waiving the condition for liability coverage as presented. The motion was seconded by Vice Mayor Dwight and roll call vote showed all members present voted in favor of the motion. The motion passed.

4. Consideration of an amendment to Airport Ground Lease Assignment Provisions.

Airport Manager Carberry reviewed the request. In the fall of 2005 the Airport, with the help of a committee comprised of Airport Board members and airport tenants, revised and updated the standard ground leases at the airport. One of the objectives of the committee was to replace the then ability of either lessor or lessee to terminate the agreement for any reason on 30 days notice. As an outcome of the changes, fixed 25 year terms were instituted and any termination of the agreement was based on default of the agreement or specific outstanding conditions

From this came the process of lease assignment as the means to transfer the lease to a new owner of a hangar at the time of sale. The current language in the lease agreements as illustrated below does not release the original lessor from obligations for the term of the lease (typically 25 years), even after a sale/assignment has taken place. This extended obligation has come to light since the lease revisions in 2005 and the Airport Board in conjunction with the airport tenant association has been reviewing an amendment to the present conditions regarding assignments in order to allow for all future obligations to be fully transferred to the assignee on the date of the assignment.

The Airport Advisory Board and staff recommend approval of the amendment to lease assignments as outlined.

Council discussion followed:

- No environmental study was made.

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-The City and County involvement.

Councilperson Barigar made the motion to approve the amendment to paragraph 8 of the Airport Ground Lease Assignment Provisions as presented. The motion was seconded by Don Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

5. Consideration to authorize the City Manager and City Engineer to execute the right-of-way agreement for Parcel 17 of Washington Street North.

City Manager Courtney reviewed the request. Negotiations were completed for Parcel 17 of the Washington Street North, Phase I project in September, 2006. The owner, Leo Pline, has completed and signed the right-of-way contract and warranty deed.

Execution of the right-of-way agreement will authorize payment to Leo Pline in the amount of \$30,575.

Councilperson Johnson made the motion to authorize the City Manager and City Engineer to execute the right of way agreement. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. The motion passed.

Council discussion followed:

- Allocation of money from the federal and state government.
- Bond issue.
- Immediate acquisition of right of way.
- Minimal impact of property tax.

6. Presentation by the Parks & Recreation Commission regarding the Commission's 2006-2007 Goals.

Parks and Recreation Director Bowyer reviewed the request.

Mitch Watkins and Bill Merritt, Parks & Recreation Commission members, reviewed the request using a PowerPoint presentation to update the Council on current projects, short and long term issues facing our community, and the potential of alternate funding mechanisms. The Executive Summary 2006-07 goals reviewed the Commission's goals regarding park development including a list of specific park properties that need improvements, desired future park properties, and the policy of regulatory park development methods.

Council discussion followed on:

- Update of future parks in the southwest part of town.
- Update of the Curry Crossing Park located off of Blue Lakes and South Park Avenue.
- Plans for property located in the Rock Creek Park.
- Quesnell property parcel south of town designated for water recharge.
- Community need of a sports park, community center and open gym space.
- The Twin Falls Strategic Plan 2006 – 2011.
- Alternate funding mechanisms.

No Council action was requested.

7. Consideration of an addendum to the PUD agreement between the City of Twin Falls and Magic Valley Mall, Inc., to allow a modification to free-standing sign restrictions at the Magic Valley Mall.

Community Development Director Humble reviewed the request. The Magic Valley Mall requested a PUD Agreement Modification to allow a modification to free-standing sign restrictions at the Mall. The current PUD agreement states there are specific limitations for free-standing signs constructed at the Magic Valley Mall. The mall proposed a major renovation which includes new signage. The Council approved the addendum to the existing PUD Agreement on April 24, 2006, with the following changes to the free-standing sign limitations within the PUD:

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- 1) To allow the maximum height of the monument sign proposed on Bridgeview Boulevard and Blue Lakes Boulevard North to be 9' and may include up to two flag poles w/flags at 25' and 1 flag pole with flag at 35', as presented, to be placed 7' to 10' from irrigation pipe; placement to be determined by City Engineer.
- 2) To allow the maximum height of the pennant signs to be 17'-0"; each pennant may be a maximum 32.6 sq ft.
- 3) To allow a maximum of 30 pennant signs - locations to be placed specifically as shown on the Master Sign Plan.
- 4) Such signs and modifications shall be in full compliance with all applicable building, engineering, and zoning regulations.

Staff has worked with the developer to assure that the modified PUD Agreement correctly reflects Council's approval.

Councilperson Johnson made the motion to approve the amendments to the PUD Agreement as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

8. Consideration of adoption of the following ordinances:
  - a. Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 to C-1 for the westerly 50' of property located at 585 and 591 Washington Street North (app.2071) *Proposed Ordinance #2891*.

Community Development Director Humble reviewed the requests.

Councilperson Johnson made the motion to suspend the rules and place Ordinances #2891 and #2892, on third and final reading by title only. The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. The motion passed.

Deputy City Clerk Sanchez read the title to Ordinance #2891 entitled:

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

Councilperson Craig made the motion to adopt Ordinance #2891, as presented. The motion was seconded by Councilperson Lanting and roll call vote showed all members present voted in favor of the motion. The motion passed.

- b. Kim and Todd Ostrom for a Zoning District Change and Zoning Map Amendment from R-4 & C-1 to C-1 for property located at 565 Washington Street North (app. 2073) *Proposed Ordinance #2892*.

Deputy City Clerk Sanchez read the title to Ordinance #2892 entitled:

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 AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

Councilperson Craig made the motion to adopt Ordinance #2892, as presented. The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. The motion passed.

9. Attorney Wondelrich requested the consideration of a resolution adopting retention schedule. Idaho Code 50-907(5) appears to require adoption of a resolution prior to January 1, 2007.

Councilperson Johnson made the motion to adopt Resolution #1777. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

Mitch Bausman requested a review from the City Council of the decision made on December 12, 2006, by the Planning and Zoning Commission, regarding their denial of his request for a 60 day extension of the Stone Ridge Estates

Subdivision preliminary plat. The Council received a copy of a letter from Mitch Bausman to the City Council dated December 13, 2006, and a letter from South Central District Health dated November 14, 2006, from Mr. Merl W. Egbert.

City Attorney Wonderlich stated that periodically the Planning and Zoning Commission grants extensions and stated that he had attended the Planning and Zoning Commission Public Hearing meeting held on December 12, 2006. He gave a brief overview of testimony from Evard Gibby of South Central Health District and by the Moyle Mink Farms family. Public testimony concerns included the proposed sewage system and lack of a buffer zone.

Discussion followed:

- Letter from Merl W. Egbert, South Central Health District, dated November 14, 2006, listing requirements.
- Odor from the Moyle Mink Farm.
- Preliminary plat appeal process.

Councilperson Lanting made the motion to direct the Planning and Zoning Commission to reconsider the request submitted to the City Council of Mitch Bausman for a 60 day extension of the Stone Ridge Estates Subdivision as presented. The motion was seconded by Councilperson Craig and roll call vote showed all members present voted in favor of the motion. The motion passed.

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

Mayor Clow reported on the upcoming January 25, 2007, Annual Conference of the Idaho City Management Association.

Mayor Clow also reported on the Municipal Power Outsource Grants. Councilpersons Barigar, Craig, and Johnson will serve on the task force.

**IV. PUBLIC HEARINGS: 6:00 P.M. - None**

**V. ADJOURNMENT: 7:03 P.M.**

Leila Sanchez  
Deputy City Clerk