



<b>V. ADJOURNMENT:</b> Executive Session 67-2345 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.		
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Present: Shawn Barigar, Lance Clow, Don Hall, Gregory Lanting, Jim Munn, Jr., Rebecca Mills Sojka, Chris Talkington

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Community Development Director Mitch Humble, City Engineer Jacqueline Fields, Staff Sergeant Dennis Pullin, Staff Sergeant Dan Lewin, Public Works Director Jon Caton, Assistant to the City Manager Mike Williams, Library Director Susan Ash, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Lanting 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. A quorum was present. Mayor Lanting introduced staff.

**CONSIDERATION OF THE AMENDMENTS TO THE AGENDA: None.**

**PROCLAMATIONS:**

Child Abuse Prevention Month  
National Library Week 2012

Mayor Lanting and Councilperson Talkington presented the National Library Week 2012, proclamation to Library Director Susan Ash.

Mayor Lanting presented the Child Abuse Prevention Month proclamation to Roseanne Campbell with the College of Southern Idaho, Twin Falls Head Start/Early Head Start.

**AGENDA ITEMS**

**I. CONSENT CALENDAR:**

1. Consideration of accounts payable for April 3 – 9, 2012, \$415,569.221  
April 9, 2012, total: \$5,000,000,
2. Consideration of the Findings of Fact, Conclusions of Law, and Decision for the following:
  - g. Zoning District Change & Zoning Map Amendment, Application, for Wills Inc., c/o Brad Wills.
  - h. Final Plat, Application, for Eldridge Commercial Condominium Subdivision.
  - i. Final Plat, Application, for W.S. &V Subdivision– a PUD.
  - j. Appeal of Condition on Special Use Permit for All State Auto c/o Allen Nagel & Jeffery E. Rolig.
  - k. Vacation, Application, for Wills, Inc., c/o EHM Engineers, Inc.
  - l. Vacation, Application, UMPQUA Bank, c/o Mike Bideganeta.
3. Consideration of a request to approve the Western Days Special Events Application and Western Days Parade Application. Western Days is scheduled to be held on Friday, June 1; Saturday, June 2; and Sunday, June 3, 2012. The Western Days Parade is scheduled to be held on Saturday, June 2, 2012.
4. Consideration of a request to approve a Half Marathon sponsored by Magic Valley Community Fun Run Organization. This event will be held on Saturday, June 2, 2012, and will coincide with the Western Days Event and Parade.

**MOTION:**

Councilperson Barigar made the motion to approve the Consent Calendar as presented. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to acknowledge the recent graduation of Police Officer Matt Triner from the FBI's Hazardous Devices School and to present Officer Triner with his Bomb Technician certification.

Staff Sergeant Lewin explained the request.

Mayor Lanting, Vice Mayor Hall and Staff Sergeant Lewin presented Officer Triner with his Basic Bomb Technician Certification and Squad Achievement Award.

2. Tour of the Public Works facilities located at Fairfield West and Bridge Street.
3. Public input and/or items from the City Manager and City Council.

The State of the City Address will be held at the Historic Ballroom at 12:00 P.M. on April 10, 2012.

Mayor Lanting adjourned the meeting at 5:16 P.M. to tour the public works facilities and provide an update to the plans staff is developing to construct a public works building.

Mayor Lanting reconvened the meeting at 6:06 P.M.

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

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

1. For a Zoning Title Amendment which would amend Twin Falls City Code 10-4-13.2 (OT Zone) by requiring a Special Use Permit for Residential - dwellings-multiple household (5 units or more); amending 10-4-7.2 (CB Zone) and 10-4-13.2 (OT Zone) by requiring a Special Use Permit for Residential dwellings-attached single dwellings-attached single household; dwellings-duplex; dwellings-triplex and four-plex, c/o Twin Falls Urban Renewal Agency. (app. 2505)

Economic Development Director Anderson explained the request. The URA is requesting the Council to approve the change to the zoning codes for both zones in Old Town and Central Business to allow for new housing options.

Council discussion followed.

-Special Use Permit and Outright Permitted uses.

Community Development Director Humble explained the request.

On March 13, 2012, the Planning & Zoning Commission unanimously recommended approval of this request, as presented.

Staff concurs with the Commission's recommendation for approval of the code amendment as presented.

Public testimony opened and closed with no public input.

Rebuttal: None.

The public hearing was closed.

Councilperson Talkington made the motion to approve a Zoning Title Amendment which would amend Twin Falls City Code 10-4-13.2 (OT Zone) by requiring a Special Use Permit for Residential - dwellings-multiple household (5 units or more); amending 10-4-7.2 (CB Zone) and 10-4-13.2 (OT Zone) by requiring a Special Use Permit for Residential dwellings-attached single dwellings-attached single household; dwellings-duplex; dwellings-triplex and four-plex, c/o Twin Falls Urban Renewal Agency. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

2. For annexation, consisting of 37 (+/-) acres, located approximately 565' west of the western boundary of 3767 North 3300 East, c/o John Winnie, Chobani Director of Operations on behalf of Agro Farma. (app. 2506)

Community Development Director Humble explained the request.

On March 13, 2012, the Commission unanimously recommended the existing M-2 zoning as appropriate.

If the City Council should approve the request for annexation staff would concur the existing M-2 zoning designation as appropriate.

Public testimony opened and closed with no public input.

Rebuttal: None.

The public hearing was closed.

Council discussion followed.

Community Development Director Humble stated for clarification that by annexation this falls under the URA tax increment taxing to pay back the financing.

**MOTION:**

Councilperson Barigar made a motion to approve an annexation, consisting of 37 (+/-) acres, located approximately 565' west of the western boundary of 3767 North 3300 East, c/o John Winnie, Chobani Director of Operations on behalf of Agro Farma. (app. 2506)  
The motion was seconded by Councilperson Munn and roll call vote showed all members present voted in favor of the motion.  
Approved 7 to 0.

3. Appeal of a required improvement as part of the approval for a Special Use Permit to operate a chiropractor's office and to include a residential apartment for the business owner or an employee of the business on property located at 1015 Washington Street North. (app 2500)

Spencer Williams, 1230 Desert View Drive, explained the request.

The request is for a deferral on the zoning requirement to establish a 12' wide, 3' high berm along the property bordering on Washington Street North until such time in the future when adjacent property to the north is also developed.

The request was presented to the Planning & Zoning Commission on February 14, 2012. The Commission was favorable to the proposal but was unable to take any action on the request because the berm is a City requirement.

Council discussion followed.

Spencer Williams stated that there would be no entrance off of Washington Street. The fence will remain as shown on overhead projection.

City Attorney Wonderlich stated that a deferral agreement is recorded on the property and the requirement of the property owner.

Community Development Director Humble explained the request.

In City Code Section 10-7-10, it states that in addition to the professional office landscaping requirements, properties fronting CSI property on Washington Street North, North College Road, and Falls Avenue shall install a berm of at least 3' in height and 12' in width immediately behind the sidewalk or future sidewalk.

Staff reviewed the letter of appeal with City Attorney Wonderlich who felt there was not a process within the code that would permit deferral of this requirement. Staff does not support the appeal.

Council discussion followed:

Community Development Director Humble stated that a berm requirement, he believes, is for aesthetic reasons, and to match up both sides of the road.

The public hearing was opened for public comment.

Gerald Martens, 621 North College Rd, Ste 100, prepared the site plan, and spoke in favor of the request.

Spencer Williams stated that JUB Engineers, church, and Campus Housing Campus housing do not have a berm along Washington Street North.

Jerry Beck, 699 River View Place, stated that the College of Southern Idaho's zoning has been in place for approximately 8 months. CSI is developing a piece of property south of Spencer's home, and CSI was required to meet all the landscaping and zoning requirements. He stated that the CSI is required to meet standards where others don't have to meet the standards. He also stated that the college was not contacted regarding the request for deferral from Spencer Williams. He stated he was not sure where the institution stands in regards to the request, and this would be a Board of Trustee issue.

Closed the public portion of the hearing.

Community Development Director Humble stated that the landscape requirement was adopted in 1999, creating the special landscaping for the area.

**MOTION:**

Councilperson Talkington made a motion to uphold the approval of the Special Use Permit to operate a chiropractor's office and to include a residential apartment for the business owner or an employee of the business on property located at 1015 Washington Street North, as presented, and with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, And Zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to this Special Use Permit being for the operation of a Chiropractic Clinic, as presented.
3. Subject to the apartment being occupied by the owner of the Chiropractic Clinic or an employee.
4. Subject to a Certificate of Occupancy for a medical office being issued prior to operation of the business.
5. **Deferred the berm requirement until the adjacent property to the north applies for development and comes under similar requirements.**

The motion was seconded by Councilperson Hall and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Recess at 6:54 P.M.  
Reconvened at 7:07 P.M.

**Public hearings IV. 4 and IV.5.**

4. For a Zoning District Change and Zoning Map Amendment from C-1 PUD and SUI PUD to C-1 CRO PUD for 25 (+/-) acres to allow for commercial mixed use development on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875 – 900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, c/o Gerald Martens, EHM Engineers, Inc on behalf of Canyon Park Development, LLC c/o Tina Luper. (app. 2508)
5. Request for Vacation of the 2000-2190 blocks of Fillmore Street, c/o Gerald Martens, EHM Engineers, Inc on behalf of Tina Luper / Canyon Park Development, LLC (app. 2509)

Gerald Martens, 621 North College, representing the developer, explained the requests.

The request is to bring the property to the appropriate zoning of C-1 CRO PUD for the entire 25 acres, west of Blue Lakes Blvd.

The second request is for the modification to the road plan. On overhead projection he showed the proposed plan relocating Fillmore and constructing a roundabout.

The applicant has worked with staff on a PUD agreement. Key points in the PUD are architectural which are the same used in Canyon Park East development.

- Extensive use of stone. All four sides of the building will be finished.
- Trail enhancements . The trail will be maintained and enhanced with additional landscaping. This would include a buffer between the buildings.
- The back of the buildings will have delivery and service area but all of the loading docks and the refuse dumpsters will be screened.
- The roof top units will be screened.

He continued to explain the road plan. It basically is a parking field separated by landscaping and existing buildings, three potential additional pads along Blue Lakes Blvd., a parking field broken up with landscaping at the end of the islands and out in the islands. There will be retaining walls with an extensive combination of walls and landscaping between the back of the buildings and the rim. Because the buildings are not within the 100' setback, a geological report will not need to be done. There will be a detailed foundation investigation done for the design.

Vice Mayor Hall asked the applicant to address the concern of the back of the buildings facing the canyon rim.

Gerald Martens stated that the development will look like Bridgeview between the Magic Valley Mall and Canyon Park East. It is screened with retaining walls, landscape walls, and the loading dock areas are enclosed. Trucks back in an enclosed area. Dumpsters will not be seen, other than when they are on the truck leaving. Trucks are seen only when arriving and departing the loading docks.

Councilperson Clow asked for clarification who built Fillmore Road from Blue Lakes Blvd. to Canyon Springs Road.

Gerald Martens stated the developer of Canyon Park built the road. The developer is proposing that a new street be constructed and to make the street private. The reason to privatize the street allows flexibility on driveways and gives additional potential opportunities for accesses into the project, but to do that, additional turn lanes are being built over and above the city standard. It could also potentially help on some setbacks from arterials and collectors.

Councilperson Talkington asked if the developer will be asking for a variance or a waiver on the building height restrictions.

Gerald Martens stated that the PUD agreement specifies that building heights will remain at the standard 35' and the developer would not be asking for a variance or waiver. There shouldn't be a need for a height variance.

Community Development Director Humble explained the benefits to the developer of keeping a private street versus keeping a public right of way. On Fillmore Street there is a 62' setback from the centerline and as Fillmore Street is being relocated closer to some of the existing buildings, Zion's Bank and Golden Corral, this is creating a non-conforming building situation; but if it becomes a private road setback issue goes away. There will be an easement open to the public.

Mayor Lanting asked if this would limit the City in the future to make the road wider if it becomes private.

Community Development Director Humble stated that if the road is public, the city can acquire right of way. If this is not a public road, this would not be an option, but if this is a concern for the Council, staff can work this out in a maintenance agreement with the developer. The road would be developed to meet capacity requirements.

Community Development Director Humble reviewed the requests.

On March 13, 2012 the Commission for the zoning request unanimously recommended approval of the request subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to Fillmore Street (Public Right-of-way) being vacated and Fillmore Street (Private) is being rededicated as a public utility/access/road easement and as approved by the City Council.
4. Subject to a recorded Maintenance and Unrestricted Access Easement Agreement along the proposed Fillmore Street (Private) prior to vacation of Fillmore Street (Public Right-of-way).
5. Subject to development meeting or exceeding CRO standards unless otherwise approved by City Council.
6. Subject to an approved and recorded PUD Agreement encompassing the entire project under one PUD Agreement.
7. Subject to replatting the property under one subdivision.

Staff concurs with the Commission's recommendation.

On March 13, 2012, the Planning & Zoning Commission for the vacation recommended approval of the vacation of Fillmore Street, as presented, by a vote of 4 for and 3 against subject to the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to letters of approval from each of the utility companies impacted by this vacation prior to approval by Council.
3. Subject to maintenance of a recorded easement for any constructed facilities on the property.
4. Subject to a recorded Maintenance and Unrestricted Access Easement Agreement along the proposed Fillmore Street (Private) prior to vacation of Fillmore Street (Public Right-of-way).
5. Subject to approval of the rezone, PUD Agreement, Preliminary and Final Plat, and approval of the proposed realignment of Fillmore Street prior to development.
6. Subject to Fillmore Street (Private) being constructed and accepted by the City before the existing Fillmore Street (Public Right-of-way) is abandoned.

Staff concurs with the Commission's recommendation.

Letters from Laura Peterson, Jeff & Phyllis Lotz, Joyce Ballard, Dave Duhaime, and Cheri Condie were entered into the record and shown on overhead projection.

Councilperson Talkington asked the City Attorney that with the development and the control of Fillmore as a private road is public safety in any way inhibited, primarily police and fire access.

City Attorney Wonderlich stated that the developer will need to satisfy the fire department requirements or they will not receive a building permit. The police will still have access to the private road. There is an issue with traffic enforcement in which the city police will not be able to help. The city does not do traffic enforcement on the internal roads at the mall.

Community Development Director Humble stated that every building will meet or exceed the 100' setback. That is a building setback from the canyon rim.

Councilperson Hall asked the City Engineer if there is a public safety concern with the proposed roundabout.

City Engineer Fields stated that signs will be posted at the roundabout. Studies show that roundabouts are an excellent way to eliminate certain types of high accident locations in lieu of adding a signal. Placing a signal at this location is problematic because it will be difficult to maintain primacy on the state highway, which is Blue Lakes, and not have people backing out of the intersection at certain times of year for certain events. This helps people move through with great facility and ultimately less confusion. Initially there will be a learning curve. There was a concern about the dominant left turn movement off of Blue Lakes onto Fillmore. If you choose not to go the Visitor's Center, you will be making a left turn. This will be the dominant movement. This will handle the number of cars that are stacking up.

Councilperson Clow asked the diameter size of the roundabout.

Gerald Martens stated that it is 90' radius in size. The roundabout keeps traffic moving and is a traffic calming feature. The roundabout will be 3 legged exits.

Councilperson Clow referenced the older part of the development along Blue Lakes and asked if is there adequate parking for future development.

Gerald Martens stated that there is adequate parking.

Opened the public testimony of the hearing:

Cheri Condie, 2135 Oakwood Court, spoke against the request. She stated that the project would be detrimental to the Canyon Rim Trail, the existing Visitor Center, and anybody on foot. The proposal is in violation of CRO 10-4-19.

Laura Peterson, 794 Mountain View Drive, spoke against the request. She stated that she does not want to see the back end of the stores. She would like to have the parking lot facing the canyon.

Barbara Beck, 699 Riverview Drive, spoke against the request. She read a Times News article reader comment from Craig Neilsen (attached). She stated her concern of the back of a building facing the canyon rim and increase of traffic. She proposed that this development provide a very upscale landscaping. She stated her concern of the proposed roundabout.

Gerald Beck, 699 Riverview Drive, spoke against the request. He explained the difference between economic development and retail development. He stated his concern of the proposed roundabout. He stated that big box stores undermine small business, hurt retail wages, and cause loss of open spaces and natural resources. Big box stores accelerate the dying of the downtown community. Big box stores do not offer any fringe benefits, but offer part-time jobs and poverty wages. Public assistance is increased.

Closed the public hearing portion of the hearing.

Gerald Martens addressed the following issues:

- Ability to expand the road in the future. As the road maintenance and development agreement is being developed, the road will meet current standards, and there will be adequate buffers or room for which expansion can be accomplished.
- Access to the trail. On overhead projection he showed the designation for the public to park and access the trail.
- The weed area is a canal company drain. It will be piped and put into a dry well.
- The trail. The trail will be developed and given to the city. The trail will be maintained by the development.
- Turning the stores around. He stated that he is not the planner. There is more exposure from Blue Lakes than when you approach the City.

Councilperson Mills Sojka asked Gerald Martens to comment on the building footprint.

Gerald Martens stated that there will be multiple tenants and multiple ownership and will be developed according to the C-1 standards allowed for connected buildings or common wall construction. The building is 200,000 square feet.

Community Development Director Humble read from Canyon Rim Overlay section of the code for buildings having a footprint of more than 3,000 square feet.

Gerald Martens stated there will be a varying setbacks, heights, materials and earth tone colors. Logos with accent colors are allowed. The PUD will allow individuality of the business's sign that is placed on the wall and logo. The materials will be architecturally selected that will provide variety but consistency.

Councilperson Talkington stated that coming across the bridge there will be a gigantic expanse of the back of the buildings with logos and security and service lights. He asked if this was correct.

Gerald Martens stated that no light source can be seen according to the PUD. There will be down lights enough for security and safety on the back of the building. The light standards will be 20' tall maximum in the front parking area and on the back parking area there will be security and safety lighting, which are down lit. Lighting will not be seen from coming across the road. Signage on the back of the buildings has not been brought up in discussions.

Councilperson Clow asked if the back of Wal-Mart had a sign.

Gerald Martens stated that additional restrictions were made on Wal-Mart signage.

Councilperson Mills Sojka asked the locations for pedestrian access from the Visitor's Center.

Gerald Martens showed pedestrian accesses on overhead projection.

-Building signage

Community Development Director Humble stated that restrictions on signage can be added to the conditions of the motion.

Councilperson Clow asked how the City obtained the right of way to all of the trails.

City Attorney Wonderlich stated that everything near the City was conditioned of development.

Barbara Beck stated her concern of safety when on the canyon trail.

The public hearing was closed.

Deliberations:

**MOTION:**

Councilperson Talkington made a motion to approve a Zoning District Change and Zoning Map Amendment from C-1 PUD and SUI PUD to C-1 CRO PUD for 25 (+/-) acres to allow for commercial mixed use development on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875 – 900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, as presented.

The motion failed because a lack of a second.

**MOTION:**

Councilperson Clow made a motion to approve a Zoning District Change and Zoning Map Amendment from C-1 PUD and SUI PUD to C-1 CRO PUD for 25 (+/-) acres to allow for commercial mixed use development on property located west and north of the 1800-1990 blocks of Blue Lakes Boulevard North, east and north of the 875 – 900 blocks of Canyon Springs Road and south of the Snake River Canyon Rim, subject to the following conditions as set forth by the Planning & Zoning Commission:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.
3. Subject to Fillmore Street (Public Right-of-way) being vacated and Fillmore Street (Private) being rededicated as a public utility/access/road easement and as approved by the City Council.
4. Subject to a recorded Maintenance and Unrestricted Access Easement Agreement along the proposed Fillmore Street (Private) prior to vacation of Fillmore Street (Public Right-of-way).
5. Subject to development meeting or exceeding CRO standards unless otherwise approved by City Council.
6. Subject to an approved and recorded PUD Agreement encompassing the entire project under one PUD Agreement.
7. Subject to replatting the property under one subdivision.

The motion was seconded by Councilperson Barigar.

**MOTION:**

Vice Mayor Hall made an amendment to the main motion to prohibit any signage from being placed on the back of the buildings facing the canyon. The motion was seconded by Councilperson Munn and roll call vote showed Councilpersons Clow, Hall, Lanting, Munn, Mills Sojka and Talkington voted in favor of the motion. Councilperson Barigar voted against the motion. Approved 6 to 1.

Roll call vote on the main motion as amended showed Councilpersons Barigar, Clow, Hall, Munn, and Talkington voted in favor of the motion. Councilpersons Lanting and Mills Sojka voted against the motion. Approved 5 to 2.

**MOTION:**

Councilperson Barigar made the motion to approve the vacation of the 2000-2190 blocks of Fillmore Street, subject to the following conditions as set forth by the Planning & Zoning Commission:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to letters of approval from each of the utility companies impacted by this vacation prior to approval by Council.
3. Subject to maintenance of a recorded easement for any constructed facilities on the property.
4. Subject to a recorded Maintenance and Unrestricted Access Easement Agreement along the proposed Fillmore Street (Private) prior to vacation of Fillmore Street (Public Right-of-way).
5. Subject to approval of the rezone, PUD Agreement, Preliminary and Final Plat, and approval of the proposed realignment of Fillmore Street prior to development.
6. Subject to Fillmore Street (Private) being constructed and accepted by the City before the existing Fillmore Street (Public Right-of-way) is abandoned.

The motion was seconded by Councilperson Munn.

Councilperson Clow asked legal counsel if there a way Fillmore Street could remain a public street to accommodate the development's ingress/egress and the setbacks.

Gerald Martens stated that the development would meet all of the standards in terms of roadway section with the city standards being the minimum. The development would be allowed to go beyond the minimum in terms of turn lanes, landscaping, crosswalks, and some of the amenities you find going through large retail centers. He asked for clarification in regards to police enforcement on the private street.

City Attorney Wonderlich stated that the City does police enforcement and traffic infraction enforcement on public streets. On a private street, police officers will not have any authority to write traffic tickets.

Councilperson Munn clarified that the police officers can enforce misdemeanors and other serious offenses on a private lot open to public use.

City Manager Rothweiler stated that in the roundabout there would be decorative features, and if this becomes a public street, staff would strongly discourage any of those types of improvements placed in the public right of way, because the city would need to maintain them. In addition, Item IV has been approved with conditions 3. and 4. and would need to be reconsidered if Fillmore Street is made public street.

City Engineer Fields explained that if there is a proliferation of driveways along the roadway, eventually those access points reduce the capacity on the road. The goal for roads is to try to limit the numbers of driveways to some reasonable access points. This has been accomplished. The placement of the driveways on the roadway as a public roadway will be acceptable.

Councilperson Clow asked that if the development is built out and completed, if he envisioned future buildings on the property to be built to a non-conforming setback to the new private road. Also, after the development is built out, could the city ask for the road to become public.

Gerald Martens stated that two of the pads will be non-conforming due to the 62' setback. He stated that it can be written in the PUD agreement and in the maintenance and development agreement that at some trigger point the city could accept taking over the maintenance.

Roll call vote showed that all those present voted in favor of the motion. Approved 7 to 0.

**V. ADJOURNMENT:**

Executive Session 67-2345 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

**MOTION:**

Vice Mayor Hall made the motion to approve to move to Executive Session as presented. The motion was seconded by Councilperson Barigar and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

*Leila A. Sanchez*  
*Deputy City Clerk/Recording Secretary*

To whom it may concern,

I recently read the article in the Times- News written by Barbara Beck about the possibility of a Big Box Store Retailer locating Southwest of the Perrine Bridge, near to Canyon Rim Walking Path.

Simply stated, I am totally against this type of development on the Canyon Rim. My experience from watching people is that they will go to Stores almost no matter where they are built to save a buck, find the items they want or just because it is part of their recreational /social activities.

This being said, I understand the power of Big Box Stores and that the City of Twin Falls may not have the power to keep them from "setting up shop" in our town. This may be especially true where existing zoning allows such business or where there is a reasonable chance that variances can be granted.

I love the Canyon Rim Trail and use it frequently. There is becoming less and less "Green Space" on the South side of the path almost every year. Once it is gone, it will never return.

If there is no way to stop another Big Box Store Retailer from building on the Canyon Rim where Ms. Beck talks about in her article , then may I offer a two part suggestion. First, is a set back from the Canyon Rim Path of 100ft min. Second, is a densely forested and vegetated large berm that covers the back of the building and its property. I appreciate the look on the back side of COSTCO. I would vote for something deeper and denser.

I appreciate your efforts. I know making decision in city development is not always easy.

Sincerely,



Dave Duhaime , 1413 Julie Lane

Twin Falls, ID 83301

Phone: 733-8881

2 April 2012

Dear City Council Member Jim Munn,

We have to agree with the reader comment from Barbara Beck in the March 31 edition of the Twin Falls Times-News. The plan for the Canyon Rim Development must be scrutinized for many things.

Abandoning a street or right of way is an irreversible step that may be regretted later. It is obviously very important to plan for traffic flow through this shopping area, especially when the canyon visitor center is part of the mix. As Ms. Beck notes, recreational vehicles and large delivery trucks make for tricky business when trying to plan for their travel and parking.

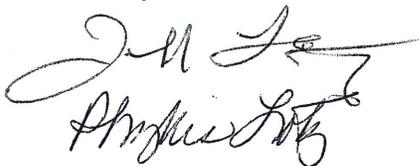
The area of greatest concern for us is the space between the development and the Snake River Canyon. A much larger "greenspace" should be required here for the recreational use by our citizens and visitors. The situation at the office and retail businesses further west along the canyon comes to mind, where the buildings loom over the canyon with hardly space enough for the walking trail. When we are on that trail we're not sure if it is public or private property. It is a great view for the patrons of Elevation 486, but at what cost to the public?

The picture painted by this development as viewed from the north side of the canyon is the "first impression" for everyone entering our town for the first time, tourist and prospective investor alike. As they say, you only get one chance to make a first impression.

As citizens who use and enjoy walking along the canyon, we do not look forward to walking along a high retaining wall at the back of a store, or walking beside dumpsters, or walking by a row of delivery trucks / company trucks. A row of small trees in a narrow space between the business and the walking trail is not acceptable. I call to your attention the back of Norco, facing Poleline Road – it's hardly impressive or hiding what is there at the back of that business.

This is a big decision that will affect our city, its citizens, and visitors for many years to come. Please think carefully.

Respectfully submitted,  
Jeff and Phyllis Lotz



860 Sunrise Boulevard North  
Twin Falls, Idaho

RECEIVED  
APR 2 2012  
BY: \_\_\_\_\_

Twin Falls City Council Members

305 Third Avenue East

Twin Falls, ID 83301

DEFERRED

I read with much interest Barbara Beck's Reader Opinion in Saturday, March 31, 2012 Times News.

I totally agree with Barbara that a large Box Store would be not be appropriate on the piece of property mentioned in the article. I either ride my bicycle or walk on the paths several times a week and it is very lovely with nothing on that property. My vote would be to keep the property the way it currently is. The path and the College of Southern Idaho are two of the best assets we have in Twin Falls.

It would be of great benefit to the population now and future generations to keep open property and make more parks.

Thank you.

  
Joyce Ballard

1413 Julie Lane

Twin Falls, ID 83301

208 733-8881

davnjoy@yahoo.com

2135 Oakwood Ct.  
Twin Falls, Id. 83301  
644-6415  
April 5, 2012

Twin Falls City Council  
321 Second Avenue East  
Twin Falls, Idaho 83303-1907



Re: Canyon Park West rezone and street privatization

BY:.....

Honorable Council Members:

When I read that the proposed Canyon Park West development was going to meet the same requirements as Canyon Park East, I was dismayed. I thought Twin Falls would have upgraded its planning and zoning. The East sector represents the old habits of bad parking ratios, putting pedestrians at risk, and ignoring a unique natural attraction. Honoring current trends in urban development is necessary to keep Twin Falls attractive and livable.

I resided in Salt Lake City as a Trustee of the Sugar House Community Council when a commercial district called the Sugar House Commons was built. We worked extensively with the developer to create a retail and restaurant development that downsized its automobile focus, connected it to the pedestrian-friendly environment of the surrounding town, and maximized its placement along Parley's Creek. Today, Sugar House remains a highly desirable neighborhood of the city and its commercial sector has maintained its financial viability.

From this background, I'm urging you to postpone any decisions on Canyon Park development until you have seriously considered the difference between a rubber-stamp approval and what Twin Falls could have with some foresight and good negotiating skills.

- Is this the retail direction Twin Falls wants to take: We had furniture stores downtown --- the Banner building is around 12,000 ground level, with 12,000 up. With just that building alone, there's 24,000 square feet vacant on Main Street right now. Rumors are circulating about Best Buy going BK. Will we have another empty big-box store across Blue Lakes Boulevard from this proposal?

- Under zoning definitions, C-1 is defined as Neighborhood Commercial. "Provides a location for a limited number of retail commercial uses which serve the day-to-day needs of the residents of surrounding neighborhoods." The huge scope of this project seems more like a shopping center designation or C-2.

- Why vacate the streets. Besides Fillmore there is a Perrine Street platted (lots 1826 & 1842 Perrine). No public notice or city action has been taken with it. You would also have to go through the process to vacate part of Perrine.

- I'm categorically opposed to cities giving up control of their transportation corridors. A "permanent easement" is no substitute for public access and will only add a layer of red-tape for utilities and storm-water management. Private property is not taken for public use; public property should not be taken for private use.

- Reinststitute the Citizens Design Review Committee: They were involved in the 2007 plans and this year's proposals should also be approved by them.

- Pedestrian-friendly amenities. For instance; focus on the sidewalks, not the streets, break up the parking lots, include eye-catching amenities, spotlight unique features, incorporate visual art and public gathering areas such as plazas, shaded and sunny seating areas and room for cart-size vendors. Think of inside Magic Valley Mall and put those amenities outside throughout the PUD. In particular, I would recommend:

1. No "curvy" sidewalks. People walk and bike in straight lines.
2. Curb and gutters with landscaped parking strips separating the sidewalks from the streets. The Twin Falls Master Transportation Plan stresses "Pedestrian safety improvements needed. Require new developments to provide pedestrian safety."
3. Walls or fences to have gaps or gates for pedestrian access
4. Sidewalks should be a minimum of 8' widths of major corridors and 6' for minor walkways.
5. Secured bike stands.

- Connections: A tricky and expensive issue. Think of ways to get pedestrians across Blue Lakes Boulevard from Magic Valley Mall, Barnes & Noble, etc. Sugar House in Salt Lake City is currently working on an open underpass to connect two sites.

- Break down the parking. It's attractive to design several buildings scattered within the PUD, with parking sectioned and shared among the commercial tenants. Pedestrians will find themselves window shopping while walking past neighboring business, enhancing sales. See the attached re-designed map of the proposal.

- Parking stall minimums: Reduce the ratios to avoid the "asphalt ocean" look. A parking structure or garage would not be unwarranted in this situation.

- Landscape for the climate: It's getting more popular to connect people to the land around them these days --- look at the localvore movement. Xeriscaping should be mandatory. Protect those beautiful stands of native sagebrush. This small step would give the project a unique look and save water for the city.

- Buildings should be certified LEEDS --- CSI led the “green building “way with their Health Sciences Building. Twin Falls should take up the banner and require energy-efficient development.

- Get Twin Falls Canal Company approval first. I don’t think there will be an easy fix for this waterway. Consider the many issues of flooding, equipment accessibility, obstructions, or leakage.

**\*\* Most importantly: Enforce Idaho State Code 10-4-19 Canyon Rim Overlay**

**District** I cannot stress the importance of protecting the viewscape and appearance of the canyon rim. This 700-foot-area ordinance protects one of the most unique features of Twin Falls and you should treat violations seriously. The Canyon Rim Trail should be the focal point of the entire project, and fits in nicely with pedestrian-friendly engineering and design.

- Mark off the canyon rim: Have Canyon Park get the city engineer to delineate the official rim (30% for 10 or more feet) throughout the property. Then within the 700 feet, standards must be observed regarding lot occupancy, use, setbacks, building heights, footprints, and landscaping. The trail area should be left sufficiently wide enough to accommodate bicyclists passing pedestrians, and the addition of future trail accessories such as benches and trashcans.

Think of the consequences of your actions now on the future of our town.

Sincerely,



Cheri Condie

Cc: Twin Falls Planning Commission

Attachments:

Pedestrian-friendly brochure  
Re-designed map of proposal  
Sugar House Business District Guidelines

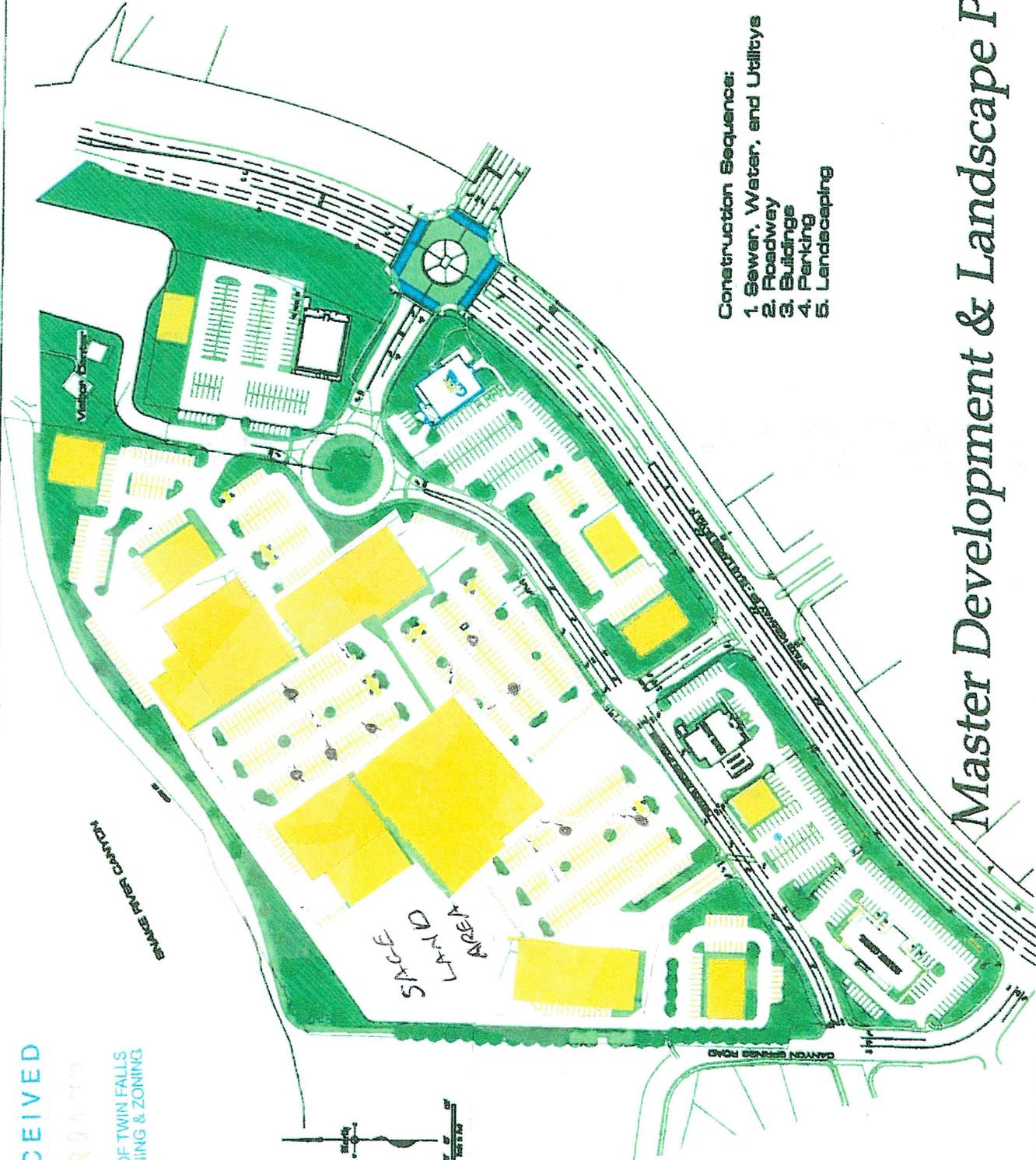
**Mission Statement of the City of Twin Falls**

Our mission, as stewards of the public trust, is to meet current and future needs of the community, promote citizen involvement, preserve our heritage, conserve and protect our social and physical resources and enhance the quality of life in Twin Falls.

RECEIVED

APR 9 4 11 PM

CITY OF TWIN FALLS  
PLANNING & ZONING



- Construction Sequence:**
1. Sewer, Water, and Utilities
  2. Roadway
  3. Buildings
  4. Parking
  5. Landscaping

# Master Development & Landscape Plan

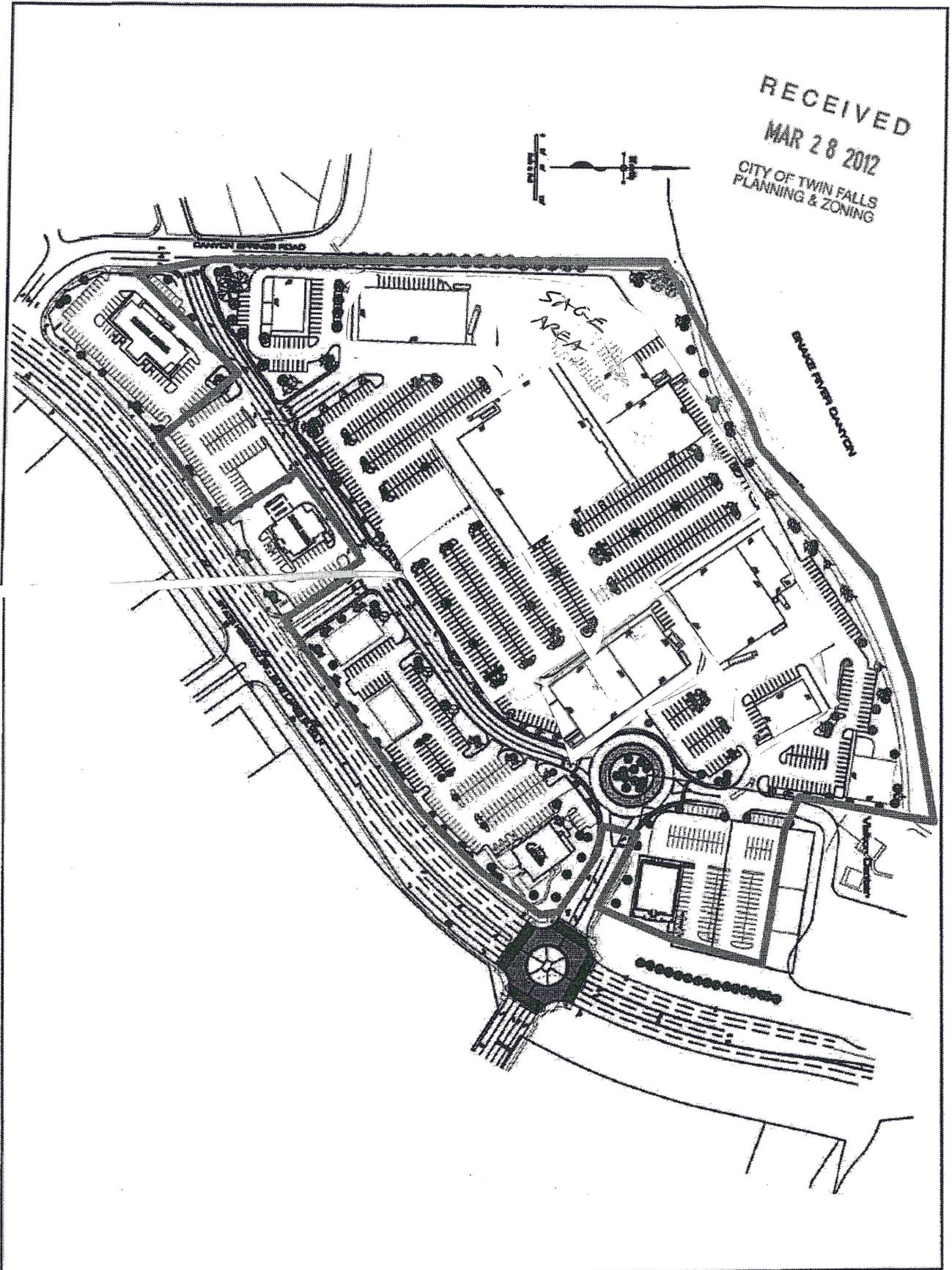
Master Development Plan For  
Canyon Park Armended Subdivision  
Twin Falls, Idaho



Project No.	1000
Sheet No.	1000
Date	10/1/00
Scale	As Shown
Author	J. Smith
Check	J. Smith
Drawn	J. Smith
Scale	As Shown
Sheet No.	1000

**E.H.M. Engineers, Inc.**  
 1000 N. 10th St.  
 Twin Falls, Idaho 83421  
 Phone: 208-338-1000  
 Fax: 208-338-1001  
 E-mail: info@ehm.com

RECEIVED  
MAR 28 2012  
CITY OF TWIN FALLS  
PLANNING & ZONING

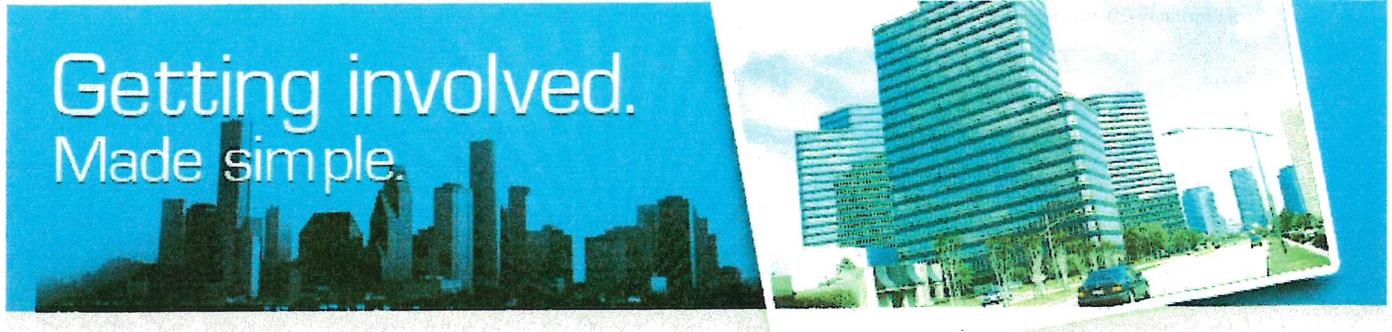


NO.	DESCRIPTION	DATE
1	PRELIMINARY DEVELOPMENT PLAN	10/10/11
2	REVISION	
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10	REVISION	

Preliminary Development Plan For  
**Canyon Park Amended Subdivision**  
Twin Falls, Idaho

**Engineers Inc.**  
201 N. 20th St. Suite 100  
Twin Falls, Idaho 83401  
Phone: 208.338.2222  
Fax: 208.338.2222

# SUBREGIONAL PLANNING

[HOME](#)
[GLOSSARY](#)
[SUBREGIONAL  
PLANS](#)
[PLANNING  
TOOLS](#)
[CONTACT THE  
TEAM](#)


## PLANNING TOOLS

### PEDESTRIAN-FRIENDLY DESIGN:

#### Purpose of Tool:

Pedestrian-friendly design creates places where people can meet, shop, recreate, and enjoy themselves walking. Pedestrian-friendly environments follow one simple rule—the pedestrian is the priority (not vehicular traffic). These areas tend to share the following physical characteristics(1):

- Pedestrians are effectively separated from moving traffic for safety purposes. Separation is provided through the use of wide sidewalks, on-street parking, landscaped areas, or other physical barriers.
- Pedestrians can cross the street safely and easily. Intersections are designed to reduce pedestrian crossing distances, crosswalks are clearly marked and aligned with sidewalks, and pedestrian crosswalk signals are automatic or easy to use.
- The streets are full of life. In pedestrian-friendly retail areas, storefronts and buildings are continuous and contain windows that create visual interest and variety.
- In commercial areas, on-street parking is available to support retail businesses.
- Well-designed paving, street furniture (such as seating areas, planters, etc.) and lighting make the public sidewalk a place where people want to be.
- Employment, residential and commercial districts are connected by a safe and easily walkable environment.
- Prototype design standards are used consistently to encourage pedestrian-friendly areas.

#### Benefits of Using Tool:

Pedestrian-friendly design has the following benefits(2):

- Whenever walking becomes a reasonable alternative to driving, some people will walk rather than drive, and taking these extra cars off the road will reduce vehicle miles traveled, having a positive impact on air quality.
- Fitness experts agree that regular daily activity is the key to good health. Walking is the most affordable and convenient way for most of us to stay active.
- Pedestrian-oriented streets encourage shoppers to linger. Retail and commercial developers have learned that a walkable environment sells commercial real estate.
- Street trees not only attract pedestrians, they also help clean the air, reduce storm water runoff, and moderate temperatures.
- Walking is the cheapest form of transport for everyone. Walkable communities have the most affordable and most efficient transportation system available.
- Streets that draw more pedestrians and encourage social interaction tend to have lower crime rates and other social problems.
- Cities and towns that offer interesting streets with active pedestrian life become vibrant cultural and economic centers that draw visitors from the surrounding region.

In just a few years, investments in pedestrian-oriented streetscape improvements may show visible and economic results in a community. These improvements can help make the community healthier, more vibrant, and a more attractive place to live, work and own a business.

#### Steps Involved to Use Tool:

According to the Federal Highway Administration Pedestrian Safety Guide and Countermeasure Selection System, in order to use a pedestrian-oriented design

approach, the following enhancements should be considered:

- Sidewalks and Walkways
  - While continuous walkways are the goal, retrofitting areas originally developed without them will usually occur in phases.
  - In retrofitting streets that do not have a continuous or accessible walkway system, locations near transit stops, schools, parks, public buildings, and other areas with high concentrations of pedestrians should be the highest priority.
  - Street furniture (i.e. benches, planters, etc.) placement should not restrict pedestrian flow.
- Curb Ramps
  - Follow the Americans with Disabilities Act (ADA) design guidelines.
  - Texture patterns must be detectable to blind pedestrians.
- Marked Crosswalks and Enhancements
  - Crosswalk locations should be convenient for pedestrian access.
  - Crosswalk markings alone are unlikely to benefit pedestrian safety. Ideally, crosswalks should be used in conjunction with other measures, such as curb extensions, to improve the safety of a pedestrian crossing, particularly on multi-lane roads with average daily traffic above about 10,000 vehicles per day.
  - Marked crosswalks are important for pedestrians with vision loss.
  - Crosswalk markings must align with the ramps so that a wheelchair user may remain within a marked crosswalk to access the ramp.
- Transit Stops
  - Ensure adequate room to allow wheelchair users access to the transit vehicle.
  - Ensure a clear and comfortable path for passing pedestrians when determining the location of transit shelters.
  - Locate transit stops on the far side of marked crosswalks, so that pedestrians cross behind stopped transit vehicles.
  - Transit stations must be wheelchair accessible, which generally results in long ramps on either end of overpasses.
- Roadway Lighting Improvements
  - Ensure that pedestrian walkways and crosswalks are well-lit.
  - Install lighting on both sides of wide streets and along all streets in commercial districts.
  - Use uniform lighting levels.
- Other Considerations
  - Lighting, drainage, graffiti removal, and security are major concerns with underpasses.

#### **Special Requirements to Use Tool:**

According to the HWA PEDSAFE resources, special requirements and considerations for implementing pedestrian-oriented design include the following efforts:

- Develop prototypes that are consistent with local community conditions and respectful of the local culture.
- Develop a maintenance program for bicycle facilities.
- Use the Walkability Checklist published by the FHWA, to help determine where improvements are needed or to evaluate streetscapes after improvements are made.
- Develop and implement the plan of action, which should include clearly defined short-term, mid-term, and long-term goals.
- Begin seeking out immediate sources of funding for design and other initial costs. Tap into potential contributions from various stakeholders, including private developers, cities, counties, special improvement districts, regional agencies, and State Departments of Transportation in your area.
- Prepare a design code/revised ordinance/design guidelines for streetscape improvements.
- Invite public review of the code. Make necessary revisions to the code as a result of community preferences.
- Streamline the permitting process and consider other incentives to attract new development.
- Hire a staff person and give them adequate authority to oversee implementation.

#### **Specials Resources Needed to Use Tool:**

Many factors and resources are needed to implement high-quality pedestrian-friendly design measures. One approach is to establish a pedestrian-friendly design

task force that includes elected officials, representatives of the local police and public works departments, the school district, parents, teachers, students, and other concerned neighbors to get maximum community input and buy-in..

#### **Communities / Agencies that Have Used Tools**

Communities, agencies and individuals that have successfully implemented pedestrian-friendly design include:

##### **City of Berkeley – Transportation Division**

2180 Milvia Street, 5th Floor  
Berkeley, CA 94704  
Phone: (510) 981-7000

##### **City of Boulder - Transportation Operations Department**

PO Box 791  
Boulder, CO 80306  
Phone: (303) 441-3266  
Fax: (303) 441-4271

##### **City of Clemson**

Planning and Codes Administration Department  
PO Box 1566  
Clemson, SC 29633  
Phone: (864) 653-2050

#### **Metrics to Use to Monitor Tool Effectiveness:**

In many cases, implementing pedestrian-friendly design has helped meet community goals and objectives and improved quality of life. For example, the implementation of pedestrian-friendly design in the I-55 Corridor Study in Colorado showed:

- Decreased traffic speeds
- Decreased traffic volume
- Increased bicycle and pedestrian volume
- Increased traffic calming effect

#### **List of Resources to Obtain Additional Info:**

See the following sources for more information:

Walkable Communities, Inc.  
Phone: (386) 454-3304,  
E-mail: walkable@aol.com  
Online: [www.walkable.org](http://www.walkable.org)

Partners for a Walkable America

Pedestrian and Bicycle Information Center

USDOT-The Walkability Checklist

Online: <http://www.walkinginfo.org/pdf/walkingchecklist.pdf>

FHWA Pedestrian Safety Guide and Countermeasure Selection System

Online: [http://www.walkinginfo.org/pedsafe/pedsafe\\_downloads.cfm](http://www.walkinginfo.org/pedsafe/pedsafe_downloads.cfm)

Livable Streets Toolbox- China Town Renewal Project

Online: <http://www.streetsblog.org/2007/02/01/calming-traffic-in-chinatown/>

#### **CITATION**

1-2 Pedestrian Friendly Streets-Revitalizing Cities Series, Debra Ames, Marketing Director, Portland, Oregon.

BUILDING and ZONING CODE CHECKLIST  
C-SHBD (Commercial Sugar House Business District)

- 1. Provide for commercial, office and high density residential use.
- 2. No minimum lot size is required.
- 3. No minimum front yard or corner side yard is required.
- 4. No interior side yard is required.
- 5. No minimum rear yard is required.
- 6. Maximum building size is 20,000 sq. ft.
- 7. Maximum building height on Hidden Hollow block is six stories, (90 feet.) Master Plan recommendation sets maximum height at from 4 to 6 stories.
- 8. Minimum First floor glass - First floor street front must be not less than 40% glass.
- 9. Roof top mechanical equipment must be screened.
- 10. Parking lot landscaping - all parking lots for fifteen or more parking spaces shall provide landscaping. Interior parking lots must have not less than 5% landscaping, dispersed throughout the lot. Landscaping areas shall be a minimum of 120 sq. ft. in area, and a minimum of 5 ft. in width.
- 11. Where parking lot is within 20' of a lot line, perimeter landscape shall be at least seven feet in width.

ARCHITECTURAL DESIGN GUIDELINES - CHECKLIST  
SUGAR HOUSE BUSINESS DISTRICT

- \_\_\_\_\_ 1. Mass and scale of structures should be compatible with the surrounding uses.
- \_\_\_\_\_ 2. Buildings adjacent to the street should orient to the street.
- \_\_\_\_\_ 3. Interior building should orient to each other, and be adjoined or arranged in clusters.
- \_\_\_\_\_ 4. Maintain existing setbacks. Build to the street with either no setback or setbacks similar in size to the library lawn.

FOR BUILDINGS ALONG HIGHLAND DRIVE:

- \_\_\_\_\_ 5. Pedestrian orientation - if setback is used, it should be two to ten feet wide as an extension of the sidewalk. Materials may include brick paving, planter boxes, entrance walks; Uses include plazas that orient to the street or the Monument Plaza. Otherwise, no setback. Plaza should be landscaped and street furniture provided (benches, etc.).
- \_\_\_\_\_ 6. Maximum building height of three to four floors.
- \_\_\_\_\_ 7. Minimum first floor glass - 60 percent non-reflective (so people can see in.) No blank-walled facades.

FOR ALL BUILDINGS, from the Sugar House Master Plan:

- \_\_\_\_\_ 8. Building materials - Brick, aggregate, glass.
- \_\_\_\_\_ 9. Building facades should be lighted at the first floor.
- \_\_\_\_\_ 10. Large buildings should not cast shadows on public openspaces.
- \_\_\_\_\_ 11. Large buildings should not completely block the pedestrian view of the mountains.
- \_\_\_\_\_ 12. No off-street parking in front of buildings.
- \_\_\_\_\_ 13. Parking structures are encouraged. However, no parking structures along street.
- \_\_\_\_\_ 14. Development visible to or facing open spaces should present a "front door" image to the open space. Service areas should be screened.
- \_\_\_\_\_ 15. Pedestrian access through all areas should be provided. Major walkways should be a minimum of 8 ft. wide; others should be at least 6' wide.

## OFF-SITE DEVELOPMENT DESIGN GUIDELINES

Off-site development includes work that occurs in the public way and on properties otherwise considered public such as the Parleys Creek property owned by Salt Lake City and any others that may be designated or assigned.

➤ In addition to public sidewalks, pedestrian/bike corridors can be provided to enhance the existing pedestrian circulation systems in the city and to specifically accommodate circulation in the following locations:

– To the east along 2100 South and along Wilmington Avenue to Sugar House Park.  
Between the Sugar House Plaza Monument area and surrounding uses and areas.

Between the public open space at Parleys Creek and surrounding uses and areas.

Along the rail/trail designated in the Salt Lake City Open Space Plan.

– To south and west to Fairmont Park.

- Public transportation should be accommodated at the street edges. Coordinate with Utah Transit Authority on location and design of turnouts, bus stops and other transit facilities.
- Sidewalks should use the standard paving materials currently being used in the area. Modifications to the patterns may be permitted and will require approval by Salt Lake City.
- Park strips and public open space should be landscaped with street trees, shrubs, ground covers and lawn. Maintenance of park strips is the responsibility of the adjacent property owner.
- Trees shall be selected with guidance from the Salt Lake City Urban Forester.
- Existing vegetation along Parleys Creek should be preserved and maintained.
- Design street and circulation system drainage grates to allow safe passage by bicycles.
- Light fixtures must meet Salt Lake City standards and specifications and be of a design that is compatible with adjacent properties.
- Publicly owned open space should include elements of visual interest and complexity including landscape, seating areas, furnishings, fountains, changes in grade, public art, etc. to add interest and excitement to the public spaces between buildings and along major circulation corridors.
- Site furnishings such as drinking fountains, benches, trash receptacles and ash receptacles, telephones, newspaper stands, bicycle storage and other elements of outdoor open space and public space should be incorporated into the design and provided in designated locations. They should be coordinated and be compatible and complimentary to other site furnishings and design elements.
- If seating is provided, the design should include a mixture of seating opportunities. Materials which are comfortable and vandal resistant are preferred.
- Seatwalls, steps, fountain edges, grassy mounds, etc. are also attractive and offer the variety necessary to accommodate many different needs. If seatwalls are used they should be a minimum of 12" wide and 16" to 24" high for comfortable, flexible seating.

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READER COMMENT

# Giving Away the Best of Twin Falls

**M**agic Valley residents, are you aware that the area southwest of the Perrine Bridge that used to be a scenic pasture with horses is now being proposed to become another major retail big box store? The current Fillmore Street will be vacated (relocating the road and the city forfeiting the road and land) to the retail store. In exchange, a roundabout will be built to service Johnny Carino's, Outback Steakhouse, the Visitor Center, the big box store and the other new retail establishments.

Let's think about this roundabout just as you turn off of Blue Lakes, filled with motorhomes, fifth wheels, trailers, semis, delivery trucks, etc., in a city still trying to cope with five-point intersections. Really?

This "new" proposed Fillmore Street, to be owned and maintained by the big box store, would continue down the back property line of Zions Bank and Golden Corral and connect back up with Fillmore Street behind C-3 and Costco. What a bottle-

Barbara Beck



neck we would very probably have.

Even the largest roundabout possible for the area wouldn't be able to accommodate all those lengthy recreational and commercial vehicles. Last week, I witnessed a semi trying to maneuver into Johnny Carino's parking lot from Fillmore. It had to slow to a crawl to make the corner and barely did.

In the meantime, the big box store will sit directly on the canyon, with only the walking trail between it and the rim.

The back of this big box store will face the canyon and walking trail, along with its Dumpsters, garbage trucks, crates and semi-trucks delivering goods. That is the view that tourists and visitors will have as they cross over the Perrine Bridge and those utilizing the walking trail by the Visitor's Center.

The proposed store will sit

atop the knoll (yes, there is a rise) on the walking trail, which means that in the winter, when the sun is low in the south, the trail very possibly could remain snow and ice-covered for weeks at a time due to the placement of this large store. This would present a dangerous situation to the walkers that use the trail year-round.

Wal-Mart tried for several years to come into Twin Falls. After repeated failed attempts, they started throwing in concessions. They finally consented to build an attractive high stone fence with beautiful landscaping consisting of trees, bushes and landscaping boulders. The only landscaping that is proposed at this site is deciduous bushes, just like what's behind T.J. Maxx at the present time.

These items I've just presented may very possibly get the "go ahead" from city council. If it passes, this new business will come in and take the best of what's left of Twin Falls — a beautiful road, the land it sits on and a die-for view of the canyon. Talk about pillage, except there's

no violence; the city may just give it up peacefully.

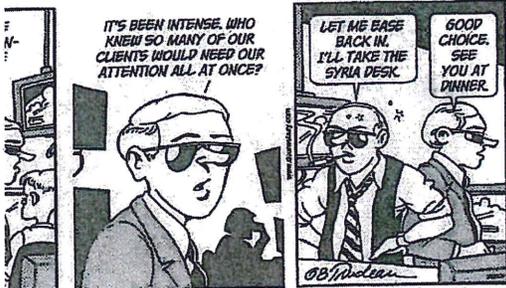
Cities define themselves by the entrances into their communities. As it stands now, the only thing welcoming visitors to Twin Falls is a strip mall and neon lights on both sides of the street. Let's not add insult to injury.

None of this makes sense. Please don't be passive about this issue if you feel like it's the wrong thing to do. Otherwise, it will likely pass.

Write to your city council members, 305 Third Ave. E., Twin Falls, ID 83301; phone 736-2296 and/or show up at the meeting, slated for April 9 at 6 p.m. to air your concerns. In fact, bring a friend or two. Your voice is the only thing stopping this!

*Barbara Beck is a resident of Twin Falls and occasional user of the Canyon Rim Walking Trail.*

*Editor's note: To see a Times-News story about this issue with a map of the plan, visit <http://bit.ly/xn-CofU>. To read the most recent story on the issue: <http://bit.ly/AqJbH>.*



Mallard Fillmore by Bruce Tinsley



Wanted for: Probation violations; domestic violence, viol...

MINDOKA COUNTY DRIVING UNDER

(felony), dismissed on motion of prosecutor. Raul Leony, controlled substance-possession of lease, public defender attempt to obtain a controlled substance by forgerly, recognition

Prescription

TIMES NEWS

April 6, 2012

We, the undersigned, petition the City of Twin Falls to require landscaping that will provide a visual barrier between Twin Falls Walking Trail and the business establishments that will be located within Canyon Park Development, LLC, west of the Visitor Center. This landscaping should provide for a pleasant and picturesque view for walkers and visitors alike entering Twin Falls.

The landscaping should include a substantial wall (similar to Walmart's wall facing Poleline Rd.) that has an attractive facade with muted tones that will blend in well with the surrounding canyon walls. This wall will provide for noise abatement and contain debris to the business-side of these developments. Shrubbery (to include but not limit sizable trees of varying characteristics - e.i. - spring blooming, fall colors - bushes and large boulders). Watering systems will be established and maintained as well as the shrubbery.

Signature

Printed Name

Phone

Address

	Tessa Balsick	732-16490	660 Rose St. N #12
	E. Joan Leydet	733-0168	684 Riverwood Dr.
	Teri Fattig	536-2257	3400S 2200E Wendell
	Darcy Thoenborow	543-5030	1676E 3800N Buhl
	Maggie Arrington	433-8226	474 Taylor
	J.O. Nicholson	734-5917	PO 5378
	DIANE NICHOLSON		P.O. Box 5378
	CHRIS VAAGE	736-2101	P.O. 1238 TF
	Bob Scorel	404-2096	PO 2561 T.F.
	MARK WAGNER	734-4261	1135 Elm S. N.
	Maggi Seipel	404-6159	103 Polk T.F. 1D
	Lesa Wagner	731-4880	152 Tyler St.
	Kathy Gardano	420-4767	953 Sports St.
	Deborah S. Lane	426-4719	2122 Julebn
	Lawrence V. Cox	238 Richardson	733-7984
	Jeanene Ellis	876 Briarwood	734-3831
	Evelyn S. de Clair	1905 San Lane	Ave T.F. 733-1420
	Richard Bingham	595-1373	684 Picabo
	Ginger Nakaya	293-7116	300 UNDRP 1501 Twin Falls, ID
	Ginger Nakaya	734-8334	3216 Spring Creek TF

Signature

Printed Name

Phone

Address

Kimberlee Ward Kimberlee Ward 320-4381 243 8th Ave. E. TF

~~Adriana Sanchez~~ Adriana Sanchez 410-5235 748 Quinay St. TF

Karen Baumert Karen Baumert 308-4028 2044 Bitterroot Dr. TF

Jack Parker Jack Parker 490-4829 396 Barab Ave. W.

Lean Smith Lean Smith 733-0843 1381 Galena Dr.

Diane Dean Diane Dean 400-7672 4100 Blue LKS

SHANE KNOEPFEL SHANE KNOEPFEL 316-1244 1237 Heyburn Ave

Michele Schuler Michele Schuler 309-0388 1237 Heyburn Ave

JAN MANDURA JAN MANDURA 208 733-1821

SHADJANA MANDURA SHADJANA MANDURA 731-2170

JERRY HUNTER JERRY HUNTER 733 5033

733 5033

410-1967 Michael Little

BENTON GLAZE BENTON GLAZE 737-0779 1950 BALL LARUE AVE.

Terry Padervan Terry Padervan 732-6402 257 Blue Lake N#10

Dawn Wendland Dawn Wendland 731-1910 3378 N 3300 E TF

ROSEMARY FURSKELL ROSEMARY FURSKELL 734-4090 855 Sunway TF

ANNETTE HANSEN ANNETTE HANSEN 733-9159 1123 WoodRiver<sup>W/O</sup>

RITA DOMASINSKY RITA DOMASINSKY 734 9293 2345 W Canyon<sup>DR</sup>

RANDY E. HANSEN RANDY E. HANSEN 733-9159 1123 WoodRiver Dr

Signature

Printed Name

Phone

Address

*Genevieve Beck* Genevieve L Beck 420-1114 689 Rainbow Dr.

*Maria Anderson* Maria Anderson 308-682 3698 W 3600 E Kinbo. T.F.

*Joffrey M. Harmon* Joffrey M. Harmon 734-3319 2289 Filr Av. E.

*Nancy Ann Keane* NANCY ANN KEANE 420-9037 PO Box 537 T.F.  
1371 HARRISON ST S. T.F.

*Anita Tatge* Anita Tatge 490-0789 153 8th E Twin Falls Id

*Shelly Jones* Shelly Jones 731-7904 1131 Juniper St N T.F.

*Jeff Fox* Jeff Fox 733-8795 962 Cypress Way T.F.

*Margaret Williams* MARGARET WILLIAMS 734-8377 3258 E CHAYUN T.F.

*Lois Kelley* Lois Kelley 734-6936 1600 Maple Ave. E

*Marlene Florke* Marlene Florke 734-1389 372 Crestview Dr

*Lois Spreier* Lois Spreier 734-8283 368 Scott Ct. T.F.

*Terry Blair* Terry Blair 733-6008 2997 April Dr T.F.

*Judy Studebaker* Judy Studebaker 404-1857 1973 Galena T.F.

*Robin Kirby* Robin Kirby 736-4822 154 8th AVEE. T.F.

*James Crook* James Crook " " " " "

*Dora R Schotta* 679 Buckingham T.F.

*Sandra Ingalls* Sandra Ingalls 733-5645 184D Pomerelle Dr T.F.

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Signature

Printed Name

Phone

Address

<sup>Norman</sup>  
Bob Wright (Norman) BOB WRIGHT 4206566 564 Mesa Grande Jerome

Judith Wright Judith Wright 420 6566 564 Mesa Grande <sup>Loop</sup> Jerome

Ana Torres ANA TORRES P.O. Box 3921 Hasky

Francisco Torres FRANCISCO TORRES P.O. BOX 3921 <sup>TR 8353</sup>

Masoud Khazei 327 Wisconsin Ave #3301 208-961-1867

MOSMAN " " #340297

Mansour Khazei 342 Bracken St N H L 703-801-4772

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Janet Keegan 893 Sunway N. 734-5806

Janet Keegan

Gayle Kemp 417 Pioneer Path 734-7824

Gene Mitchell 751 River View 733-5033

Shirley Moody 702 River View 490-6849

Judith A. Peabody 2508 Eastgate Dr 733-3579

Judy Stensberg 2665 Indian Trail 735-9813

Schlie Goran 949 Madrona N 734 7498

Debbie Butler Deborah Butler 734-89782 38711 Main

Sonia Alexander Sonia Alexander 733-0359 674 Mt. View Dr

Pet Thornsberry 4201296 1422 Tara

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Signature Printed Name Phone Address

Carol Tombré Carol Tombré 732-5764 490 Wildrose Loop TF

Jackie Davis Jackie Davis 736-4280 2626 Eastgate Dr

~~Stephanie G. Runzike~~ 3318 Lombard Dr TF

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733-8499

Sharyn Hopkins Sharyn Hopkins 1927 Keyburn Ave E T.F. 2

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Jerry A. Linder Jerry A. Linder 733-3668 3656 N 2600E Falls Id

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Carla Belward

308-0561 Clara Ross 335 Hooding St. N. #9, TF, ID 83301

Nell Hughes - 736-8004 TF 495 Meadows L

Ryan Leung 731-8904 TF 2510

Barbara Seck Barbara Seck 699 Pinview Dr. 944-4149

Cindy Matzarka 211 East Main 701-733-7990

Edit Szanto Edit Szanto 420-8131 2105 Summit Place Twin Falls

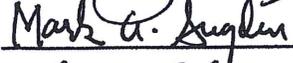
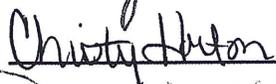
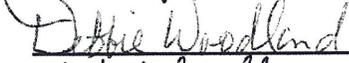
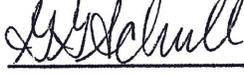
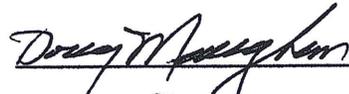
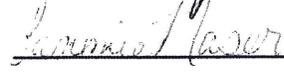
Mary Jo Church Mary Jo Church 734-9294 3879 N. 2600E TF ID

Shari Stroud Shari Stroud 734-8583 324 Meadows Ln. Twin Falls ID 83301

Graydon A. Staley Graydon Staley 732-6225 4005 A Highway 97 Falls, ID 83325

Diane Cause Diane Cause 732-6442 420 4th Ave N Twin Falls ID 83301

Ken Bishop 733-1026 ~~732-6636~~ 245 Applewood Dr.

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	TODD SCHWARTZ	732-6325	14071 <sup>st</sup> TF ID
	Mark A. Sugden	732-6849	234 N. 25th W Terima
	Cindy R. Bond	732-6454	341 Canyon Ridge W
	Randy Dill	539-0261	3257 S. 23 <sup>rd</sup> E.
	Christy Horton	308-10282	810 Chase Dr.
	DEBBIE WOODLAND	410-0447	2888 Sandance Dr. TF
	Gail G. Schull	732-6232	1150 E 3400 N Puhl, ID 83316
	DOUG MANGAN	734-7481	422 BRACKEN N. TWIN FALLS 83301
	Kathy Deahl	731-3152	2493 9th Ave E Twin Falls, ID
	Jenine Coelho	320-0748	125 5th St Filer, ID 83328
	DONANORA MCFUSSERY	7330164	TF ID 83301
	DAVID SLIMP	280-0265	T.F ID 83301
	Kevin Gibson	309-2276	TF 83303
	Dawn Orr	420-4898	152 Bonny Dr TF
	Bev Harper	465 Hyburn Ave W. TF	734-2012
	Tammie Naser	421-3415	258 Grandview Ar



Signature

Printed Name

Phone

Address

Helen Shewmaker Helen Shewmaker 995-4359 955 Blake TF

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Pearl M Skinner Pearl M Skinner 735-8077 2549 Whispering 735-8077

Rosalie Oton Rosalie Oton 734-7959 867 Filbert Ave W.

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Betty Wilkins BETTY WILKINS - 735-1853 - 475 Trotter

Arba Jean Key Arba Jean 733-9309 1271 Quail St.

Jan Mitteleider Jan Mitteleider 733-0843 1381 Galena Dr

Rita Woodall RITA WOODALL 735-5185 4126 CROCKWOOD DR TF

Alice Anderson Alice Anderson 464 Rowland Dr. E. T.F. 733-4480

Barbara L. Kunkle BARBARA L. KUNKLE 859 CANYON PARK AVE T.F. 934-82

Marge Nessa MARCE NESSA 774 CANYON PARK AVE 735-747

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Signature

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Monty J. Arrossi Monty J. Arrossi 241-6491 184 E 100 S.

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Buhl

JM Heatwole JM Heatwole 404-6362 1448 W. Pointe Dr.

Kim Fultz Kim Fultz 404-9100 2060 Bluesky Ln. TF

Michele McFarlane Michele McFarlane 586-6213 1406 Ruernidge TF

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E.C.T.

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Barbara S. Beck Barbara S. Beck 308-2251 888 Filer Ave. W.

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Chris Schut Chris Schut 220-1008 882 CANYON PARK AVE  
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Pauline Harvey Pauline Harvey 733-7102 450 Palms Park

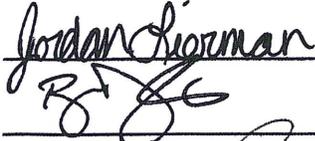
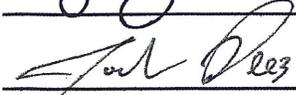
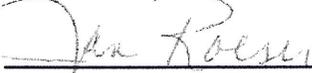
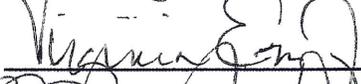
David A. [unclear] 734-8978

Max [unclear] 328 [unclear] 209-221-8621

Mavis L. Smith Mavis L. Smith 1373 Washington St. Sw. 734-6707

Margaret Connor 211 Stadium Blvd. 733-1617

Patricia Bremer	PATRICIA BREMER	423-0904	3157 SAGE VIEW LN, KIMBER
Glenn Grooms	Sylvia Grooms	734-1403	720 Ash St TR

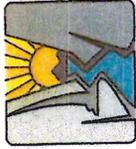
Signature	Printed Name	Phone	Address
	Jordan Lieman	431-2011	2013 Rivercrest Dr. Apt 304
	RYAN DEVLIN	732-6476	2037 RIVERCREST DR. APT: 204
	Joel Dees	478-299-3279	2771 Virgo Ct.
	Joel Bate	209-358-0323	2590 Sunflower Circle Twin Falls, ID
	James ELLINGTON	324-3440	442 Clover Ln. Telomene, ID
	Kenneth Dagner	308-1836	3250 N 3450 E Kimberly ID
	Allen Scherbinde	404-4433	880 City of ID Twin Falls
	Chris Orders	431-3422	859 Westwind Twin Falls
	Geoff Greer	308-8892	1115 First Way TWIN FALLS
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	Virginia Enryuez	320-8804	591 Cedar Brook Dr. TF, ID 83301
	Michael Steinmetz	733-0401	1070 Centennial TF ID 83301
	Jami Whited	308-6252	609 Sparks St N Twin Falls, ID 83301
	Rosa Campos	880-32710	1334 Elmwood Circle Twin Falls, ID
	Calvin Aristed	329-0518	501 7th Ave E. Twin Falls, ID 83301
	Johnny Modena	734-5859	1538 Falls Ave. W. TF ID 83301
	SANDY HACKING	734-5511	1016 Rockwood Ln TF 83301
	RANDEE NEERDAELS	733-1231	1214 NORTHEAST Pine TWIN FALLS, ID 83301



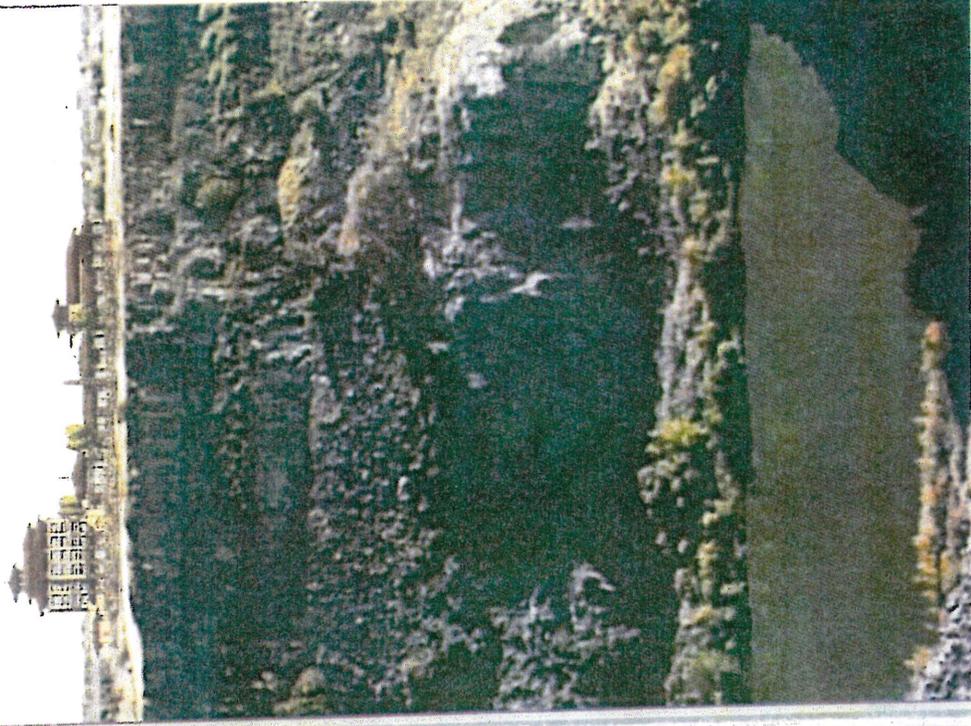
# Canyon Park Development



*An exclusive development opportunity  
bringing planned expansion  
and economic growth to  
the Magic Valley.*



# Canyon Park Hotel and Convention Center





## Canyon Park

### Developer Profile

Craig H. Neilsen

Craig H. Neilsen, a long-time Twin Falls and Jackpot resident, is the owner of Neilsen & Company, a well-established real estate development and construction company. Neilsen & Company constructed a number of projects in southern Idaho including municipal facilities, public schools, exclusive planned residential communities and condominiums, along with resort hotels and casinos in Jackpot, Nevada.

Mr. Neilsen's most recent real estate endeavor is one of the area's most exclusive developments. Breckenridge, a planned residential community, is located on the Snake River Canyon between Fillmore Street and Canyon Springs Road, north of Twin Falls.

Since 1993, Mr. Neilsen has been the President and Chief Executive Officer of Ameristar Casinos, Inc., the parent company of Cactus Pines Resort Casino located in nearby Jackpot, Nevada. Mr. Neilsen now resides in Las Vegas, Nevada where Ameristar's corporate office is located near the company's newest casino hotel operation, The Reserve, of Henderson, part of metropolitan Las Vegas.

Ameristar Casinos, Inc. is an innovative, small-cap gaming company known for its distinctive, quality resort hotel casinos. Publicly held since November 1993, the corporation operates five properties in Nevada, Mississippi and Iowa; two of which boast the prestigious Four Diamond designation awarded by the American Automobile Association.

**NEILSEN & COMPANY**  
550 Blue Lakes Boulevard North  
Twin Falls, Idaho 83301

## Canyon Park Development



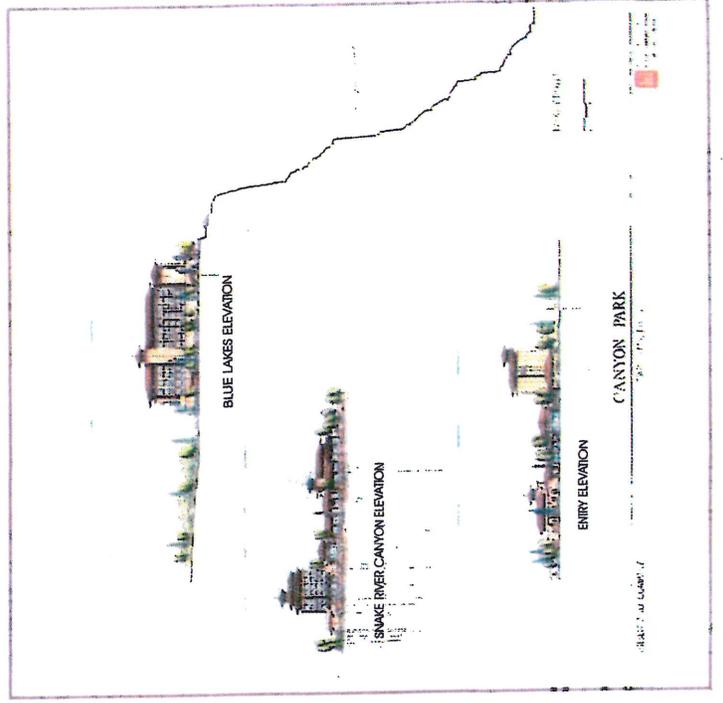
*An exclusive development opportunity  
bringing planned expansion  
and economic growth to  
the Magic Valley.*

# Canyon Park Hotel and Convention Center

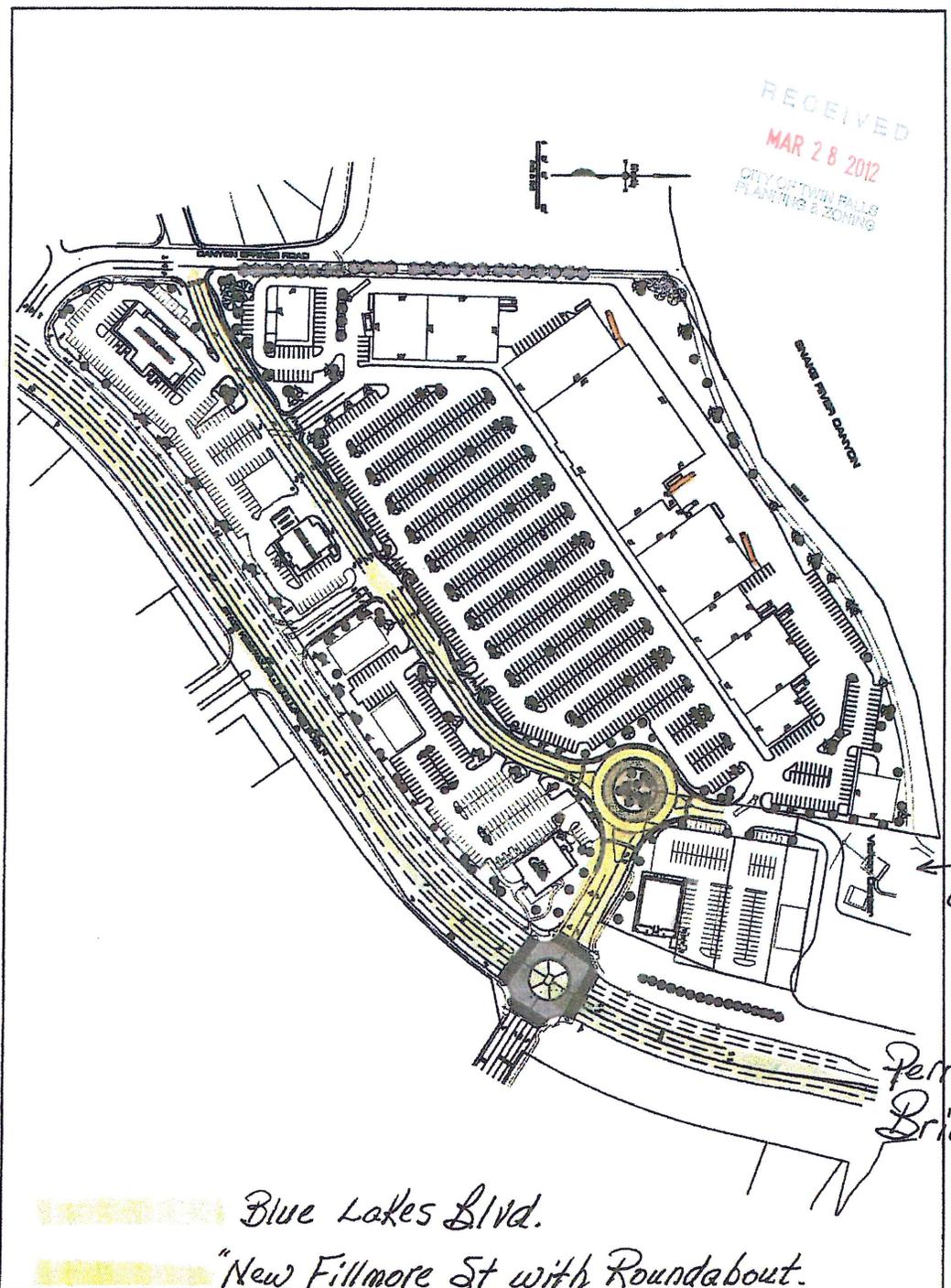
## Access and Recreational Improvements

With the support of the City of Twin Falls, the State of Idaho and the Twin Falls Chamber of Commerce, the project will be accented by the continuation of a canyon rim nature which features spectacular scenic overlooks.

This portion of the trail provides access to a vantage point of the canyon rim which has never had public right-of-way. The view from this area of the Snake River Canyon and the Perrine Bridge is considered by many to be the most exciting within Twin Falls city limits. With the development of the Canyon Park Hotel and Convention Center, residents and visitors alike will be able to appreciate the unparalleled beauty.



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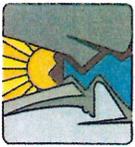
Visitor Center

Perrine Bridge

Blue Lakes Blvd.

"New Fillmore St with Roundabout."

	<p>Preliminary Development Plan For <b>Canyon Park Amended Subdivision</b> Twin Falls, Idaho</p>	
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# Canyon Park Hotel and Convention Center

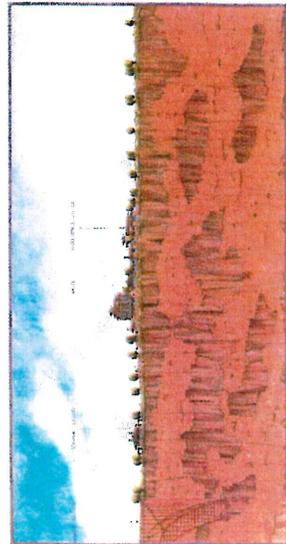
## Overview of Opportunity

Canyon Park, an exclusive development opportunity, will reflect the natural beauty of Twin Falls and the canyon rim. Native materials will be used on the exterior to compliment its surroundings and lush landscape design will intentionally repeat the rugged high-desert setting of the Snake River Canyon.

## Economic Benefits

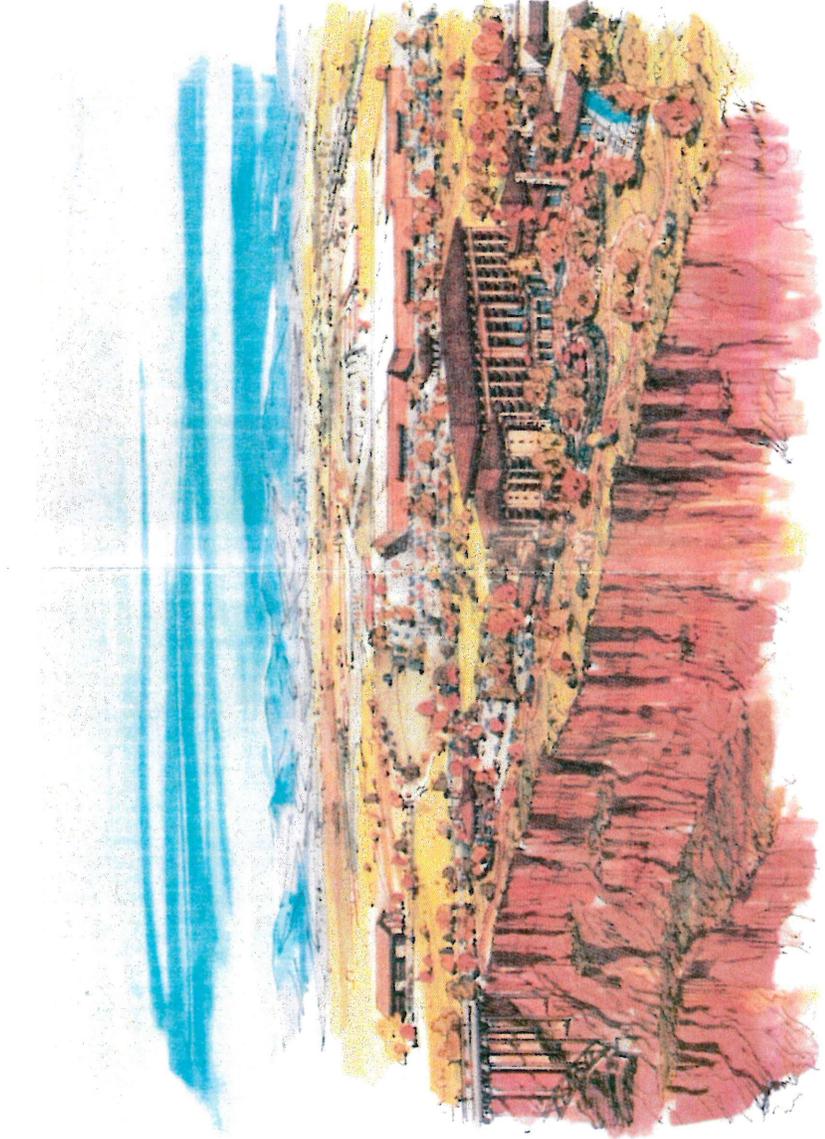
The signature component of the project is a beautifully executed hotel and convention center. The project will contain 175 guest rooms and 15,000 to 25,000 square feet of convention space. The hotel and convention center will be an upscale facility for leisure and business travelers. Canyon Park will create many direct and indirect jobs in local tourism, restaurant, retail and other related businesses.

Bringing conventions and more tourism into Twin Falls will generate more spending dollars and reinvestments in the local economy.



With the support of the of Idaho and the Twin Falls project will be accessing canyon rim nature which overlooks.

This portion of the trail point of the canyon rim right-of-way. The view River Canyon and the Pe many to be the most exciting limits. With the development Hotel and Convention Center alike will be able to enjoy beauty.





# Canyon Park

## Profile

Wilsen

Twin Falls and Jackpot  
Wilsen & Company, a well-  
known development and construction  
company, has constructed a number of  
residential communities, including  
municipal facilities, and resort hotels  
and casinos in

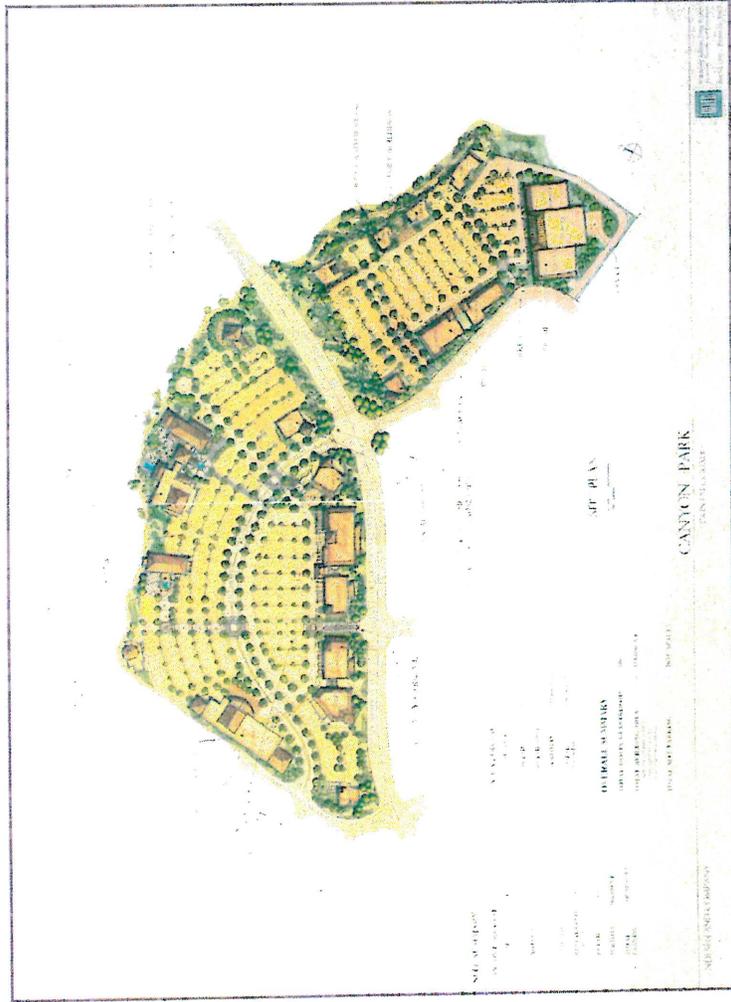
various states. The latest endeavor is one  
of the most ambitious. Breckenridge,  
Colorado, is located on the Snake  
Street and Canyon Springs

in the President and Chief  
Casinos, Inc., the parent  
Casino located in nearby  
Las Vegas, now resides in Las Vegas,  
Nevada. The corporate office is located near  
the Snake Street and Canyon Springs  
resort operation, The Reserve,  
in Las Vegas.

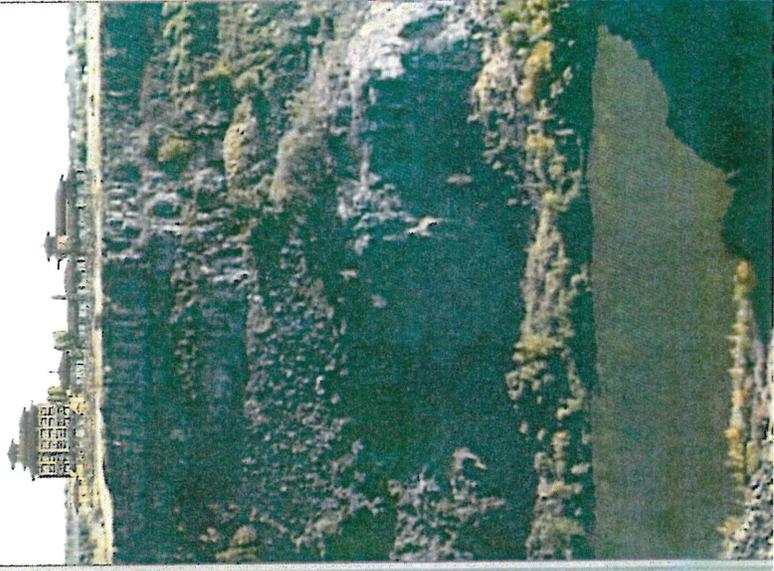
Innovative, small-cap gaming  
development, quality resort hotel  
development. Since November 1993, the  
company has developed and operated  
resort facilities in Nevada, Mississippi  
and Louisiana. The company is a  
member of the American Automobile

**COMPANY**  
10000 North  
Tulsa 83301

# Canyon Park Development



# Canyon Park Hotel and Convention Center



*An exclusive development opportunity  
bringing planned expansion  
and economic growth to  
the Magic Valley.*

# Neilsen hotel is right vision for the future

**C**hange is not necessarily a bad thing. It usually just takes some getting used to. Viewing Twin Falls' growth from the College of Southern Idaho campus over 30 years, the outward expansion of Twin Falls has certainly been dramatic. Since CSI has been responsible for some of this development, I would like to think it has been positive for Twin Falls and its citizens.

Craig Neilsen's proposed Canyon Park property development on the canyon rim is a perfect example of such future development. The horses are gone. The pasture is now graded and prepared to become a major business development. The once nearly secret road leading down to Canyon Springs Golf Course now turns into a wide thoroughfare that gives access to two existing hotels and lanes that lead to future stores, restaurants, movie theaters and a hotel and convention center. The crowning achievement in the Neilsen plan is a 175-room hotel and convention center.

Here's why I think it would be a very good development for Twin Falls and the Magic Valley.



READER  
COMMENT  
Gerald  
Meyerhoeffer

When northern Idaho visionary Duane Hagedone wanted to build his resort and golf course on the Coeur d'Alene shoreline, a number of Coeur d'Alene residents were afraid that it would spoil the lake's appearance. It's actually done just the opposite. The beauty of the high-rise hotel and its modern, tasteful surroundings have added yet more grandeur to the lake. Coeur d'Alene has become a tourist destination resort.

Similarly, the Snake River Canyon is a wonderful natural vista for southern Idaho. A well-planned, modern hotel on the canyon rim won't hurt it. Instead, the Neilsen development plans appear to compliment, highlight, and draw more attention to the rugged beauty of the canyon. It's virtually certain that travelers with money to spend will want to

stop over in Twin Falls.

I also see tremendous additional employment opportunities for graduates from the College of Southern Idaho's Hotel and Restaurant Management, Culinary Arts and Business departments. Our best local graduates of these programs too often pursue their careers far from southern Idaho. A business of this magnitude could be the perfect destination for some of our best and brightest.

Finally, let's give credit to Craig Neilsen and his company for having the integrity to build and maintain a high quality operation. Mr. Neilsen and his family have been conscientious and supportive members of the Twin Falls business community for many years. We needn't worry that the Neilsen Co. would build anything that would detract from our scenic treasure.

Craig Neilsen knows and appreciates our community standards. If you look at other Neilsen businesses, you know this development will reflect all the positive beauty of the Snake River Canyon and will make us all very proud.

*Gerald Meyerhoeffer is the president of the College of Southern Idaho.*

# Neilsen's vision of a canyon-rim hotel

**T**here has been great enthusiasm, and some questions as well, about the Canyon Park Hotel and Convention Center. And, as others have been leading the discussions, I thought you should hear directly from me.

Throughout the last several weeks, I have followed the many newspaper and chamber endorsements and the unsolicited praise extended to our offices. I've also been keenly aware that some residents are not supporting the development.

I view this project as a natural progression in the city's evolution as a place of commerce and expansion. It had been said lately that this particular site is an important community location – that is something I have long known and appreciated. I have, as you may know, maintained this land for more than 20 years. Throughout that time, there have been numerous opportunities to develop this unique parcel, but I've waited until I felt the location had matured and realized its full potential.

The Canyon Park Hotel is the culmination of my lifelong dream to bring Twin Falls a landmark that serves as its centerpiece. As envisioned, this project will be important to the vitality and tourist appeal of the Magic Valley much as the Coeur d'Alene resort and other highly esteemed properties bring a desirable profile and enhanced revenue to other communities.

I recognize the value of the canyon and its importance to residents and am extremely sentimental about the area. Because of these long-held convictions, I see the hotel as a true gateway to Twin Falls. It will, in many ways, become a community center – with access to nature trails that provide an entirely new view of the bridge and the Snake River Canyon rim. The trails are truly a unique part of the project as they are designed for everyone to enjoy the scenic surroundings. With this in mind, I propose to build a vertical structure which will provide a green



READER  
COMMENT  
Craig Neilsen

## What's your opinion?

**T**he Times-News is eager to know your opinion of Craig Neilsen's hotel proposal. Letters of no more than 400 words can be:

- Mailed to P.O. Box 548, Twin Falls, ID, 83303
- Hand-delivered to our office at 132 Third St. W.
- E-mailed to [letters@magicvalley.com](mailto:letters@magicvalley.com)

belt and open space, as opposed to the construction of a series of low-rise buildings that will form a wall along the canyon rim which will greatly reduce public access. In addition to creating a spacious and more environmentally sensitive project, the smaller "footprint" of a taller building will also provide visitors with even more impressive views of the canyon.

Those of you who are acquainted with my work in the hospitality industry know that I strive to create projects that reflect a great attention to detail. While Canyon Park is an independent endeavor of mine and will not be affiliated with Ameristar Casinos, this same philosophy and diligent consideration applies. My intimate involvement with every aspect – from conceptualization to construction – ensures that the facility will carry my personal signature. The emphasis will be on quality and ambiance throughout to provide a distinctive and highly memorable guest experience.

From an architectural perspective, Canyon Park will reflect the elements and color palette indigenous to the site and incorporate natural materials in an artistic, upscale treatment. Further, the

landscaping will soften the profile of the building and create continuity with the local terrain and complement the golf courses in the canyon below.

Canyon Park may be tied to a proposed new visitors center that will heighten interest as travelers come across the Perrine Bridge. The development will accent the area's existing attractions while enriching Twin Falls' beauty and prominence and strengthening the conveniences extended to the Magic Valley. Related to this point, the Canyon Park convention center will increase area commerce by bringing more regional travelers to the city and will be a cooperative partner in ongoing economic development activities. Long-term advantages of this project are likely to mean stronger airline connections and the creation of Twin Falls travel packages. Most immediately, Canyon Park will create flexible jobs and career opportunities for residents interested in lodging, property management and culinary positions.

Although I now reside in Las Vegas, my connections to Twin Falls are pronounced, and I am devoted to strengthening the community's economic development. When I relocated to Nevada because of other projects, it was an intentional decision on my part not to move the Neilsen & Co. offices – that business is an integral part of Twin Falls and a historic connection to my late parents. I am immensely proud of being a long-standing Twin Falls developer and employer.

While we've recently heard from a vocal minority, the project's strong economic benefits and the creation of a gateway to Twin Falls far surpass any concerns that have been raised. I hope you will agree with the integrity of this proposal and will lend your support to the Canyon Park plan.

*Craig H. Neilsen is president of Neilsen & Co., a Twin Falls construction firm, and the developer of the proposed Canyon Park Hotel and Convention Center.*

## General Inquiry/Request for Service/Complaint Form

#137

Category: City  
 Priority: 3  
 Assigned To: Williams Mike  
 Submitted: 4/4/2012 10:42 AM  
 Source: Website 174.27.73.98

### SUBMITTER

**Laura Peterson**  
 Mountain View Dr.  
 Twin Falls, Id 83301

[View Request](#)

### CONTACT

[laurapeterson2003@yahoo.com](mailto:laurapeterson2003@yahoo.com)  
 (208) 731-0869

### REQUEST DETAILS

#### Description

Please complete the online form below to submit your request.

#### Contact Information

Name

**Laura Peterson**

Address

**Mountain View Dr.**

State:

Id

Zip

83301

Home Phone Number

(208) 731-0869

Daytime Phone Number

(208) 731-0869

Email Address

[laurapeterson2003@yahoo.com](mailto:laurapeterson2003@yahoo.com)

Please Specify General Inquiry, Request for Service or Complaint

I read the "Letter to the Editor" in Saturdays Times News written by Barbara Beck. I am writing to voice my objection to the proposed plan for the Big Box store as she described it in her letter. I have NO Problem with a development taking place in that area of town. It is only expected that that partial of land will be developed. But I DO OBJECT to the back side of any of the stores face the canyon rim and trail area. I am a frequent user of the Canyon Rim Trail and would hate to see the back side of retail stores when using the trail or approaching our beautiful city from the Perrine Bridge. I think it only fair that any new development must have to meet the standards and tone set by the stores built where Best Buy is located. PLEASE stick to your guns and take some time and enforce strict guidelines on any development that is proposed along our precious canyon and trails.

Thank you.

Laura R. Peterson

Frequent user of the Canyon Rim Trail and Proud citizen of Twin Falls.