

COUNCIL MEMBERS:

SHAWN	SUSANNE	DON	GREGORY	JIM	REBECCA	CHRIS
BARIGAR	HAWKINS	HALL	LANTING	MUNN, JR.	MILLS SOJKA	TALKINGTON
		<i>Vice Mayor</i>	<i>Mayor</i>			



AGENDA
Meeting of the Twin Falls City Council
July 9, 2012
City Council Chambers
305 3rd Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CONFIRMATION OF QUORUM
INTRODUCTION OF STAFF
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
PROCLAMATIONS: None.

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for July 3 – 9, 2012. 2. Consideration of a request to approve the July 2, 2012, City Council Minutes.	<u>Action</u>	<u>Staff Report</u> Sharon Bryan L. Sanchez
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to award a bid for the construction of a BLM parking lot at Joslin Field. 2. Consideration of a request to award the 2012 Kimberly/Highland Water Extension Project to Sawtooth Construction, Inc., of Ketchum, Idaho, in the amount of \$2,340,166.80. 3. Consideration of a request to approve a waiver of the paving & landscaping site improvements as required by City Code 10-4-6.3(G) and 10-11-4(b) on property located at 141 Rose Street. 4. Continue discussion of the Preliminary Budget for Fiscal Year 2012-2013. 5. Public input and/or items from the City Manager and City Council.	Action Action Action Discussion	Bill Carberry Lee Glasemann Mitch Humble Travis Rothweiler
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 – None		
V. <u>ADJOURNMENT</u>		

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Leila Sanchez at (208) 735-7287 at least two working days before the meeting.*

Twin Falls City Council-Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
 5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
 7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

COUNCIL MEMBERS:

SHAWN BARIGAR	DON HALL	SUZANNE HAWKINS	GREGORY LANTING	JIM MUNN, JR.	REBECCA MILLS SOJKA	CHRIS TALKINGTON
	<i>Vice Mayor</i>		<i>Mayor</i>			



MINUTES

Meeting of the Twin Falls City Council
Monday, July 2, 2012
 City Council Chambers
 305 3rd Avenue East - Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 INTRODUCTION OF STAFF
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:
 PROCLAMATIONS: **None**

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the accounts payable for June 26 – July 2, 2012. 2. Consideration of a request to approve the June 25, 2012, City Council Minutes. 3. Findings of Fact, Conclusions of Law, and Decision: a. Final Plat Application, Canyon Park Amended Subdivision b. Zoning District Change & Zoning Map Amendment Application, Canyon Park Development, c/o EHM Engineers, Inc. 4. Consideration of a request to accept a Trust Agreement and Phase Control Development Notice for WS& V Subdivision First Amended (Lots 2, 3, 4, and 5, Block 1).	<u>Action</u>	Staff Report Sharon Bryan L. Sanchez Mitch Humble Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Consideration of a request to re-appoint Leon Smith to the City of Twin Falls Urban Renewal Agency Board to a three-year term beginning July 1, 2012 and expiring June 30, 2015. 2. Consideration of a request to award the Pre-Treatment Facility Foundations – Work Package K to the lowest responsive bidder. 3. Public input and/or items from the City Manager and City Council.	Action Action	Melinda Anderson Troy Vitek
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 - None		
V. <u>ADJOURNMENT</u> to an Executive Session to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345 (1)(c).		

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 4. A City Staff Report shall summarize the application and history of the request.
 - The City Council may ask questions of staff or the applicant pertaining to the request.
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 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
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- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

Present: Shawn Barigar, Don Hall, Suzanne Hawkins, Gregory Lanting, Jim Munn, Rebecca Mills Sojka, Chris Talkington
Absent: None
Staff Present: City Manager Travis Rothweiler, Community Development Director Mitch Humble, Assistant City Engineer Troy Vitek, Economic Development Director Melinda Anderson, Public Information Officer Joshua Palmer, Deputy City Clerk 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 is present. Mayor Lanting introduced staff.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler requested the following addition to the Consent Calendar:
Consideration of a request to approve the Alcohol License Application for Twin Falls Sandwich Company, LLC, dba Twin Falls Sandwich Shop Company, located at 128 Main Avenue North, Beer and Wine.

MOTION:

Vice Mayor Hall made a motion to approve to add the Alcohol License Application for Twin Falls Sandwich Company, LLC, dba Twin Falls Sandwich Shop Company, located at 128 Main Avenue North, 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.

PROCLAMATIONS: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the accounts payable for ~~June 26~~ June 25 – July 2, 2012, total: \$611,246.55
June 25, 2012, Prepay total: \$1,000
June 25, 2012, Prepay total: \$138,375
June 29, 2012, Fire Payroll total: \$48,391.67
2. Consideration of a request to approve the June 25, 2012, City Council Minutes.
3. Findings of Fact, Conclusions of Law, and Decision:
 - c. Final Plat Application, Canyon Park Amended Subdivision
 - d. Zoning District Change & Zoning Map Amendment Application, Canyon Park Development, c/o EHM Engineers, Inc.
4. Consideration of a request to accept a Trust Agreement and Phase Control Development Notice for WS& V Subdivision First Amended (Lots 2, 3, 4, and 5, Block 1).
Approved addition:
5. Alcohol License Application for Twin Falls Sandwich Company, LLC, dba Twin Falls Sandwich Shop Company, located at 128 Main Avenue North.

Councilperson Hawkins requested that Consent Calendar I.4. be removed from the Consent Calendar and to be discussed separately.

MOTION:

Councilperson Barigar made a motion to approve the Consent Calendar as amended and with the exception of I.4. The motion was seconded by Councilperson Talkington and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

4. Council discussion followed on I.4. Consideration of a request to accept a Trust Agreement and Phase Control Development Notice for WS& V Subdivision First Amended (Lots 2, 3, 4, and 5, Block 1).

Assistant City Engineer Vitek explained that City Code Section 10-12-4-3 states that the council may permit the subdivider to execute a trust and escrow agreement and record a notice prohibiting the sale of an undeveloped lot without a recorded developer's agreement between the subdivider and the city relating to that lot. The Developer wishes to record the final plat and place all but Lot 1 into trust. Lot 1 would be included in a developer's agreement and a bond provided for the improvements so that it may be sold immediately.

MOTION:

Councilperson Hawkins made a motion to approve to accept a Trust Agreement and Phase Control Development Notice for WS& V Subdivision First Amended (Lots 2, 3, 4, and 5, Block 1). The motion was seconded by Vice Mayor Hall 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 re-appoint Leon Smith to the City of Twin Falls Urban Renewal Agency Board to a three-year term beginning July 1, 2012 and expiring June 30, 2015.

Economic Development Director Anderson explained the request.

Mayor Lanting, Vice-Mayor/URA Liaison Hall, and URA Chairman Garnand recommend Leon Smith be re-appointed.

MOTION:

Vice Mayor Hall made a motion to reappoint Leon Smith to the City of Twin Falls Urban Renewal Agency Board to a three-year term beginning July 1, 2012, and expiring June 30, 2015. The motion was seconded by Councilperson Mills Sojka.

Council discussion followed.

Councilperson Talkington asked Leon Smith if he would support the City's efforts, by using URA funds, in the renovation of the downtown area that was recently cleared of parking meters and asked his thoughts regarding the rumors about the URA Board's attempt to hire staff to assist with the agency's responsibilities.

Leon Smith stated he would support the renovation of the downtown area and stated he was not aware of the URA Board hiring staff. He stated that he would be in favor of using an employment firm to seek secretarial temporary help to assist the Economic Development Director.

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

2. Consideration of a request to award the Pre-Treatment Facility Foundations – Work Package K to the lowest responsive bidder.

Assistant City Engineer Vitek explained the request.

Staff recommends that City Council allow the Mayor to execute the contract with the lowest responsive bidder.

MOTION:

Councilperson Barigar made a motion to award the Pre-Treatment Facility Foundations – Work Package K to McAlvain Construction Inc., in the amount of \$110,211. 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. Public input and/or items from the City Manager and City Council.

City Manager Rothweiler stated that at the next Council meeting he will be begin review and discussion of the 2012-2013 budget.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 - None

- V. **ADJOURNMENT to an Executive Session** to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345 (1)(c).

MOTION:

Councilperson Barigar made a motion to adjourn to Executive Session Session to conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency pursuant to Idaho Code 67-2345 (1)(c). The motion was seconded by Vice Mayor Hall and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

The meeting adjourned at 5:32 P.M.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary



July 9th, 2012 City Council Meeting

To: Honorable Mayor and City Council

From: Bill Carberry, Airport Manager

Request: Consideration of a request to award a bid for the construction of a BLM parking lot at Joslin Field.

Time Estimate: The staff presentation will take approximately 5 minutes with some time for questions and answers following.

Background: In May of 2012, the City of Twin Falls and the BLM signed an agreement wherein the City of Twin Falls would contract for the bidding and construction of a new parking lot with BLM providing reimbursement funding to the City. The parking lot design was performed by Riedesel Engineering in 2010 as part of a prior agreement between the City and the BLM which also included the design for a future bldg expansion and aircraft ramp.

This past May, in conjunction with the BLM parking lot construction agreement, the City Council approved an agreement with Riedesel Engineering in the amount of \$17,000 to perform the bidding administration and construction engineering services related to the parking lot construction project.

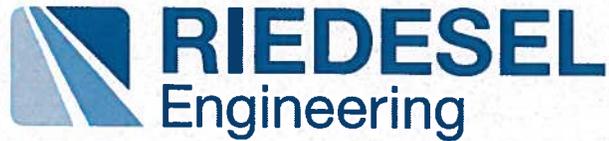
On June 28, 2012 the City and Riedesel held a bid opening for the project; four bids were received (see attached) with bids ranging from \$121,660.60 on the high end to a low bid of \$99,214.50 submitted by Robert Durham Excavation Inc. of Twin Falls, ID.

Budget Impact: The BLM has committed \$121,500 to the City for the project. Total cost for bidding/engineering (\$17,000) and construction (\$99,214.50) would be \$116,214.50, leaving the BLM a contingency balance of \$5,285.50 from the \$121,500.00 they budgeted for the project.

Regulatory Impact: None anticipated.

Conclusion: After reviewing the bids submitted with BLM officials, staff concurs with Riedesel Engineering's recommendation that the City Council award the parking lot construction bid to Robert Durham Excavation for the amount of \$99,214.50.

Attachments: Project bid tabulation/ Riedesel's award recommendation letter



July 2, 2012

Bill Carberry
City of Twin Falls Airport
PO Box 1907
Twin Falls, ID 83303

RE: Joslin Field, Magic Valley Regional Airport
FY 2012 BLM Parking Lot Construction Project
Request for Concurrence in Award

Dear Mr. Carberry:

Four bids were received for this project. The apparent low bid of \$99,214.50 was submitted by Robert Durham Excavation, Inc. Their Bid Proposal is included as a part of this transmittal.

The following is a recap of the bids along with the Engineer's estimate.

<u>2012 BLM Parking Lot Construction Project</u>	
<u>Contractor</u>	<u>Total Bid</u>
Robert Durham Excavation, Inc.	\$ 99,214.50
Kloepfer, Inc.	\$104,685.25
Granite Excavation	\$107,521.00
Lakeside Industries, Inc.	\$121,660.60
<i>Engineer's Estimate</i>	<i>\$ 86,260.00</i>

After review of the low bid and concurrence with Fritz Wonderlich, City of Twin Falls, it appears to be responsive. The Contractor is qualified to complete the work and there is no obvious imbalance within the bid. Therefore, we recommend and request your concurrence in awarding this contract to Robert Durham Excavation, Inc. as the low qualified and responsive Bidder.

Thank you for your consideration in this project and if you have any questions or need additional information please let me know.

Sincerely,

Kent Aikin, P.E.

Enclosure

202 Falls Avenue
Twin Falls, ID 83301
208/733-2446
Fax 208/734-2748

PO Box 782
Meridian, ID 83680
208/898-9165
Fax 208/734-2748

77 Southway, Suite C
Lewiston, ID 83501
208/743-3818
Fax 208/743-3819

1845 Terminal Drive, Suite 150
Richland, WA 99352
509/946-3559
Fax 509/946-3554

BID TAB

**Joslin Field, Magic Valley Regional Airport, Twin Falls, ID
FY2012 BLM Parking Lot Project**

Riedesel Engineering, Inc.
202 Falls Avenue
Twin Falls, ID 83301

Bid Opening June 28, 2012 @ 2:00 p.m.

Item	Description of Item	Unit	Quantity	Engineer's Estimate		Robert Durham Excavation, Inc.		Kloepfer, Inc.		Granite Excavation		Lakeside Industries, Inc.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
P-152-1	Unclassified Excavation	CY	230	\$ 8.00	\$ 1,840.00	\$ 10.00	\$ 2,300.00	\$ 10.00	\$ 2,300.00	\$ 17.00	\$ 3,910.00	\$ 50.97	\$ 11,723.10
P-152-3	Small Ditch	LF	50	\$ 4.00	\$ 200.00	\$ 10.00	\$ 500.00	\$ 30.00	\$ 1,500.00	\$ 11.00	\$ 550.00	\$ 50.00	\$ 2,500.00
P-152-4	Rock Excavation	SF	0	Deleted	Deleted	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
P-610-1	24" Standard Curb & Gutter	LF	330	\$ 25.00	\$ 8,250.00	\$ 20.00	\$ 6,600.00	\$ 20.00	\$ 6,600.00	\$ 24.00	\$ 7,920.00	\$ 20.00	\$ 6,600.00
P-610-3	6" Extruded Curb	LF	420	\$ 19.00	\$ 7,980.00	\$ 20.00	\$ 8,400.00	\$ 8.00	\$ 3,360.00	\$ 9.50	\$ 3,990.00	\$ 10.00	\$ 4,200.00
D-701-1	12" Stormdrain Pipe	LF	100	\$ 26.00	\$ 2,600.00	\$ 30.00	\$ 3,000.00	\$ 32.00	\$ 3,200.00	\$ 31.25	\$ 3,125.00	\$ 27.65	\$ 2,765.00
D-701-2	12" Sewer Pipe Sleeve	LF	100	\$ 28.00	\$ 2,800.00	\$ 50.00	\$ 5,000.00	\$ 50.00	\$ 5,000.00	\$ 35.00	\$ 3,500.00	\$ 42.00	\$ 4,200.00
D-751-1	Catch Basin	EA	1	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00	\$ 2,500.00	\$ 2,500.00	\$ 2,596.00	\$ 2,596.00	\$ 2,500.00	\$ 2,500.00
D-751-4	Outlet Protector	EA	1	\$ 1,200.00	\$ 1,200.00	\$ 600.00	\$ 600.00	\$ 1,500.00	\$ 1,500.00	\$ 2,004.00	\$ 2,004.00	\$ 1,700.00	\$ 1,700.00
SP-100-1	Mobilization	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 4,724.50	\$ 4,724.50	\$ 8,405.00	\$ 8,405.00	\$ 9,908.00	\$ 9,908.00	\$ 3,500.00	\$ 3,500.00
SP-101-1	Project Quality Control	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 6,270.25	\$ 6,270.25	\$ 6,700.00	\$ 6,700.00	\$ 6,500.00	\$ 6,500.00
SP-103-1	Construction Surveying	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,233.00	\$ 2,233.00	\$ 2,500.00	\$ 2,500.00
SP-200-1	Parking Lot Lighting	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 6,500.00	\$ 6,500.00	\$ 8,000.00	\$ 8,000.00	\$ 11,165.00	\$ 11,165.00	\$ 8,770.00	\$ 8,770.00
SP-412-1	3/4" Base Course	CY	650	\$ 32.00	\$ 20,800.00	\$ 33.00	\$ 21,450.00	\$ 38.00	\$ 24,700.00	\$ 31.00	\$ 20,150.00	\$ 52.85	\$ 34,352.50
SP-413-1	3/4" Plant Mix Pavement	TON	270	\$ 92.00	\$ 24,840.00	\$ 112.00	\$ 30,240.00	\$ 105.00	\$ 28,350.00	\$ 101.00	\$ 27,270.00	\$ 105.00	\$ 28,350.00
SP-620-1	Painting	SF	1000	\$ 1.25	\$ 1,250.00	\$ 1.20	\$ 1,200.00	\$ 1.00	\$ 1,000.00	\$ 2.50	\$ 2,500.00	\$ 1.50	\$ 1,500.00
				Bid Total	\$ 86,260.00	Bid Total	\$ 99,214.50	Bid Total	\$ 104,685.25	Bid Total	\$ 107,521.00	Bid Total	\$ 121,660.60



Date: Monday, July 9, 2012
To: Honorable Mayor and City Council
From: Lee Glaesemann, Staff Engineer

Request:

Consideration of a request to award the 2012 Kimberly/Highland Water Extension Project to Sawtooth Construction, Inc. of Ketchum Idaho, in the amount of \$2,340,166.80.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

On June 28th, 2012 bids were opened for the 2012 Kimberly/Highland Water Extension Project. This project includes the installation of waterlines to improve the water supply to the Southeast part of the City which includes the southeast industrial zone and Chobani. The work consists of the installation of a new 24" waterline from the intersection of Kimberly Road and Eastland Drive to the Hankins Pump Station and an 18" waterline from the intersection of Highland Ave at Madrona Street to the intersection of Eastland Drive and Wright Ave.

Four bids were received that ranged from \$2,340,166.80 to \$3,019,861. The lowest bid came from Sawtooth Construction, Inc. of Ketchum Idaho, in the amount of \$2,340,166.80. Sawtooth's bid was checked for completeness and no irregularities were found.

Approval Process:

A majority vote of the Council to approve the Award of Contract.

Budget Impact:

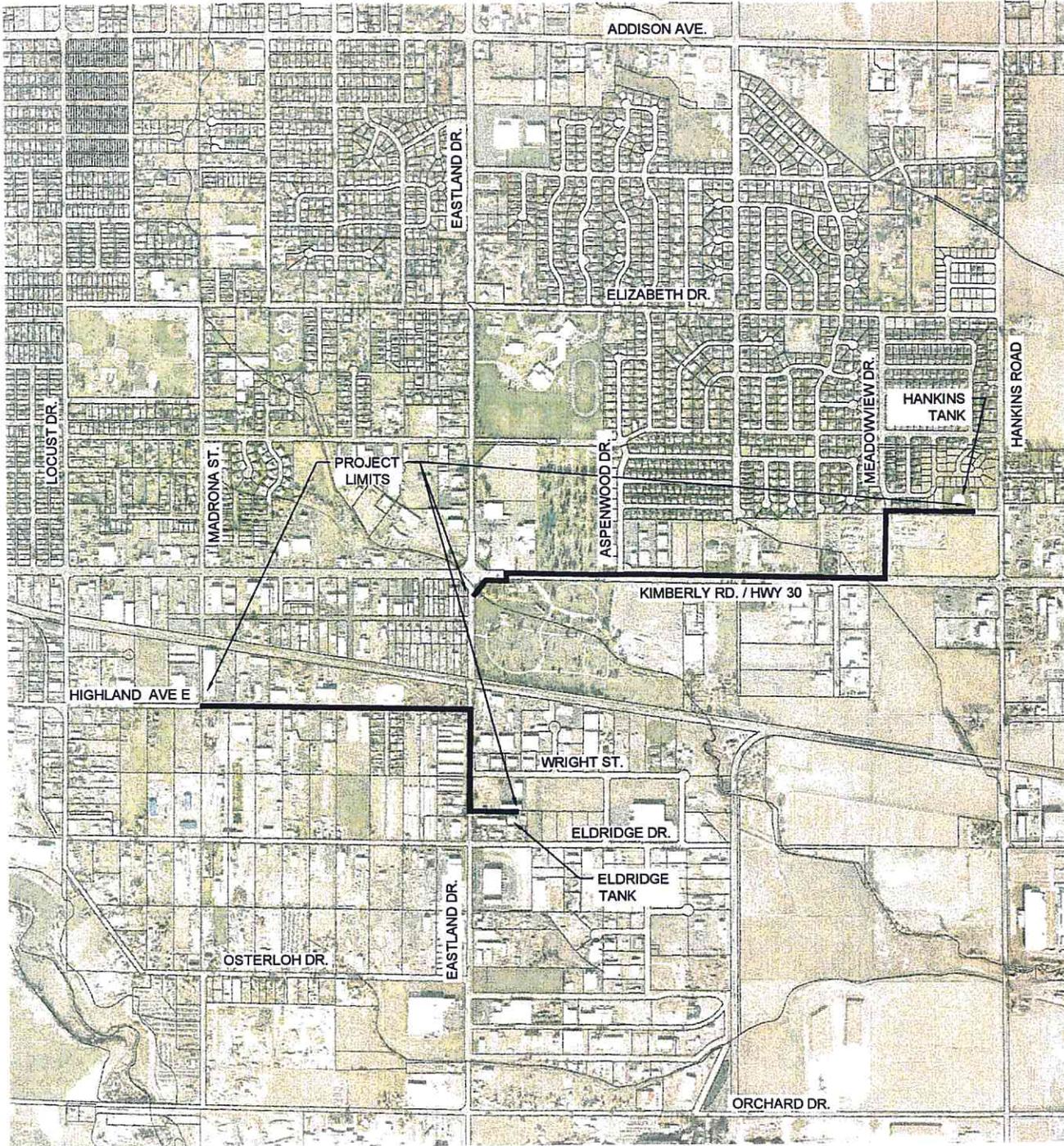
The City entered into an agreement with Agro-Farma and the Urban Renewal Agency(URA) where URA agreed to allocate \$4 million to the construction of the Kimberly/Eastland Water Extension project and the City agreed to construct the work. Approval of this contract enables the URA and City to continue to execute the obligations of the development agreement.

Conclusion:

Staff recommends that City Council award the 2012 Kimberly/Highland Water Extension Project to Sawtooth Construction, Inc. in the amount of \$2,340,166.80.

Attachments:

1. Vicinity Map
2. JUB Engineers summary & recommendation
3. Bid Tabulation



VICINITY MAP



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

July 2, 2012

Lee Glaesemann, P.E.
City of Twin Falls
324 Hansen Street East
Twin Falls, ID 83301

**RE: City of Twin Falls Urban 2012 Kimberly/Highland Water Extension
Bid Opening & Award Recommendation**

Dear Lee:

On June 28, 2012, bids were opened for the City of Twin Falls 2012 Kimberly/Highland Water Extension project. A total of four bids were received and opened. Attached is a Bid Tabulation summarizing the unit prices and total Bid amount for each Bidder. Following is a summary of the Bid results:

Contractor	Bid Schedule
Sawtooth Construction, Inc.	\$2,340,166.80
Knife River Corporation	\$2,843,990.15
Stutzman, Inc.	\$2,881,750.40
Whitaker Construction Company	\$3,019,861.00
Engineer's Estimate	\$2,431,892.50

Per the Bidding Documents, the basis of award for the project will be on the Bid that is lowest in total price, conforms to all the material terms and conditions of the Bidding Documents, and is in the best interest of the Project. Sawtooth Construction, Inc. appears to have completed the required Bidding documents. A valid Idaho Public Works Contractor License was also confirmed with the State of Idaho Division of Building Safety. As a result, it is the opinion of J-U-B ENGINEERS, Inc. (J-U-B) that Sawtooth Construction, Inc. appears to have submitted the lowest, responsive Bid for the 2012 Kimberly/Highland Water Extension project.

Upon City Council approval, please sign and date the enclosed Notice of Award and return it to J-U-B. We will then send the Notice of Award and Contract Documents to Sawtooth Construction, Inc. for execution.

If you have any questions or need additional information, please contact me or Gary Haderlie, P.E. at 208-733-2414.

Sincerely,
J-U-B ENGINEERS, Inc.

A handwritten signature in blue ink, appearing to read "Mark Holtzen".

Mark Holtzen, P.E.

Enclosures:

- Bid Tabulation
- Notice of Award

Cc (Email): Jackie Fields, P.E., City of Twin Falls
Gary Haderlie, P.E., J-U-B ENGINEERS, Inc.

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Kelchum, ID		Boise, ID		Twin Falls, ID		Brigham City, UT	
303.4.1.C.1	Exploratory Excavation	54	EA	\$342.00	\$18,468.00	\$170.00	\$9,180.00	\$420.00	\$22,680.00	\$370.00	\$19,980.00
307.4.1.A.4	Miscellaneous Surface Repair (Sod)	1577	SY	\$4.80	\$7,569.60	\$15.00	\$23,655.00	\$19.80	\$31,224.60	\$21.00	\$33,117.00
307.4.1.A.6	Miscellaneous Surface Repair (Hydroseed)	1186	SY	\$2.90	\$3,439.40	\$3.00	\$3,558.00	\$15.00	\$17,790.00	\$1.50	\$1,779.00
307.4.1.A.8	Miscellaneous Surface Repair (Natural Ground)	1211	SY	\$2.90	\$3,511.90	\$1.00	\$1,211.00	\$9.00	\$10,899.00	\$13.00	\$15,743.00
307.4.1.E.1	Type "C-1" Surface Repair	481	SY	\$10.25	\$4,930.25	\$13.50	\$6,493.50	\$10.00	\$4,810.00	\$10.00	\$4,810.00
307.4.1.E.1	Type "C-2" Surface Repair	140	SY	\$11.25	\$1,575.00	\$27.00	\$3,780.00	\$12.00	\$1,680.00	\$19.00	\$2,660.00
307.4.1.G.1	Type "P-1" Surface Repair (Highland)	4308	SY	\$40.70	\$175,335.60	\$52.00	\$224,016.00	\$51.00	\$219,708.00	\$51.00	\$219,708.00
307.4.1.G.1	Type "P-2" Surface Repair (Eastland)	465	SY	\$43.70	\$20,320.50	\$55.50	\$25,807.50	\$55.45	\$25,784.25	\$57.00	\$26,505.00
307.4.1.G.1	Type "P-3" Surface Repair (Collector)	1185	SY	\$29.75	\$35,253.75	\$44.00	\$52,140.00	\$37.00	\$43,845.00	\$38.00	\$45,030.00
307.4.1.G.1	Type "P-4" Surface Repair (Kimberly Rd)	5412	SY	\$41.00	\$221,892.00	\$50.50	\$273,306.00	\$49.00	\$265,188.00	\$43.00	\$232,716.00
307.4.1.K.3	Soft Spot Repair Uncrushed Aggregate (Min. of 10 CY and above)	300	CY	\$20.00	\$6,000.00	\$45.00	\$13,500.00	\$45.00	\$13,500.00	\$42.00	\$12,600.00
307.4.1.K.7	Soft Spot Repair Crushed Aggregate (Min. of 10 CY and above)	300	CY	\$21.00	\$6,300.00	\$54.00	\$16,200.00	\$45.00	\$13,500.00	\$40.00	\$12,000.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 20" Diameter-Soil	85	LF	\$424.00	\$36,040.00	\$320.00	\$27,200.00	\$385.00	\$32,725.00	\$340.00	\$28,900.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 36" Diameter-Soil	115	LF	\$550.00	\$63,250.00	\$420.00	\$48,300.00	\$512.00	\$58,880.00	\$560.00	\$64,400.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 20" Diameter-Rock	80	LF	\$733.00	\$58,640.00	\$1,500.00	\$120,000.00	\$878.00	\$70,240.00	\$790.00	\$63,200.00
308.4.1.A.1	Steel Casing Pipe Boring & Jacking - 36" Diameter-Rock	30	LF	\$1,938.00	\$58,140.00	\$430.00	\$12,900.00	\$3,907.00	\$117,210.00	\$1,380.00	\$41,400.00
308.4.2.A.1	Overcut Grouting	310	LF	\$60.00	\$18,600.00	\$0.01	\$3.10	\$37.00	\$11,470.00	\$46.00	\$14,260.00
401.4.1.B.1	6" Water Main - Type 2 Trench, Soil	17	LF	\$47.15	\$801.55	\$65.00	\$1,105.00	\$30.00	\$510.00	\$120.00	\$2,040.00
401.4.1.B.1	12" Water Main - Type 2 Trench, Soil	109	LF	\$59.00	\$6,431.00	\$55.00	\$5,995.00	\$102.00	\$11,118.00	\$93.00	\$10,137.00
401.4.1.B.1	12" Water Main - Type 2 Trench, Rock	14	LF	\$114.00	\$1,596.00	\$140.00	\$1,960.00	\$41.00	\$574.00	\$230.00	\$3,220.00
401.4.1.B.1	18" Water Main - Type 1 Trench, Soil	2463	LF	\$76.45	\$188,296.35	\$71.00	\$174,873.00	\$58.00	\$142,854.00	\$75.00	\$184,725.00
401.4.1.B.1	18" Water Main - Type 1 Trench, Rock	858	LF	\$100.00	\$85,800.00	\$135.00	\$115,830.00	\$130.00	\$111,540.00	\$170.00	\$145,860.00
401.4.1.B.1	24" Water Main - Type 1 Trench, Soil	3676	LF	\$100.00	\$367,600.00	\$104.00	\$382,304.00	\$82.00	\$301,432.00	\$105.00	\$385,980.00
401.4.1.B.1	24" Water Main - Type 1 Trench, Rock	1845	LF	\$130.00	\$239,850.00	\$185.00	\$341,325.00	\$189.00	\$348,705.00	\$205.00	\$378,225.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID		Boise, ID		Twin Falls, ID		Brigham City, UT	
401.4.1.C.1	Water Main Fitting - 12" - 22.5° Bend	3	EA	\$661.00	\$1,983.00	\$1,980.00	\$5,940.00	\$1,350.00	\$4,050.00	\$850.00	\$2,550.00
401.4.1.C.1	Water Main Fitting - 12" - 45° Bend	2	EA	\$452.00	\$904.00	\$2,300.00	\$4,600.00	\$800.00	\$1,600.00	\$700.00	\$1,400.00
401.4.1.C.1	Water Main Fitting - 18" - 45° Bend	2	EA	\$1,152.00	\$2,304.00	\$1,750.00	\$3,500.00	\$1,900.00	\$3,800.00	\$1,900.00	\$3,800.00
401.4.1.C.1	Water Main Fitting - 18" - 90° Bend	1	EA	\$1,520.00	\$1,520.00	\$2,150.00	\$2,150.00	\$2,500.00	\$2,500.00	\$2,400.00	\$2,400.00
401.4.1.C.1	Water Main Fitting - 24" - 11.25° Bend	2	EA	\$1,872.00	\$3,744.00	\$4,875.00	\$9,750.00	\$2,500.00	\$5,000.00	\$2,800.00	\$5,600.00
401.4.1.C.1	Water Main Fitting - 24" - 22.5° Bend	8	EA	\$1,690.00	\$13,520.00	\$4,680.00	\$37,440.00	\$2,600.00	\$20,800.00	\$3,900.00	\$31,200.00
401.4.1.C.1	Water Main Fitting - 24" - 45° Bend	4	EA	\$1,618.00	\$6,472.00	\$3,040.00	\$12,160.00	\$2,800.00	\$11,200.00	\$3,700.00	\$14,800.00
401.4.1.C.1	Water Main Fitting - 24" - 90° Bend	2	EA	\$2,027.00	\$4,054.00	\$3,260.00	\$6,520.00	\$2,850.00	\$5,700.00	\$4,000.00	\$8,000.00
401.4.1.C.1	Water Main Fitting - 6" x 12" Reducer	3	EA	\$442.00	\$1,326.00	\$330.00	\$990.00	\$450.00	\$1,350.00	\$450.00	\$1,350.00
401.4.1.C.1	Water Main Fitting - 8" x 12" Reducer	1	EA	\$466.00	\$466.00	\$360.00	\$360.00	\$590.00	\$590.00	\$700.00	\$700.00
401.4.1.C.1	Water Main Fitting - 12" x 18" Reducer	1	EA	\$678.00	\$678.00	\$930.00	\$930.00	\$990.00	\$990.00	\$1,300.00	\$1,300.00
401.4.1.C.1	Water Main Fitting - 18" x 24" Reducer	2	EA	\$2,201.00	\$4,402.00	\$2,550.00	\$5,100.00	\$2,200.00	\$4,400.00	\$5,400.00	\$10,800.00
401.4.1.C.1	Water Main Fitting - 8" x 8" Tee	1	EA	\$611.00	\$611.00	\$600.00	\$600.00	\$1,100.00	\$1,100.00	\$450.00	\$450.00
401.4.1.C.1	Water Main Fitting - 12" x 12" Tee	5	EA	\$1,247.00	\$6,235.00	\$1,400.00	\$7,000.00	\$1,860.00	\$9,300.00	\$4,500.00	\$22,500.00
401.4.1.C.1	Water Main Fitting - 12" x 18" Tee	3	EA	\$1,196.00	\$3,588.00	\$1,250.00	\$3,750.00	\$2,460.00	\$7,380.00	\$2,300.00	\$6,900.00
401.4.1.C.1	Water Main Fitting - 18" x 18" Tee	2	EA	\$3,728.00	\$7,456.00	\$4,500.00	\$9,000.00	\$2,950.00	\$5,900.00	\$3,600.00	\$7,200.00
401.4.1.C.1	Water Main Fitting - 12" x 24" Tee	4	EA	\$2,575.00	\$10,300.00	\$2,060.00	\$8,240.00	\$3,225.00	\$12,900.00	\$3,200.00	\$12,800.00
401.4.1.C.1	Water Main Fitting - 18" x 24" Tee	1	EA	\$3,990.00	\$3,990.00	\$5,000.00	\$5,000.00	\$5,400.00	\$5,400.00	\$7,500.00	\$7,500.00
401.4.1.C.1	Water Main Fitting - 24" x 24" Tee	2	EA	\$3,547.00	\$7,094.00	\$4,560.00	\$9,120.00	\$5,800.00	\$11,600.00	\$6,400.00	\$12,800.00
401.4.1.D.1	Connect to Existing 6" Water Main	1	EA	\$2,454.00	\$2,454.00	\$1,530.00	\$1,530.00	\$800.00	\$800.00	\$1,400.00	\$1,400.00
401.4.1.D.1	Connect to Existing 8" Water Main	1	EA	\$2,480.00	\$2,480.00	\$1,560.00	\$1,560.00	\$900.00	\$900.00	\$1,400.00	\$1,400.00
401.4.1.D.1	Connect to Existing 12" Water Main	10	EA	\$2,602.00	\$26,020.00	\$1,700.00	\$17,000.00	\$1,500.00	\$15,000.00	\$1,200.00	\$12,000.00
401.4.1.D.1	Connect to Existing 18" Water Main	2	EA	\$5,334.00	\$10,668.00	\$2,580.00	\$5,160.00	\$2,000.00	\$4,000.00	\$2,100.00	\$4,200.00
401.4.1.D.1	Connect to Existing 24" Water Main	4	EA	\$5,639.00	\$22,556.00	\$2,900.00	\$11,600.00	\$2,500.00	\$10,000.00	\$2,600.00	\$10,400.00
401.4.1.E.1	Water Main Crossing	21	EA	\$548.00	\$11,508.00	\$760.00	\$15,960.00	\$700.00	\$14,700.00	\$1,100.00	\$23,100.00
401.4.1.F.1	Relocate Water Main	1	EA	\$8,270.00	\$8,270.00	\$4,000.00	\$4,000.00	\$4,300.00	\$4,300.00	\$2,500.00	\$2,500.00
401.4.1.G.1	Transmission Main Crossing	1	EA	\$164.00	\$164.00	\$20,000.00	\$20,000.00	\$27,000.00	\$27,000.00	\$24,000.00	\$24,000.00
402.4.1.A.1	Valve - 18" - Butterfly Valve	6	EA	\$4,963.00	\$29,778.00	\$10,000.00	\$60,000.00	\$12,400.00	\$74,400.00	\$9,200.00	\$55,200.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID		Boise, ID		Twin Falls, ID		Brigham City, UT	
402.4.1.A.1	Valve - 24" - Butterfly Valve	1	EA	\$5,143.00	\$5,143.00	\$18,900.00	\$18,900.00	\$19,800.00	\$19,800.00	\$17,000.00	\$17,000.00
402.4.1.A.1	Valve - 6" - Gate Valve	1	EA	\$869.00	\$869.00	\$1,000.00	\$1,000.00	\$1,900.00	\$1,900.00	\$1,000.00	\$1,000.00
402.4.1.A.1	Valve - 12" - Gate Valve	10	EA	\$1,694.00	\$16,940.00	\$2,100.00	\$21,000.00	\$2,700.00	\$27,000.00	\$2,200.00	\$22,000.00
403.4.1.A.1	Hydrant	3	EA	\$5,781.00	\$17,343.00	\$4,800.00	\$14,400.00	\$5,100.00	\$15,300.00	\$7,200.00	\$21,600.00
404.4.1.A.1	Relocate Water Service	723	LF	\$22.00	\$15,906.00	\$9.00	\$6,507.00	\$37.00	\$26,751.00	\$36.00	\$26,028.00
404.4.1.B.1	Water Service Crossing (<4")	10	EA	\$469.00	\$4,690.00	\$490.00	\$4,900.00	\$400.00	\$4,000.00	\$850.00	\$8,500.00
405.4.1.A.1	Potable/Non-potable Crossing	5	EA	\$1,493.00	\$7,465.00	\$0.01	\$0.05	\$4,200.00	\$21,000.00	\$1,100.00	\$5,500.00
507.4.1.L.1	Sewer Trunk Crossing	13	EA	\$1,003.00	\$13,039.00	\$590.00	\$7,670.00	\$700.00	\$9,100.00	\$2,500.00	\$32,500.00
507.4.1.M.1	Sewer Service Crossing	7	EA	\$997.00	\$6,979.00	\$830.00	\$5,810.00	\$600.00	\$4,200.00	\$900.00	\$6,300.00
507.4.1.N.1	Relocate Sewer Service	3	EA	\$1,784.00	\$5,352.00	\$920.00	\$2,760.00	\$1,600.00	\$4,800.00	\$1,000.00	\$3,000.00
601.4.1.B.1	Storm Drain/Culvert/Gravity Irrigation Pipe Crossing	20	EA	\$784.00	\$15,680.00	\$550.00	\$11,000.00	\$1,000.00	\$20,000.00	\$1,100.00	\$22,000.00
706.4.1.A.5	Remove and Replace 6" Vertical Curb and Gutter	180	LF	\$38.00	\$6,840.00	\$34.00	\$6,120.00	\$24.00	\$4,320.00	\$22.00	\$3,960.00
706.4.1.B.1	Remove and Replace Concrete Valley Gutter/Spandrel	137	SY	\$63.00	\$8,631.00	\$58.00	\$7,946.00	\$52.00	\$7,124.00	\$69.00	\$9,453.00
706.4.1.E.1	Remove and Replace Sidewalk	44	SY	\$52.00	\$2,288.00	\$37.00	\$1,628.00	\$45.00	\$1,980.00	\$69.00	\$3,036.00
901.4.1.C.1	Pressure Irrigation Crossing	5	EA	\$393.00	\$1,965.00	\$850.00	\$4,250.00	\$600.00	\$3,000.00	\$1,100.00	\$5,500.00
1103.4.1.A.1	Construction Traffic Control	1	LS	\$28,504.00	\$28,504.00	\$64,000.00	\$64,000.00	\$98,029.80	\$98,029.80	\$53,000.00	\$53,000.00
1104.4.1.A.1	Pavement Line Paint (approximately 6,691 LF)	1	LS	\$8,560.00	\$8,560.00	\$3,500.00	\$3,500.00	\$4,500.00	\$4,500.00	\$10,000.00	\$10,000.00
2010.4.1.A.1	Mobilization	1	LS	\$52,000.00	\$52,000.00	\$130,000.00	\$130,000.00	\$80,000.00	\$80,000.00	\$125,000.00	\$125,000.00
2020.A.1.F.1	Reference and Reset Monument	2	EA	\$600.00	\$1,200.00	\$600.00	\$1,000.00	\$2,000.00	\$4,000.00	\$500.00	\$1,000.00
SP 2153.4.1.A.1	Remove and Reset Reducer	1	EA	\$486.00	\$486.00	\$700.00	\$700.00	\$500.00	\$500.00	\$750.00	\$750.00
SP 2153.4.1.A.1	Remove and Reset Tee	1	EA	\$486.00	\$486.00	\$1,300.00	\$1,300.00	\$1,200.00	\$1,200.00	\$750.00	\$750.00
SP 2153.4.1.A.1	Remove and Reset 24" Butterfly Valve	1	EA	\$1,377.00	\$1,377.00	\$2,100.00	\$2,100.00	\$8,400.00	\$8,400.00	\$3,200.00	\$3,200.00
SP 2153.4.1.A.1	Remove and Reset Existing Hydrant Assembly including valve	1	EA	\$2,583.00	\$2,583.00	\$3,450.00	\$3,450.00	\$900.00	\$900.00	\$1,600.00	\$1,600.00
SP 2153.4.1.A.1	Remove and Reset Sign	1	EA	\$1,333.00	\$1,333.00	\$50.00	\$50.00	\$400.00	\$400.00	\$150.00	\$150.00
SP 2153.4.1.B.1	Replace Fence in accordance with CTF Sta. Dwg F-3.	294		\$18.00	\$5,292.00	\$17.00	\$4,998.00	\$19.00	\$5,586.00	\$20.00	\$5,880.00
SP 2153.4.1.B.1	Remove and Replace Tree	2	EA	\$790.00	\$1,580.00	\$1,800.00	\$3,600.00	\$950.00	\$1,900.00	\$1,500.00	\$3,000.00
SP 2153.4.1.B.1	Remove and Replace Electrical Conduit	5	EA	\$1,299.00	\$6,495.00	\$600.00	\$3,000.00	\$400.00	\$2,000.00	\$300.00	\$1,500.00
SP 2153.4.1.C.1	Remove and Dispose of Tree	1	EA	\$196.00	\$196.00	\$550.00	\$550.00	\$500.00	\$500.00	\$1,300.00	\$1,300.00

PROJECT: City of Twin Falls
2012 Kimberly/Highland Water Extension

BID DATE: June 28, 2012

ENGINEER: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

PAY ITEM REFERENCE	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Sawtooth Construction		Knife River Corporation		Stutzman, Inc.		Whitaker Construction Co,	
				Ketchum, ID		Boise, ID		Twin Falls, ID		Brigham City, UT	
SP 2153.4.1.C.1	Remove and Salvage Manhole and Globe Valve (Valve to City)	1	EA	\$392.00	\$392.00	\$580.00	\$580.00	\$1,800.00	\$1,800.00	\$1,200.00	\$1,200.00
SP 2153.4.1.C.1	Remove and Salvage Gate Valve (Valve to City)	1	EA	\$196.00	\$196.00	\$450.00	\$450.00	\$400.00	\$400.00	\$400.00	\$400.00
SP 2153.4.1.C.1	Remove and Salvage Fittings (Fittings to City)	4	EA	\$196.00	\$784.00	\$450.00	\$1,800.00	\$600.00	\$2,400.00	\$400.00	\$1,600.00
SP 2153.4.1.C.1	Remove and Dispose of Fence	312	EA	\$7.00	\$2,184.00	\$3.00	\$936.00	\$4.00	\$1,248.00	\$2.00	\$624.00
SP 2160.4.1.A.1	Gas Service Crossing	13	EA	\$392.00	\$5,096.00	\$470.00	\$6,110.00	\$400.00	\$5,200.00	\$900.00	\$11,700.00
SP 2160.4.1.B.1	Gas Main Crossing (>2")	17	EA	\$392.00	\$6,664.00	\$780.00	\$13,260.00	\$700.00	\$11,900.00	\$800.00	\$13,600.00
SP 2160.4.1.C.1	Relocate Gas Main (>2")	1	EA	\$3,884.00	\$3,884.00	\$5,650.00	\$5,650.00	\$14,000.00	\$14,000.00	\$1,100.00	\$1,100.00
SP 2165.4.1.A.1	Abandon Waterservice, water meter, and meterbox for cemetery	1	EA	\$392.00	\$392.00	\$450.00	\$450.00	\$1,090.00	\$1,090.00	\$540.00	\$540.00
SP 2165.4.1.B.1	Abandon Valve Box	1	EA	\$196.00	\$196.00	\$450.00	\$450.00	\$300.00	\$300.00	\$180.00	\$180.00
SP 2170.4.1.A.1	Combination Air/Vacuum Vault - 24"	3	EA	\$12,327.00	\$36,981.00	\$14,500.00	\$43,500.00	\$16,768.00	\$50,304.00	\$16,000.00	\$48,000.00
SP 2171.4.1.A.1	Flow Control Valve Vault 18"	1	EA	\$35,028.00	\$35,028.00	\$42,000.00	\$42,000.00	\$48,050.00	\$48,050.00	\$49,000.00	\$49,000.00
SP 2171.4.1.B.1	Pressure Reducing/Pressure Sustaining Valve Vault 12"	1	EA	\$25,531.00	\$25,531.00	\$28,500.00	\$28,500.00	\$40,090.00	\$40,090.00	\$37,000.00	\$37,000.00
SP 2172.4.1.A.1	Blow-off Assembly - 4"	1	EA	\$7,834.00	\$7,834.00	\$8,800.00	\$8,800.00	\$3,600.00	\$3,600.00	\$7,000.00	\$7,000.00
SP 2175.4.1.A.1	Flow Meter Vault 18"	1	EA	\$21,324.00	\$21,324.00	\$28,600.00	\$28,600.00	\$33,804.00	\$33,804.00	\$26,000.00	\$26,000.00
SP 2216.4.1.A.1	Storm Water Management	1	LS	\$23,000.00	\$23,000.00	\$93,000.00	\$93,000.00	\$8,000.00	\$8,000.00	\$55,000.00	\$55,000.00
SP 3000.4.1.A.1	Fiber Optic Conduit - Dual 1.25"	10159	LF	\$6.40	\$65,017.60	\$4.00	\$40,636.00	\$7.00	\$71,113.00	\$6.50	\$66,033.50
SP 3000.4.1.B.1	Fiber Optic Manhole	6	EA	\$1,305.00	\$7,830.00	\$1,350.00	\$8,100.00	\$2,900.00	\$17,400.00	\$3,600.00	\$21,600.00
SP 3001.4.1.A.1	Fiber Optic Cable- 24 count	11609	LF	\$2.70	\$31,344.30	\$3.00	\$34,827.00	\$3.75	\$43,533.75	\$3.50	\$40,631.50
SP 3001.4.1.B.1	Connect to Existing Fiber Optic	3	EA	\$1,027.00	\$3,081.00	\$200.00	\$600.00	\$1,600.00	\$4,800.00	\$2,300.00	\$6,900.00
Total Bid:					\$2,340,166.80		\$2,843,990.15		\$2,881,750.40		\$3,019,861.00

Note:

This table is a tabulation of the unit prices and total prices received from Bidders during the bidding process. It does not indicate nor convey the responsiveness of the Bid.

2. *The highlighted cells denote that there was a mathematical error or omission in the written bid tab received from the Bidder.*

NOTICE OF AWARD

Date: _____

Project: 2012 Kimberly/Highland Water Extension

Owner: City of Twin Falls

Owner's Contract No.:

Contract: 2012 Kimberly/Highland Water Extension

Engineer's Project No.: 60-11-080

Bidder: Sawtooth Construction, Inc.

Bidder's Address: *[send Notice of Award Certified Mail, Return Receipt Requested]*

P.O. Box 41
Ketchum, ID 83340

You are notified that your Bid dated June 28, 2012 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for the City of Twin Falls 2012 Kimberly/Highland Water Extension project as specified in the Contract Documents.

The Contract Price of your Contract is two million, three-hundred forty-thousand, one-hundred sixty-six and 80/100 Dollars (\$2,340,166.80).

Three copies of the proposed Contract Documents accompany this Notice of Award.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner three fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract Security Bonds and Insurance as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01). The Contractor should be aware that Insurance information shall be submitted and approved prior to starting the Work.
3. Other conditions precedent:
You are required to return an acknowledged copy of this Notice of Award to the Owner.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

City of Twin Falls
Owner

By: _____
Authorized Signature

Title

Copy to Engineer



Date, July 09, 2012

To: Honorable Mayor and City Council

From: Mitch Humble, Community Development Department

Request: Consideration of a waiver of the paving & landscaping site improvements as required by city code 10-4-6.3(G) and 10-11-4(b) on property located at 141 Rose Street.

Time Estimate: The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

Background: The County is requesting approval of a waiver of the paving & landscaping site improvements as they are limited on funding and they feel there is little to no impact to the surrounding neighborhood.

This property is zoned R-6 PRO, a residential multi-household zoning district with a professional office overlay. The property is owned by Twin Falls County and was utilized as a legal non-conforming storage and maintenance site for Magic Valley Regional Medical Center for many years. The property is now being used for storage of marine search & rescue equipment & boats.

The applicant was granted a special use permit on June 29, 2012 for the expansion / construction of a new 2400 sf 3-bay metal building for marine storage subject to the following conditions:

1. Site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable City Code Requirements and Standards.
2. If the "secondary access" is used it shall be brought up to minimum city standards.
3. Any lighting to be down facing to least impact the surrounding neighbors

City Code 10-11-4(b) states that all parking and maneuvering areas shall be hard surfaced. The storage facility site is currently a dirt and gravel surface.

City Code 10-11-4(b) states that all parking and maneuvering areas shall be hard surfaced. The storage facility site is not hard surfaced. As part of this request the applicant is also asking for the city council to consider a hardship to allow the facility to be graveled instead of hard surfaced. The storage yard is fully fenced and not visible to public view from any direction. The property is currently accessed off Martin Street by a 30' wide paved easement. The site plan also shows a "secondary access" located along the southern boundary of the southern boundary of the now vacant property fronting Rose St. The county does own these lots. The "secondary access" is currently not developed. If this access is to be used it shall be hard surfaced to meet minimum city standards.

The R-6 zone requires 10% of site to be landscaped for any use other than a single family or duplex dwelling. City code 10-11-2 states landscaping shall be installed at a ratio of 1 tree per 500 sq ft and 1 bush per 100 sq ft of required landscaping. The storage facility site currently has no landscaping.

Approval Process: City Code 10-11-1 states all required improvements shall be a condition of any building permit and those required improvements shall be completed prior to final inspection. If the cost of the improvements exceed 25% of the cost of the project there may be considered a 3-year **staged** deferral of those improvements.

This allows for the site improvements to be staged over a 3 year period of time but still requires them to be completed by the 3rd year. There is also, if determined by the City Council to be a case of exceptional hardship, an opportunity for the property owner to request for those improvements to be deferred over an indefinite period of time but only where a 3-year staged deferral is not available.

The Council is being asked to consider such a waiver. The City Council decision shall be by simple majority vote.

Budget Impact: None at this time.

Regulatory Impact: The site will be in violation of minimum code requirements.

Conclusion: Staff does not support the request as it is a minimum site development requirement and feels the applicant should bring the property up to minimum standards.

Attachments:

1. Letter of Request
2. June 26, 2012 P&Z staff report
3. Portion of the June 26th & June 29th P&Z minutes

10-11-1: IMPROVEMENTS REQUIRED:

The improvements required herein shall be provided whenever a building or structure is constructed, placed, erected or enlarged or when there is a change of use of a building, structure or parcel of land. Unless otherwise provided, all required improvements shall be a condition of any building permit and they shall be completed prior to final inspection and occupancy of the building. If cost of improvements required by sections [10-11-2](#) through [10-11-5](#) of this chapter exceeds twenty five percent (25%) of the cost of the proposed private improvements, an agreement may be negotiated to allow the required improvements to be staged over a period of time not to exceed three (3) years. Whenever a building is constructed, placed, erected or enlarged and that building is in an isolated or undeveloped area, or in cases of exceptional hardship, improvements may be deferred by the council in cases where a deferral would otherwise be unavailable. Any improvements required by sections [10-11-2](#) through [10-11-5](#) of this chapter are not required for minor modifications or additions to existing buildings or structures when the modifications and improvements do not constitute more than a twenty five percent (25%) increase over the square footage of the existing buildings or a total increase in square footage over ten thousand (10,000) square feet, whichever is less, within any three (3) year period from date of completion of other expansion.

If a single building of a premises containing multiple buildings is expanded over twenty five percent (25%) of that building's square footage but less than a total of twenty five percent (25%) of the combined square footage of all buildings, the improvements required by sections [10-11-2](#) through [10-11-5](#) of this chapter shall be provided for the building being expanded only. If the expansion is greater than ten thousand (10,000) square feet or greater than twenty five percent (25%) of the combined footage of all buildings, the improvements required by sections [10-11-2](#) through [10-11-5](#) of this chapter shall be provided for the entire premises. (Ord. 2996, 12-6-2010)

10-11-2: LANDSCAPING:

(A) Minimum Standards: The required minimum size landscaped area shall, as a minimum, have the following plant life:

1. One tree per five hundred (500) square feet of landscaped area. At least fifty percent (50%) of the required trees shall be evergreens. All trees shall have a height of at least four feet (4') when planted.
2. One bush per one hundred (100) square feet of landscaped area. At least fifty percent (50%) of the required bushes shall be evergreens.
3. The commission may approve alternative plans or designs to allow innovative landscaping. (Ord. 2012, 7-6-1981)

(B) Approval And Completion:

1. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the development map whenever a PUD or MHP zoning subdistrict is submitted for approval. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the application for a building permit to construct any building.
2. Landscaping conforming to the approved landscaping plan shall be completed before a certificate of

L. GEORGE URIE
CHAIRMAN
THIRD DISTRICT

TWIN FALLS COUNTY
BOARD OF COUNTY COMMISSIONERS
425 SHOSHONE STREET NORTH
P. O. BOX 126
TWIN FALLS, ID 83303-0126
(208) 736-4068
(208) 736-4176 FAX
(800) 377-3529 Idaho Relay (TTY)

LEON MILLS
COMMISSIONER
SECOND DISTRICT

TERRY RAY KRAMER
VICE CHAIRMAN
FIRST DISTRICT

KRISTINA GLASCOCK
CLERK
(208) 736-4004

6/4/2012

Twin Falls City Council
P.O. Box 1907
Twin Falls, Idaho 83303-1907

RECEIVED
JUN 05, 2012
CITY OF TWIN FALLS
PLANNING & ZONING

Dear Sirs:

Twin Falls County is proposing to build a 3 bay 40 x 60 metal marine storage building on an existing County owned storage yard at 141 Rose Street (formerly the old hospitals storage yard). The isolated graveled and fenced storage yard is 196.26' by 216.14' on interior lots 8 & 9 of the Krengel Subdivision and contains three existing metal buildings (24'x 100', 20'x 24' and 16' x 20'). Properties to the east and west are owned by the County; south is screened by the back of commercial businesses and our existing 24 x 100 metal building, and the north is screened by slatted 6' high chain link fence. Site pictures are attached.

None of the buildings are used to run a business and nor does anyone reside in these buildings. The prime access is via a 30' paved easement off of Martin Street.

Twin Falls County is respectfully requesting variances to waive requirements of 10-11-2 Landscaping and 10-11-4 Parking Areas for the following reasons:

- The graveled storage lot has been in existence for many years
- Lots 8 & 9 are interior and make up the storage yard; these lots are fully fenced and are well screened from public view and are not readily visible from the street in any direction.
- To the best of our knowledge, neither the City nor the County has received any complaints about the site from neighbors.
- The County owns the adjoining properties east and west of the storage yard
- Costs to harden the lot and provide landscaping per the code would be prohibitive and would reduce space in the lot for storage and would jeopardize the feasibility of the Marine storage building.

- Search and Rescue equipment and gear is stored in the other 3 existing buildings on site; having Marine Search and Rescue in the same storage location improves access to all emergency Search and Rescue equipment in one location.
- The area has paved access off of Martin Street, as an exclusive and perpetual 30' easement was retained by the County for ingress and egress to the property when parcel RPT2641000006D was sold at auction, a copy of the easement is attached. A graveled secondary access driveway off Rose Street is also available to provide emergency ingress and egress from County owned property on lot 11 of the Kregel Subdivision.
- Traffic to the site is minimal and is expected to have very little impact on the neighbors.
- Since receiving the lots from the sale of the County Hospital the county has made significant progress to improve the lots; removing two old buildings and a good deal of unsightly material from the sites bordering Rose Street. We also installed a vinyl privacy fence on the east border of lots 8 & 9 to improve the aesthetics of the area. We removed an old storage container from the storage yard and began renovations on the 100' by 24' building, replacing the roof and installing a new O.H, garage door.

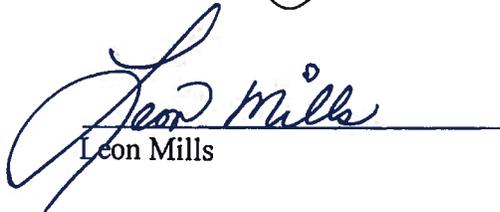
Thank you for your time and consideration of our request for these two variances.

Sincerely,

Board of Twin Falls County Commissioners


George Urie, Chairman


Terry Kramer


Leon Mills

Twin Halls County Properties



Legend
T¹ Sites
T² County Properties

July 3, 2012

Josh Davis
Granite Excavation, Inc.
23 Warm Lake Highway
Cascade, ID 83611

REF: 2012 City of Twin Falls Northeast Sewer Project, Stage 3
Outstanding Items including Paving compaction between Sta. 100+00 to Sta. 154+50

Dear Sir:

As mentioned previously, Idaho Transportation Department and Twin Falls Highway District comments are expected and will require attention before final close-out.

One item that has been identified at the Kimberly crossing is out-of-tolerance pavement smoothness. The Kimberly Road crossing has been string-lined and found to be out of specification tolerances. This area will require corrective grinding and a fog seal. A minimum thickness of 4" will need to be maintained or additional work will be required.

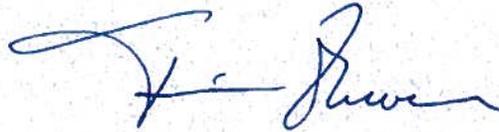
The City has reviewed the comparison results from Strata for the compaction tests that were performed between Sta. 100+00 and Sta. 154+50. Both sets of tests indicate low compaction at two locations. The overall average difference in calculated Max. theoretical weights was 0.35% and the average difference in calculated unit weights was 0.03%. The average void difference indicates that the City calculated the pavement voids 0.31% lower than Strata. Since the results from the two labs are similar, we feel that City results prevail and 1356 square yards of asphalt would be deducted from the total amount to be paid for per the contract specifications, as previously described in EHM's letter to you dated June 14, 2012.

If this is not satisfactory, then we recommend additional coring and testing at 200' intervals from Sta. 100+00 to Sta. 154+50. Per the contract, the City can perform the 200' interval coring and standard compaction tests throughout this run of paving at no additional cost to Granite or Strata can core and do the testing at Granite's cost.

Please indicate whether the 1356 SY deduction is an acceptable resolution or if you want additional testing as recommended above.

Should you have any questions please feel free to contact Lee Glaesemann at 735-7253 or myself at 734-4888.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Vawser". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

Tim Vawser
EHM Engineers, Inc.



Eye alt - 5889 ft

Google

Imagery Date: 5/29/2009 1392

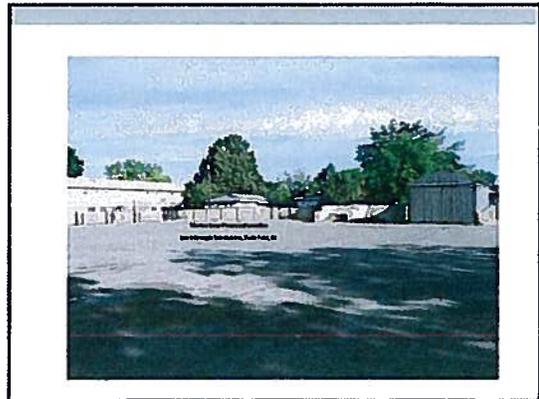
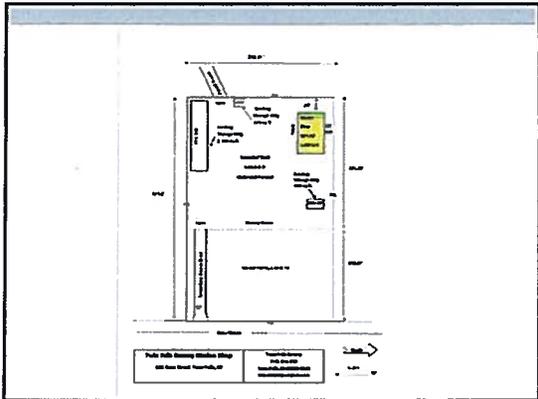
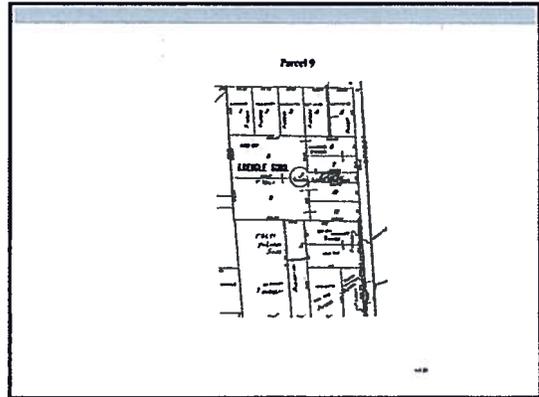
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© 2011 Google

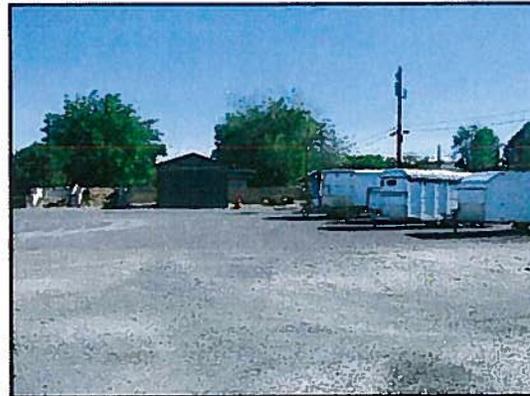
Proposed Marine Shop

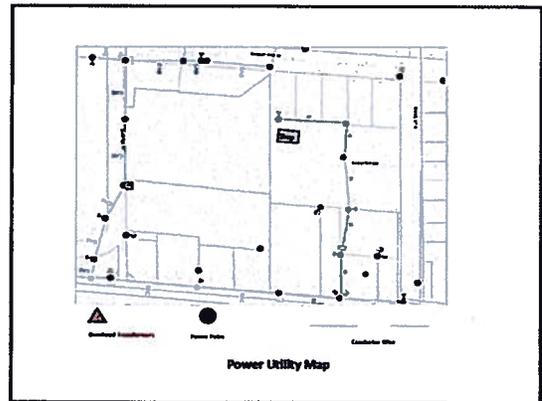
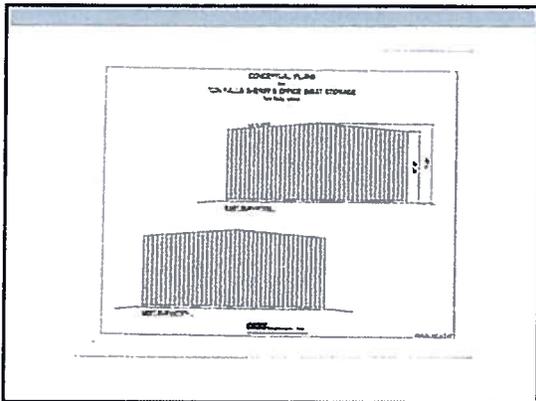
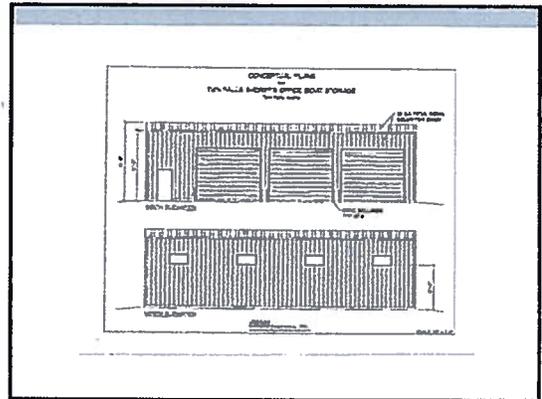
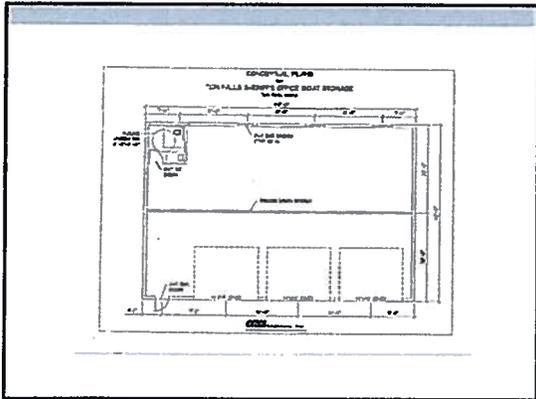
County Offices

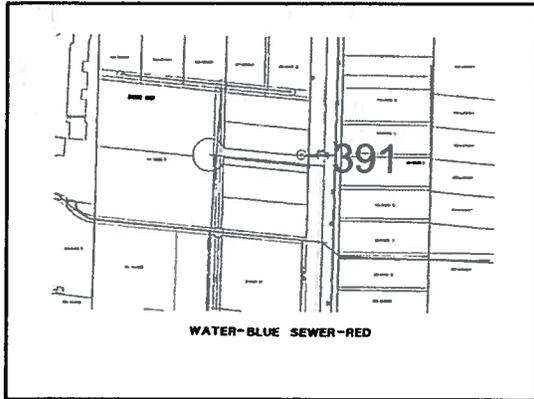
BOAT STORAGE BLDG

141 Rose Street
(Old Hospital Storage Yard)
Interior Lots 8 & 9 of Krengel Subdivision









Why Needed

- To house the 23' Idaho and 21' Silverwing Patrol Boats, a 26' Pontoon Boat and Marine Equipment and Supplies
- Help Prevent Deterioration from outside storage
- Improve Emergency Response Capabilities
- Reduce Maintenance Cost
- Decrease prep time to ready boats and equipment for patrol

TWIN FALLS COUNTY
Recorded for:
TWIN FALLS COUNTY OF
3:54:10 PM 02-22-2012
2012-003274
No. Pages: 1 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT

EASEMENT AGREEMENT

The undersigned Grantor (s) do hereby grant and convey unto TWIN FALLS COUNTY, their successors, assigns, lessees, licensees and agents an **exclusive perpetual easement** to use a parcel of land for the purpose of ingress and egress, said easement being on, over, and across a parcel of land located in Lot 6 of the HOLOHAN ADDITION, Twin Falls County, Idaho, according to the plat thereof recorded in Volume 1 of Plats, page 73, records of said County, said easement being encompassed by the following described boundary:

COMMENCING at the Southwest corner of Lot 6 of the HOLOHAN ADDITION, Thence North 00°30'16" East along the West boundary of said Lot 6 for a distance of 146.58 feet to the TRUE POINT OF BEGINNING:

Thence continuing North 00°30'16" East along the West boundary of Lot 6 of the HOLOHAN ADDITION for a distance of 28.41 feet;

Thence South 86°09'11" East for a distance of 208.78 feet;

Thence South 85°40'53" East for a distance of 78.84 feet;

Thence North 27°33'12" East for a distance of 102.91 feet;

Thence North 67°40'20" East for a distance of 19.20 feet to a point on the West boundary of

KRENGLE SUBDIVISION;

Thence South 00°30'29" West along the West boundary of the KRENGLE SUBDIVISION for a distance of 40.99 feet;

Thence North 87°05'10" West for a distance of 13.03 feet;

Thence South 27°33'13" West for a distance of 89.38 feet;

Thence North 84°52'00" West for a distance of 112.03 feet;

Thence North 85°24'46" West for a distance of 66.67 feet;

Thence North 89°07'51" West for a distance of 101.33 feet to the point of curvature of a curve

left;

Thence Southwesterly along the arc of the curve left for a distance of 19.30 feet to the TRUE POINT OF BEGINNING, said arc having a radius of 30.00 feet and a chord bearing and distance of South 76°49'53" West-18.97 feet.

Dated this 22nd day of February 2012

George Urie
Grantor--

ACKNOWLEDGEMENT

State of Idaho)

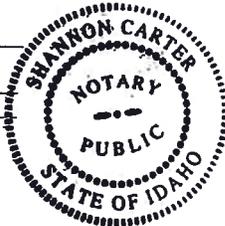
)ss.

County of Twin Falls)

On this 22nd day of February, 2012, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared George Urie, known to me to be the person(s) whose name(s) are, is subscribed to the within instrument and acknowledged to me he, she, they executed the same.

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

Shannon Carter
Notary Public for the State of Idaho
Residing at Buhl, ID
My commission expires 7-16-2015





Public Hearing: **TUESDAY, JUNE 26, 2012**

To: Planning & Zoning Commission

From: Rene'e Carraway, Community Development Department

AGENDA ITEM IV-1

Request: Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North c/o Mark Brunelle on behalf of Twin Falls County. (app. 2522)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately ten (10) minutes.

Background:

Applicant:	Status: Owner	Size: 1.62 (+/-) acres (70,699 +/- sf) 2400 sf building
Twin Falls County P.O. Box 126 Twin Falls, ID 83303-0126 208-726-4068	Current Zoning: R-6 PRO	Requested Zoning: SUP
	Comprehensive Plan: Office/Professional	Lot Count: 2 Lot
	Existing Land Use: Government facility	Proposed Land Use: continue with Government facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Mark Brunelle P.O. Box 126 Twin Falls, ID 83303-0126 208-737-6789 208-539-1428 (c) mbrunelle@co.twin-falls.id.us	North: R-2; Residential	East: R-2; Residential
	South: R-2; Residential (Hillcrest Home)	West: R-2; Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-3-4(A)1e, 10-4-4, 10-10-3, 11-1 & 6 through 9, 10-13-2.2	

Approval Process:

As per TF City Code: 10-3-4 NONCONFORMING USES OR BUILDINGS

A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption hereof may continue to be used or occupied, subject to the provisions of this section. The requirements of this section may be waived for residences and residential uses by motion and minute entry of the city council.

[...]e. Notwithstanding the foregoing, a legal nonconforming use involving a building may be resumed or replaced by another nonconforming use by special use permit if said legal nonconforming use has not been discontinued for more than five (5) years. In addition to the general standards applicable to special uses, the applicant must show that the existing building cannot reasonably be converted to a conforming use. (Ord. 2555, 7-21-1997)

As per TF City Code: 10-13-2.2 SPECIAL USE

(F) Public Hearing: Prior to granting a special use permit, at least one public hearing before the Commission in which interested persons shall have the opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction of the City. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Additional notice shall be provided by mail to property owners and residents within the land being considered, three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change as determined by the Zoning Administrator. Notice shall be posted on the premises not less than one week prior to the public hearing.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to construct a 2400 sf building on an existing non-conforming use of a Government facility.

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

History:

Vacation of Chester Street in April 2001 – Ord 2685.

Analysis:

This property is zoned R-6 PRO, a residential multi-household zoning district with a professional office overlay. The property has been utilized as a legal non-conforming storage and maintenance facility for St. Lukes/MVRMC for many years. The property is now being used for storage of Marine Search & Rescue equipment & boats. The applicant is proposing construction of a new 2400 sf 3-bay metal building for marine storage. This building is over 25% expansion of the existing buildings at this Government facility. City Code 10-13-2.2(C) states an expansion over 25% of the original square footage requires a Special Use Permit.

The property is approximately 1.5 acres in size. There are 3 existing metal buildings totaling 3200 sq ft. Search and Rescue equipment and gear is stored in these buildings. The properties both to the east and to the west are owned by the County. The southern property boundary is screened by the back of commercial businesses and one of the existing metal buildings. The northern property boundary is screened by a slatted 6' chain link fence. There is a vinyl privacy fence along the eastern boundary of the storage facility.

City Code 10-11-4(B) states that all parking and maneuvering areas shall be hard surfaced. The storage facility site is not hard surfaced. As part of this request the applicant is also asking for the city council to consider a hardship to allow the facility to be graveled instead of hard surfaced. The storage yard is fully fenced and not visible to public view from any direction. The property is currently accessed off Martin Street by a 30' wide paved easement. The site plan also shows a "secondary access" located along the southern boundary of the southern residence fronting Rose St N. The County does own these residences. The "secondary access" is currently not developed. If this access is to be used it shall be hard surfaced to meet minimum city standards.

City Code 10-4-18.3(F) states landscaping is required to equal 10% of the total lot area. The applicant is asking for a variance to waive this requirement also.

As both the paving and the landscaping are code requirements the Commission may not waive the requirements.

Conclusion:

Should the Commission grant the request, as presented, staff recommends the following conditions:

- 1) Site Plan Amendments As Required By Building, Fire, Engineering, And Zoning Officials To Ensure Compliance With All Applicable City Code Requirements And Standards.
- 2) If the "secondary access" is used it shall be brought up to minimum city standards.
- 3) Any lighting to be down facing to least impact the surrounding neighbors

Attachments:

1. Letter of Request
2. Vicinity Map
3. Area Zoning Map
4. Aerial of the Project Site
5. Site Plan
6. Elevations
7. GIS Map showing Access Easement from Martin St
8. Site Photos (6)

Special Use Permit Narrative
Twin Falls County Marine Storage Building

May 29, 2012

Community Development Director
& Neighbors of 141 Rose Street
P.O. Box 1907
Twin Falls, ID 83303-1907

Dear Sirs:

Background Information: Twin Falls County Sheriff's Office has maintained an active marine patrol for many years to promote safety on the waterways, operating two patrol boats on holidays and busy weekends throughout the summer months. In FY2011 officers logged 527 hours performing marine law enforcement and conducting marine search and rescue missions; 144 of those hours were on the water enforcement. They maintained 27 navigational aids, responded to 6 search and rescue cases, assisted 21 persons and 10 vessels, and performed 4 boating body recoveries from area waters from non-boating related fatalities, performed 623 boat inspections, issued 7 citations and 144 warning citations.

Emergency response to water related hazard calls come year-round in south-central Idaho. Boats and emergency equipment are needed quickly because lives and property are at stake. The nature of the call determines the specific boats and marine equipment needed to respond to the emergency. Minutes can be the difference between life and death, or loss of property. In these dire situations Sheriff's Marine Patrol officers and Marine Search and Rescue volunteers find themselves without an indoor facility to store or service patrol boats and marine search and rescue gear. Response time is slowed in emergency situation because boats and equipment needs to be gathered from multiple locations.

The County and state have invested well over \$100,000 in patrol boats and marine equipment in Twin Falls County to promote safety and protection on our waterways yet boat seats, tarps, pontoon decking and etc. are deteriorating at an alarming rate because they are stored outside without adequate protection from the elements.

- a. **The reason for the request:** Twin Falls County is respectfully requesting a special use permit to build a 3 bay metal marine boat storage building, 40' wide 60' long with 16' side walls to house and maintain marine patrol boats and a variety of marine equipment including: replacement buoys, rope, lifelines, navigation aids, cable, connectors, anchors, grappling hooks, battery rechargers, tools and equipment utilized to maintain boats and marine equipment.
- b. **An explanation of the project:** The facility is proposed on county owned property located at 141 Rose Street (Lots 6-11 of the Krengel Subdivision). Floor plan, elevation drawings and construction specifications are attached.

Why Needed: The lack of indoor storage space exposes boats and marine equipment to the elements and increases the rate of deterioration causing frequent replacement of seats, boat covers, carpet, decking, and related emergency equipment, such as life lines. The proposed marine shop building is needed to service, protect and preserve boats and equipment used by Marine Patrol and Marine Search and Rescue year-round.

Expected Benefits: The expected benefits of the project include reduced boat and equipment repairs, less preparation time, increased patrol time and improved marine emergency response capabilities.

- i. **Hours of Operation:** During the prime boating season 10 a.m. to 10 p.m. is typical for the Marine Patrol division. Officers typically arrive at 10 a.m. to collect the boat and equipment needed for the day and return the boats and equipment around 10 p.m.
- ii. **Traffic anticipated:** Traffic anticipated is expected to be minimal with typical twice daily trips during the prime boating season to collect boats and equipment for shifts and to return boats and equipment at the end of the shifts.
- iii. **Number of Employees:** Five officers are expected to utilize the area during the prime boating season to store and maintain boats and equipment.

- c. **An evaluation of the effects on adjoining property including the effects of such elements as:**
- I. **Noise:** Other than construction of the building the noise is expected to be minimal as the primary purpose of the facility is boat and marine equipment storage. Occasionally routine maintenance of boats and equipment will need to be done and may have some additional noise but it is expected to be minimal.
 - II. **Glare:** Is not expected to be a problem and will be mitigated with choices of construction materials to reduce the effects of glare on surrounding properties. Exterior pack lights will be mounted on the front of the building to illuminate the building access areas and are not expected to negatively impact adjoining properties as these lights show inward and away from residential properties.
 - III. **Odor:** Is not an issue.
 - IV. **Fumes and Vibrations on adjoining property:** The proposed facility will not elicit any distracting fumes or vibrations.
 - V. **A discussion of the general compatibility with adjacent and other properties in the district.** The proposed facility will be located in an established 216.14' by 196.26' graveled and fenced storage lot (Lots 8-9 of the Krengel Subdivision) that has 3 other metal storage buildings that are being used to store Search and Rescue gear and equipment and the area was previously used as a storage lot by the former County Hospital. The facility has privacy fencing to blocks the view of residential neighbors along Rose Street and Shoup Avenue. Interior lots 8 and 9 do not elicit any distracting lights, fumes, odors or vibrations and we don't anticipate any noise issues.

Surrounding properties include the following: West are county owned apartments used for homeless families, a private commercial storage building, and a 30' easement to access the County properties; East are vacant lots 6,7, 10 and 11 owned by the county, (lot 11 has an emergency access road to the property) and further east across the street are residential homes; South is Commercial developments along West Addison Ave. including a car dealership; and to the north are residential properties and further north and across the street are commercial office buildings.

VICINITY MAP

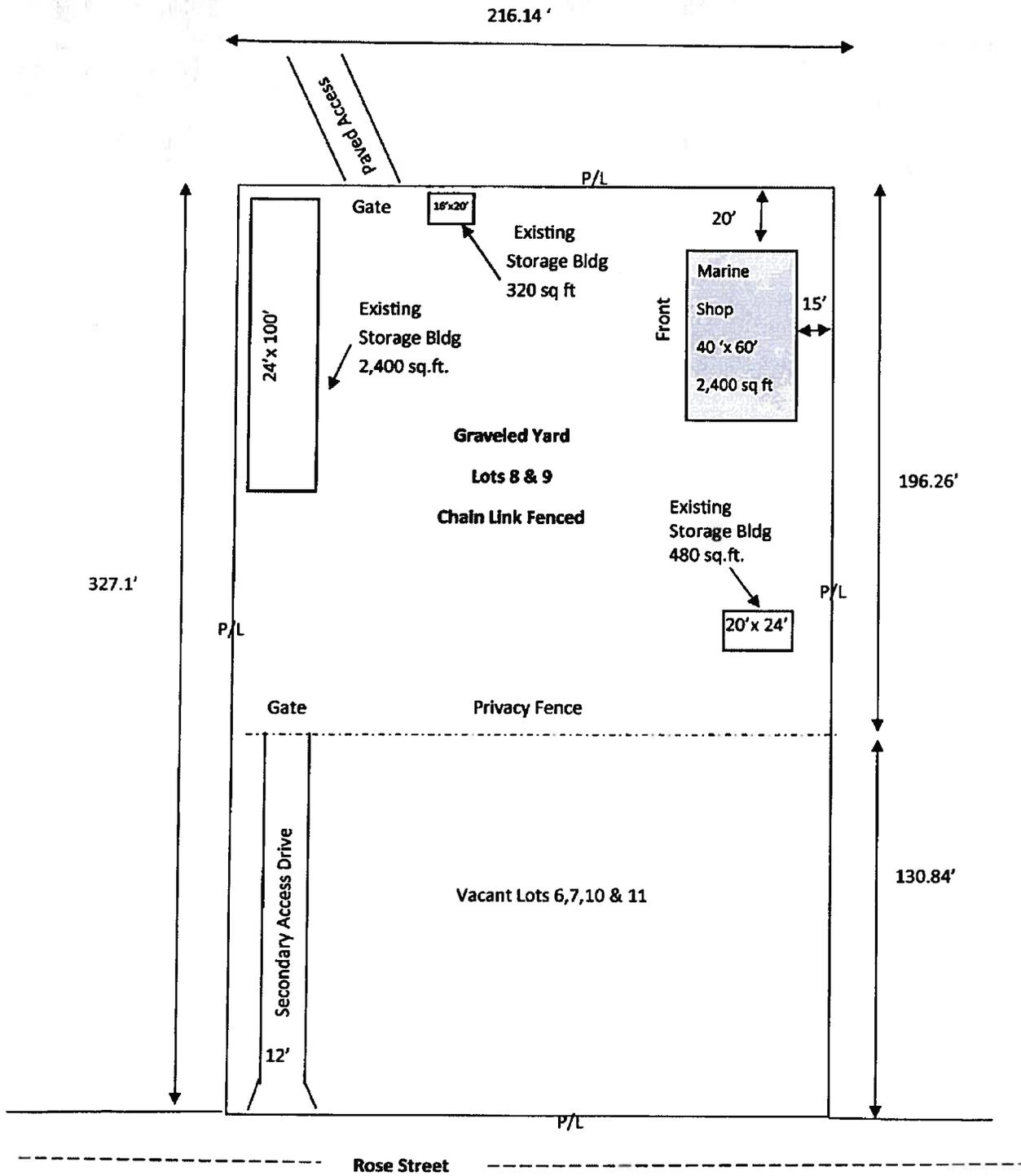


ZONING MAP



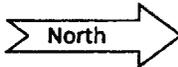
AERIAL MAP



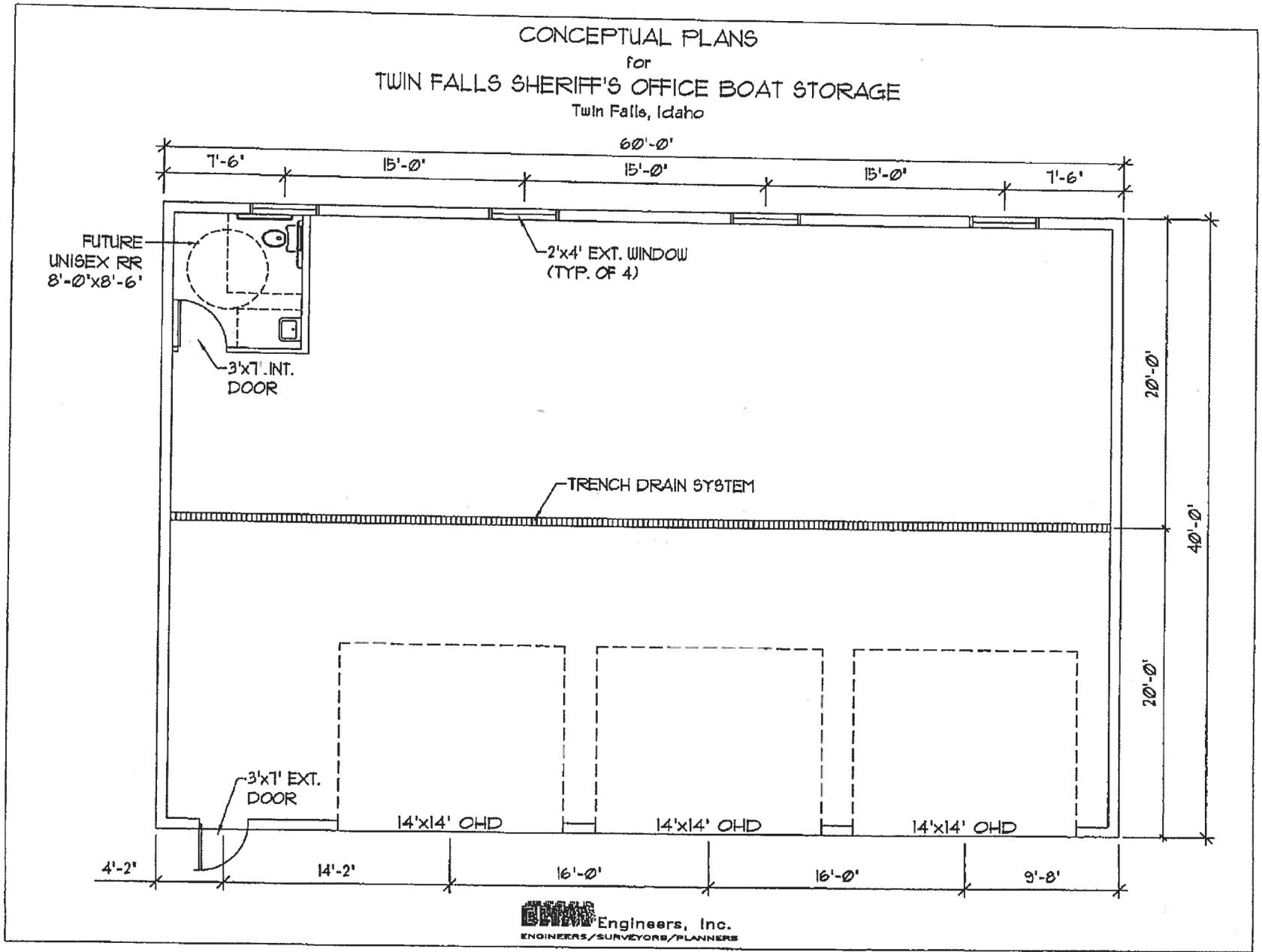


Twin Falls County Marine Shop
 141 Rose Street Twin Falls, ID

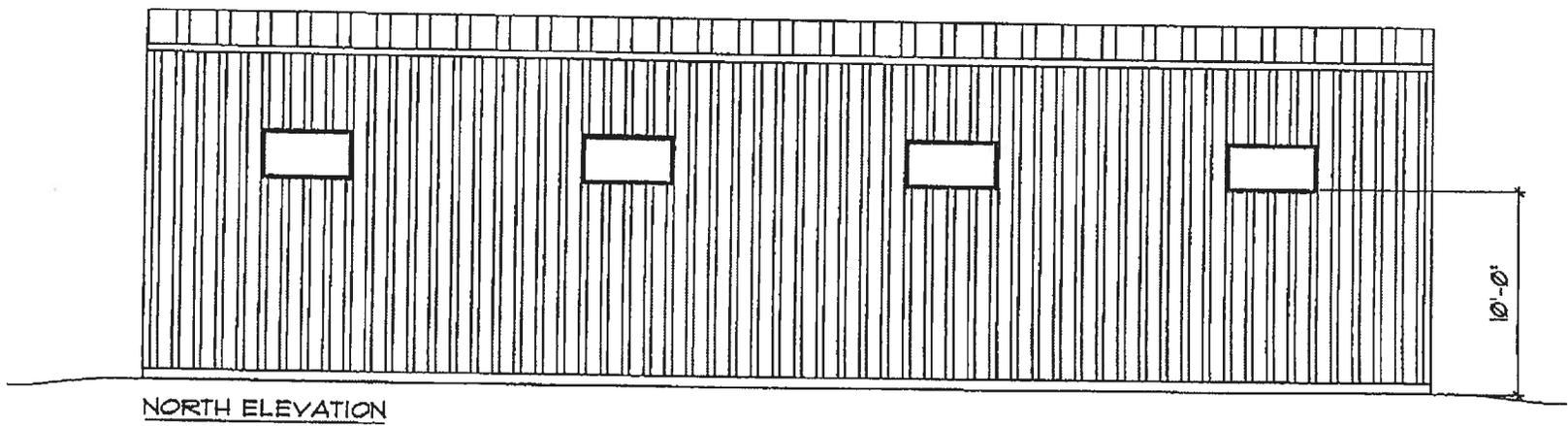
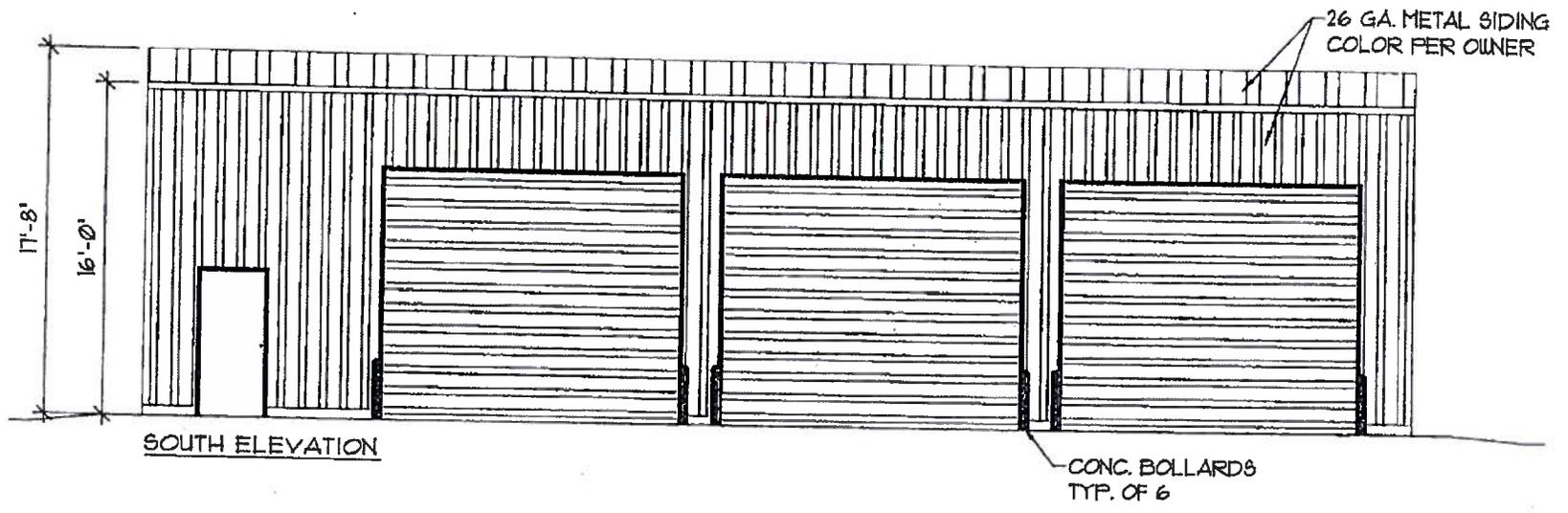
Twin Falls County
 P.O. Box 126
 Twin Falls, ID 83303-0126
 736-4068 Commissioners



SCALE
 0 _____ 50'



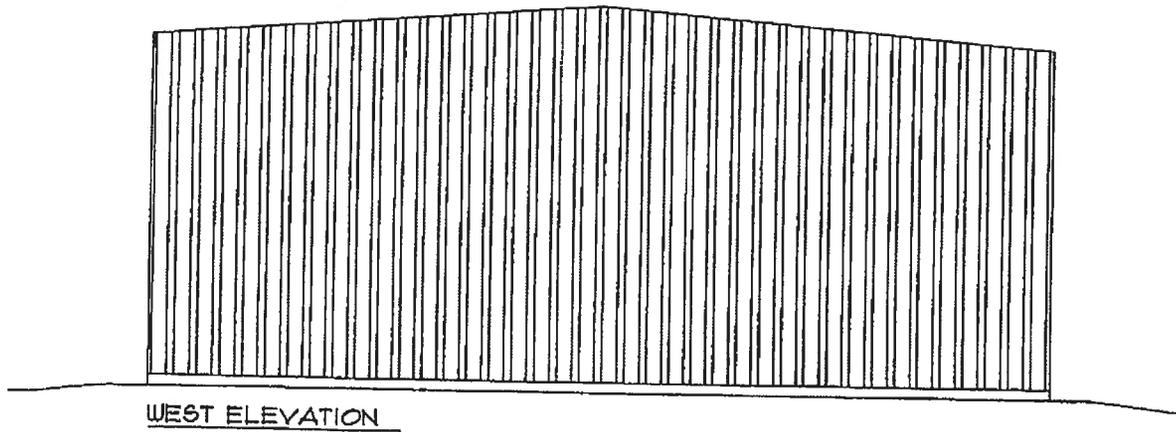
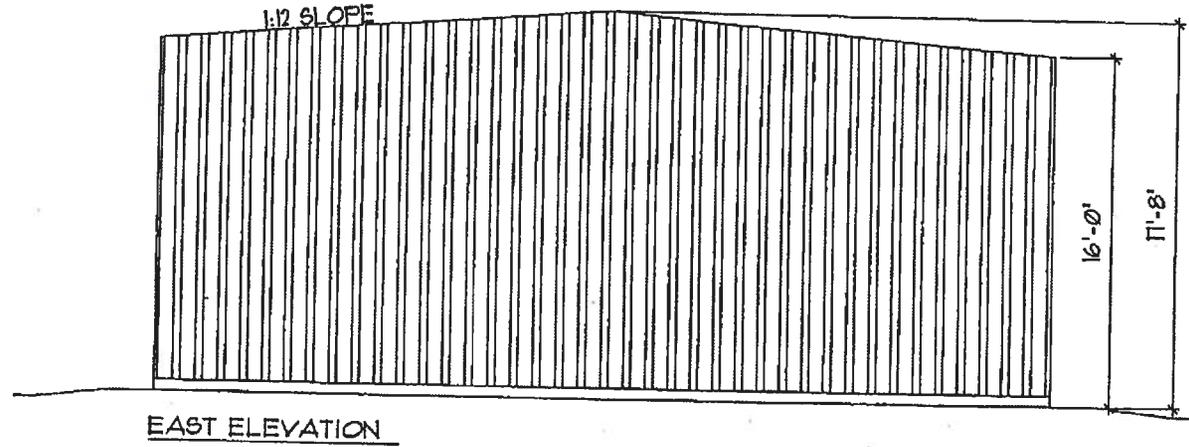
CONCEPTUAL PLANS
for
TWIN FALLS SHERIFF'S OFFICE BOAT STORAGE
Twin Falls, Idaho



 **Engineers, Inc.**
ENGINEERS/SURVEYORS/PLANNERS

SCALE: 1/8" = 1'-0"

CONCEPTUAL PLANS
for
TWIN FALLS SHERIFF'S OFFICE BOAT STORAGE
Twin Falls, Idaho



EW&P Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

SCALE: 1/8" = 1'-0"



Picture taken from the southeast corner of the property.



Looking west at the secondary access that has to be developed or not used.



Looking west from Rose Street North.



Looking west from the entrance of the vacated Chester Drive.



Paved access off Martin Street through office parking lot.



Looking north from the Martin Street access. No screening on this western property boundary fence.

Recorded for:
TWIN FALLS COUNTY OF
3:54:10 PM 02-23-2012
2012-003274
No. Pages: 1 Fee: \$
KRISTINA GLASCOCK
County Clerk
Deputy: DWRIGHT

EASEMENT AGREEMENT

The undersigned Grantor (s) do hereby grant and convey unto TWIN FALLS COUNTY, their successors, assigns, lessees, licensees and agents an exclusive perpetual easement to use a parcel of land for the purpose of ingress and egress, said easement being on, over, and across a parcel of land located in Lot 6 of the HOLOHAN ADDITION, Twin Falls County, Idaho, according to the plat thereof recorded in Volume 1 of Plats, page 73, records of said County, said easement being encompassed by the following described boundary:

COMMENCING at the Southwest corner of Lot 6 of the HOLOHAN ADDITION, Thence North 00°10'14" East along the West boundary of said Lot 6 for a distance of 146.58 feet to the TRUE POINT OF BEGINNING:

Thence continuing North 00°30'16" East along the West boundary of Lot 6 of the HOLOHAN ADDITION for a distance of 28.41 feet;
Thence South 86°09'11" East for a distance of 208.78 feet;
Thence South 85°40'53" East for a distance of 78.84 feet;
Thence North 27°33'12" East for a distance of 102.91 feet;
Thence North 67°40'20" East for a distance of 19.20 feet to a point on the West boundary of KRENGLE SUBDIVISION;
Thence South 00°30'29" West along the West boundary of the KRENGLE SUBDIVISION for a distance of 40.99 feet;
Thence North 87°05'10" West for a distance of 13.03 feet;
Thence South 27°33'13" West for a distance of 89.38 feet;
Thence North 84°32'00" West for a distance of 112.03 feet;
Thence North 85°24'46" West for a distance of 66.67 feet;
Thence North 89°07'51" West for a distance of 101.33 feet to the point of curvature of a curve left;
Thence Southwesterly along the arc of the curve left for a distance of 19.30 feet to the TRUE POINT OF BEGINNING, said arc having a radius of 30.00 feet and a chord bearing and distance of South 76°49'53" West-18.97 feet.

Dated this 23rd day of February 2012
George Thiel
Grantor

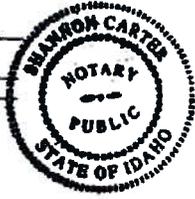
ACKNOWLEDGEMENT

State of Idaho)
)
County of Twin Falls)

On this 23rd day of February, 2012, before me the undersigned, a Notary Public in and for the State of Idaho, personally appeared George Thiel, known to me to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me he, she, they executed the same.

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

Sharon Carter
Notary Public for the State of Idaho
Residing at Boise, ID
My commission expires 7-16-2015





MINUTES
Twin Falls City Planning & Zoning
Commission
June 26, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn Jason Derricott Tom Frank Kevin Grey Terry Ihler V. Lane Jacobson Chuck Sharp
Chairman Vice-Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka Suzanne Hawkins

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Bohrn
Derricott
Frank
Ihler
Sharp

ABSENT:

Grey
Jacobson

AREA OF IMPACT MEMBERS

PRESENT:

DeVore
Woods

ABSENT:

CITY COUNCIL MEMBERS PRESENT:

Mills Sojka, Hawkins

CITY STAFF PRESENT:

Carraway, Strickland, Vitek

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Request for clarification regarding a condition placed on Special Use Permit #1257, granted December 28, 2011 to Magic Valley Flight Simulation, LLC. Clarification regarding condition #3 stating approval is "subject to the launch site having a security fence or suitable enclosure to provide security to the site". c/o Jody Tatum on behalf of Magic Valley Flight Simulation, LLC

IV. PUBLIC HEARING ITEMS

1. Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North c/o Mark Brunelle on behalf of Twin Falls County (app. 2522)
2. Requests for a Special Use Permit to allow for a 2300 +/- sq. ft. detached accessory building on property located at 1744 West Wildflower Lane c/o Blake & Andrea Jensen (app. 2523)

I. CALL MEETING TO ORDER:

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

Tonight's meeting was held at 321 2nd Avenue East in the Police Department Classroom at City Hall, due to flooding in the Council Chambers Building. A digital recording of the meeting is not available.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): June 12, 2012
2. Approval of Findings of Fact and Conclusions of Law:
 - American Bosnian Herzegovinian Cultural Center (SUP 06-12-12)
 - Victory Homes (SUP 06-12-12)
 - Chick-Fil-A (SUP 06-12-12)

MOTION:

Commissioner Frank made a motion to approve the consent calendar, as presented. Commissioner Devore seconded the motion.

UNANIMOUSLY APPROVED

III. ITEMS OF CONSIDERATION:

1. Request for clarification regarding a condition placed on Special Use Permit #1257, granted December 28, 2011 to Magic Valley Flight Simulation, LLC. Clarification regarding condition #3 stating approval is "subject to the launch site having a security fence or suitable enclosure to provide security to the site". c/o Jody Tatum on behalf of Magic Valley Flight Simulation, LLC

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits in the staff reports and some additional pictures that were taken at the site early today. She stated that the reason for this request is because staff has been working with the applicant for quite some time now and this is a new type of facility for all us and we are covering new ground. This condition for a fence was placed on the Special Use Permit by the Commission because there was obviously some concern on making sure safety at the site was addressed and the Commission wasn't sure how to do this. Since then, staff has been working with the applicant on getting a fence installed around the main launch site but there are four launch sites and in reality the fence doesn't make a lot of sense. The chain link fence is 6ft tall and the main launch site is 20ft tall, it would not provide security for the site, a fence has been installed around some of the pad sites with do not enter signs but the applicant has provided a plan to better address the concern. The main launch site has a stairway that lifts off the ground when not in operation, and security devices are on the cables, staff felt like this was a good solution and spoke with the City Attorney who also felt like this was a secure solution. Considering the type of facility this is, putting up a fence doesn't make any sense. In reviewing the condition, "subject to the launch site having a security fence or suitable enclosure to provide security to the site" staff feels that this has been address and will satisfy this requirement. Unless there are any further concerns staff is ready to issue the Certificate of Occupancy. There are some landscaping requirements that have not been

completed but all of the life safety issues have been addressed. There is a plan for landscaping but because it is not complete a Temporary Certificate of Occupancy may be issued with 30 days to comply.

P&Z QUESTIONS/COMMENTS:

- Commissioner Bohrn stated he is glad to see the cables have a security device the fence would be a eyesore and interfere with the wildlife.
- Commissioner Woods stated a fence can sometimes pose a challenge rather than a deterrence.
- Commissioner Frank asked about the device securing the cables and if the device extended beyond a person's reach. As for a fence, they only work if you put some kind of wire across the top that makes it painful for someone to go over the top.
- Zoning & Development Manager Carraway explained that the device that locks on the cable extends way beyond a person's reach.

MOTION:

Commissioner Wood stated to accept current safety plan, as presented, Commissioner DeVore seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED

IV. PUBLIC HEARING ITEMS

1. Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North c/o Mark Brunelle on behalf of Twin Falls County (app. 2522)

APPLICANT PRESENTATION:

Mark Brunelle, representing Twin Falls County Research Development Department, stated this is a request for a special use permit to construct a marine storage building at 141 Rose Street North. Traditionally this site was used for storage by the hospital, now that the property has come back into County ownership they would like to continue this type of use. There have not been any complaints about this property, and the adjoining neighbors don't have any concerns with this request. A marine storage building has been needed for a long time and in order to provide a building large enough for the equipment, it will be quite costly, using this property for will makes the project affordable.

The county marine equipment has been stored in many locations around the area and this site will provide a central location for the equipment and a safe place. The communication equipment currently has to be removed from the marine vehicles and stored inside while the vehicles have been stored out in the weather. Having it in one building will allow for a better response time because all the equipment will be in one place and organized to make things simpler. There are utilities located on the site, the facility will be approximately 40'x 60' (2400 sq. ft.) it will have the large bay doors for the boats to be moved in and out of the facility easily and a bathroom will be provided. There are windows on the opposite side of the building from the bay doors to provide natural light. Any additional lighting for the sight will be downward facing so as to reduce the impact to the adjacent properties.

The property provide access to major thoroughfares east-west and north-south making it more cost effective. It will provide a single site where all the Search and Rescue equipment can be stored. It will improve marine response capabilities and prevent deterioration from storing the

equipment outdoors reducing maintenance costs and decrease prep time to ready boats and equipment for patrol.

The County has received a WIF award for 65% of the estimated project cost (\$120,600) for 1 year starting July 1, 2012 so they request that the Commission approve this request, as presented.

P&Z QUESTIONS/COMMENTS:

- Commissioner Woods asked what the hospital store at this site.
- Mr. Brunelle explained mostly signs and it is also where they has their cabinet shop and maintenance equipment.
- Commissioner Woods asked if there have been any complaints about the lighting of the property.
- Mr. Brunelle stated that no they are not aware of any complaints about the lighting and all of the lights will be faced away from the adjacent properties.
- Commissioner Woods asked if fuel will be stored at the site.
- Mr. Brunelle stated that there will possibly be small amounts of fuel stored on site, if any. There will not be any maintenance occurring on site other than washing the boats down.
- Commissioner Woods then asked about the requirements for the paving, he keeps hearing that it is a code requirement that parking and maneuvering areas be paved, if that is correct.
- Zoning & Development Manager Carraway stated yes it is a requirement.
- Mr. Brunelle explained that they are going to be making a request for a variance to the City Council on the paving requirement, because of the cost and paving it when you can't see the site where it is located doesn't make since.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits in the staff report and stated the property is zoned R-6 PRO currently the R-6 zoning designation recognizes a government facility being allowed with a special use permit, when the property was establish years ago this use was not in the code, so technically the use is considered a legal non-conforming use. To bring the property into conformance and because this is an expansion over 25% a special use permit is required. The concern about the parking area being hard surfaced, there is a code requirement that an expansion over 25%, the code requires in this zone all parking and maneuvering areas be hard surfaced, it is not something the Commission can waive. However in the required improvements under Title 10 the City Council can review the requirement and determine whether or not the paving requirement will present a hardship and if so a deferral could be approved. The applicant is correct there is visibility to the site is limited, however the property if someone else bought the property and wanted to use it for something else it could impact the area differently.

Zoning and Development Manager Carraway stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the "secondary access" if used being brought up to minimum City standards.
3. Subject to any lighting being downward facing to minimize the impact to the surrounding neighbors

P&Z Questions/Comments

- Commissioner Woods asked if the Commission could include with the staff recommendations that the City Council not require the added expensive of paving.
- Zoning & Development Manager Carraway stated it would be appropriate to make that type of statement.
- Commissioner Frank asked if there are any mention of heavy maintenance or fuel storage in this zone.
- Zoning & Development Manager Carraway stated no.

PUBLIC HEARING: OPENED & CLOSED

MOTION:

Commission Woods made a motion that we accept the application as presented and with staff recommendations but for the recommendation that we send to the City Council that the paving be waived. Commissioner DeVore seconded the motion.

DISCUSSION FOLLOWED:

- Commissioner Bohrn asked if this would be a problem.
- Zoning & Development Manager Carraway stated no, it can go to the City Council if that is a recommendation from the Commission. She is not sure there is a way that the paving can be waived entirely, but there is a provision for it to be considered a hardship and put it on a deferral basis.
- Commissioner Frank stated he is not sure he wants to waive the entire thing, he would need more information before he could recommend waiving anything, that is required by code. He would be fine with partial paving, and paving the entire property would probably be quite costly, but he would not be comfortable with waiving the requirement completely.
- Commissioner Woods stated this is not going to be a heavy traffic use it will be limited to a few times a day so paving should not be an issue. He asked if the applicant hand any idea what the cost of paving would be.
- Mr. Brunelle explained just to pave the storage are he had estimates at approximately \$200 thousand. The cost would be a hardship.
- Commissioner Woods asked how to prevent traffic from using the unpaved area if you only pave a portion.
- Commissioner Ihler stated they are also asking for a variance on the landscaping also.
- Zoning & Development Manager Carraway stated the zone requires the paving and landscaping and the applicant can request that the City Council review the requirement as presenting a hardship. The City Council could decide it is a hardship and defer the requirement.
- Commissioner Bohrn explained the Council has the ability to make this decision not the Commission, unless someone wants to make an amendment to the original motion roll call vote can be taken.

ROLL CALL VOTE:

Commissioners DeVore, Woods, & Bohrn voted in favor of the motion. Commissioners Frank, Ihler, Sharp & Derricott voted against the motion.

MOTION DENIED

DISCUSSION FOLLOWED:

- Zoning & Development Manager Carraway made a clarification the motion denied the special use permit so in order for the project to move forward the applicant will have to appeal the decision to City Council.
 - Mr. Brunelle asked if there were concerns with the request.
 - Commissioner Bohrn explained that whenever someone comes before the Commission to put in a building can't do this without having the parking and maneuvering areas hard surfaced if it is required by code. It is costly but other applicants have been required to pave, so to recommend waiving the paving requirement, would not be fair nor is it something the Commission can do.
 - Commissioner Woods stated his motion included a recommendation to the Council to waive the paving, can another motion be made.
 - Commissioner Bohrn stated because the motion was not amended and the vote has been taken the applicant will have to appeal the decision to the City Council.
 - Zoning & Development Manager Carraway stated she is not legal council but the motion was made, the special use permit was denied and the applicant will have to appeal the decision.
2. Requests for a Special Use Permit to allow for a 2300 +/- sq. ft. detached accessory building on property located at 1744 West Wildflower Lane c/o Blake & Andrea Jensen (app. 2523)

APPLICANT PRESENTATION:

Blake Jensen stated they are requesting to build a 2300 sq. ft detached accessory building. Part will be for storing recreational vehicles and the other portion will be for a basketball area. Cleary Construction has been picked to construct the buildings and it will look like a barn once completed. He asked that the Commission approve his request.

STAFF PRESENTATION:

Zoning & Development Manager Carraway reviewed the exhibits in the staff report and stated the property is zoned SUI and is in the Area of Impact. The SUI; suburban urban interface zone and is approximately 2.5 acres and is surrounded by the same zoning designation. The request is to construct a 2300 sq. ft. detached accessory building, in the packet the site plan shows the building would be located on the north end of the property with two accesses to the property. There would have to be a paved access to the building because code requires parking and maneuvering areas to be paved. The code does allow for only the first 50' to be paved and the rest can be gravel. The other issue that came up is Sunflower Lane is a private road and a letter would have to be submitted for the file allowing use of this road and the access to the building would also have to be paved. There should not be any impacts to the surrounding properties, it will be similar to other buildings in the area and will be for residential use only.

Zoning and Development Manager Carraway stated upon conclusion should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the building being used for private residential purposes only.
2. Subject to any lighting being downward facing and screened to mitigate possible impacts to adjoining properties.
3. Subject to access to the detached accessory building being hard-surfaced per City Code 10-11-4 (B)
4. Subject to design, construction and elevations of the proposed shop being barn-like as described.

5. Subject to the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

Commissioner Sharp asked if they spoke with the neighbors and if they had any issues. Mr. Jensen stated the property notice was posted and he has had no complaints.

PUBLIC HEARING: OPENED & CLOSED

DELIBERATIONS FOLLOWED: WITHOUT CONCERNS

MOTION:

Commissioner Frank made a motion to approve the request, as presented. Commissioner DeVore seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to the building being used for private residential purposes only.
2. Subject to any lighting being downward facing and screened to mitigate possible impacts to adjoining properties.
3. Subject to access to the detached accessory building being hard-surfaced per City Code 10-11-4 (B)
4. Subject to design, construction and elevations of the proposed shop being barn-like as described.
5. Subject to the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

Zoning & Development Manager Carraway state an appeal for the Victory Home Special Use permit has been scheduled for the July 23, 2012 City Council meeting.

VI. UPCOMING MEETINGS:

Next Planning & Zoning Commission public meeting is scheduled for **July 10, 2012**

VII. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 6:55 pm

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department



MINUTES
SPECIAL MEETING
Twin Falls City Planning & Zoning
Commission
June 29, 2012-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Wayne Bohrn Jason Derricott Tom Frank Kevin Grey Terry Ihler V. Lane Jacobson Chuck Sharp
Chairman Vice-Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

CITY COUNCIL LIAISON

Rebecca Mills Sojka Suzanne Hawkins

ATTENDANCE

PLANNING & ZONING MEMBERS

PRESENT:

Bohrn
Derricott
Frank
Ihler
Jacobson
Sharp

ABSENT:

Grey

AREA OF IMPACT MEMBERS

PRESENT:

DeVore
Woods

ABSENT:

CITY COUNCIL MEMBERS PRESENT:

Mills Sojka Suzanne Hawkins

CITY STAFF PRESENT:

Humble, Strickland, Wonderlich

AGENDA ITEMS FOR CONSIDERATION AND PUBLIC HEARING

III. ITEMS OF CONSIDERATION:

1. Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North c/o Mark Brunelle on behalf of Twin Falls County (app. 2522)

IV. PUBLIC HEARING ITEMS: NONE

I. CALL MEETING TO ORDER:

Chairman Bohrn called the meeting to order at 9:00 am and confirmed there was a quorum present.

Community Development Director explained the reason for this meeting is to reconsider the special use permit request for a 40' x 60' storage building for the Twin Falls County. Before the meeting can begin an amendment needs to be made the Agenda due to special meeting notice requirements.

MOTION:

Commissioner DeVore made a motion to amend the agenda by adding the Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North. Commissioner Frank seconded the motion. All members present voted in favor of the motion.

III. ITEMS OF CONSIDERATION:

1. Request for a Special Use Permit to allow the construction of a 3-bay metal 40' x 60' storage building which is an expansion of more than 25% a legal non-conforming use on property located at 141 Rose Street North c/o Mark Brunelle on behalf of Twin Falls County (app. 2522)

STAFF PRESENTATION:

City Attorney Wonderlich explained that he was not at the meeting on Tuesday, June 26, 2012 and he understands that a request was denied because of a condition was attached to the motion that some members were not willing to vote in favor of for approval. The question was if the motion failed with that condition could they vote on the motion without the condition, and the answer is yes. For clarification, the Roberts Rules or any other Rules for meeting procedures and traditionally a motion is made, seconded and roll call vote is done, the reality is that is not necessary, however the public probably expects a little more formality. To make the motion process clearer, the first motion should be in a positive format approving the request with staff recommendations, then discussion can follow. If from the discussion it is determined that amendments need to be made to the conditions the an amendment to the motion can be made and a vote can be taken on condition amendment.

- Commissioner Woods asked if a motion is made with staff recommendations and it is defeated, then a motion can be made to reconsider the motion.
- City Attorney stated it can be done that way but it is much better to vote on the original request, and then vote on any amendments to the motion. That way it is clear what everyone is voting on and there is not as much confusion.
- Chairman Bohrn stated he didn't reopen the discussion after the motion was denied to avoid confusion and to keep the Commission from have any legal issues that may have come from making another motion.
- City Attorney Wonderlich stated all that the Commission voted against was the condition, they didn't vote on the approval without the condition.

- Community Development Director Humble wanted to clarify also that the public hearing was held and there will not be any additional information related to this request. The concern with the condition was that it was one that the Commission doesn't have the authority to do. The code clearly gives the authority for deferrals to the City Council not the Commission. He didn't think anyone was opposed to the request, it was the condition that was being opposed. Staff will try hard to make the Commission aware of their boundaries of authority.
- Commissioner Woods commented that the issue was not to waive the paving, but to let the City Council know that the Commission would like them to waive the paving.
- Commissioner Bohrn stated the Commission doesn't have the authority to recommend that something be waived.
- Community Development Director Humble explained that from a procedural point, a Special Use Permit falls under the authority of the Commission, they don't go to City Council unless the applicant or someone wants to appeal the decision of the Commission. The decision that is made by the Commission is a final action. As for a deferral process those are things that go directly to the City Council and the Commission never sees. A special use permit comes to the Commission and stops at the Commission. Staff will try to make the Commission aware if a deferral is going to be requested at City Council.
- Commissioner Bohrn clarified that the process that needs to happen now is the Commission needs to make a motion for approval, with staff recommendations, the motion will be seconded, discussion will follow and then a vote can be taken.

MOTION:

Commissioner Jacobson made a motion to approve the request, as presented. Commissioner DeVore seconded the motion.

DISCUSSION FOLLOWED:

- Commissioner Woods stated that his concern is the use of the area and the need for paving the site, the cost is around \$220 thousand that will fall back onto the tax payers and asked if approving the special use permit as presented gives the County an option to get the condition rescinded.
- Community Development Director Humble explained there is a mechanism in place for the applicant to requesting a deferral but that is handled through the City Council.
- Commissioner Woods asked if the County can go to the Council to ask for this condition to be removed.
- Community Development Director Humble stated yes it is not a public hearing requirement it is placed on the City Council agenda as a request from the applicant and City Council will make the decision.

ROLL CALL VOTE:

All members present voted in favor of the motion.

APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS

1. Subject to site plan amendments as required by Building, Fire, Engineering, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the "secondary access" if used being brought up to minimum City standards.
3. Subject to any lighting being downward facing to minimize the impact to the surrounding neighbors

IV. PUBLIC HEARING ITEMS: NONE

V. ADJOURN MEETING:

Chairman Bohrn adjourned the meeting at 9:30 am

Lisa A Strickland

Lisa A Strickland
Administrative Assistant
Community Development Department

DRAFT