

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
					Vice Mayor	Mayor



MINUTES

**Meeting of the Twin Falls City Council
Monday, July 20, 2015
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho**

<p>PLEDGE OF ALLEGIANCE TO THE FLAG CONFIRMATION OF QUORUM CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: NONE</p>		
<p>GENERAL PUBLIC INPUT</p>		
<p>AGENDA ITEMS</p>		
<p>I. <u>CONSENT CALENDAR:</u></p> <ol style="list-style-type: none"> Request to approve the Accounts Payable for July 14 – 20, 2015. Request to approve the Dual Cities Summer Show Down Car Show to be held on Saturday, July 25, 2015, from 11:00 a.m. to 5:00 p.m., at Harmon Park. 	<p><u>Purpose:</u> Action</p>	<p><u>By:</u> Sharon Bryan</p>
<p>II. <u>ITEMS FOR CONSIDERATION:</u></p> <ol style="list-style-type: none"> Request to appoint Laura Wilson to the Comprehensive Plan Update Advisory Committee. Request to reconsider the City Council’s denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler’s Ridge Subdivision No. 3 (app.2705). A presentation of the City Manager’s Recommended Budget for FY 2016 followed by citizen input. Public input and/or items from the City Manager and City Council. 	<p><u>Purpose:</u> Action</p>	<p><u>By:</u> Don Hall, Mayor Rene’e V. Carraway-Johnson</p>
<p>III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u></p>		
<p>IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.</p> <ol style="list-style-type: none"> Request for a PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow “Nursing Homes and Rest Homes” on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use Permit located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended (app. 2735). 	<p><u>Purpose:</u> PH/Action</p>	<p><u>By:</u> Brad Wills Jonathon Spendlove</p>
<p>V. <u>ADJOURNMENT:</u></p> <ol style="list-style-type: none"> Executive Session Statutory Authorization: 74-206(f) Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation, <u>not</u> merely when legal counsel is present. 		

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

Present: Suzanne Hawkins, Jim Munn, Shawn Barigar, Chris Talkington, Greg Lanting, Don Hall
Absent: Rebecca Mills Sojka

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Zoning & Development Manager Rene'e V. Carraway-Johnson, Staff Sergeant Dennis Pullin, Planner I Jonathan Spendlove, Parks & Recreation Director Wendy Davis, Deputy City Clerk/Recording Secretary Leila A. Sanchez.

Mayor Hall 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.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

City Manager Rothweiler removed Executive Session Statutory Authorization: 74-206(f) from the agenda.

PROCLAMATIONS: NONE

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for July 14 – 20, 2015, total: \$650,025.01, July 13, 2015, Payable, total: \$124.57, July 15, 2015, Payable, total: \$130,300.81.
2. Request to approve the Dual Cities Summer Show Down Car Show to be held on Saturday, July 25, 2015, from 11:00 a.m. to 5:00 p.m., at Harmon Park.

MOTION:

Councilmember Talkington motioned to approve the Consent Calendar as printed. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

II. ITEMS FOR CONSIDERATION:

1. Request to appoint Laura Wilson to the Comprehensive Plan Update Advisory Committee.

Mayor Hall explained that Twin Falls County Commissioners have requested Laura Wilson be appointed to the committee and represent the County as a member of the Comprehensive Plan Advisory Committee.

MOTION:

Councilmember Lanting made a motion to approve the appointment of Laura Wilson to the Comprehensive Plan Update Advisory Committee. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

2. Request to reconsider the City Council's denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3 (app.2705).

Zoning & Development Manager Carraway-Johnson reviewed the request. On March 30, 2015, the Council denied the request to vacate the platted drainage and non-vehicular access easement. The denial was based on concerns of maintaining trailhead connectivity and compliance with the code. This request is to schedule

another public hearing to reconsider the request to vacate the platted drainage and non-vehicular (pedestrian path) access easement for a future meeting. The applicant, Lance Fish, made the request for reconsideration.

City Attorney Wonderlich explained the agenda item is not a public hearing but for consideration to allow this to come back through the public hearing process.

Discussion followed.

Vice Mayor Hawkins asked staff if changes had occurred since the City Council denied the request on March 30, 2015, specifically the distance between accesses.

Zoning & Development Manager Carraway-Johnson explained that more development has occurred and believes that both pedestrian pathways have been built. The distance between accesses has not changed.

MOTION:

Councilmember Munn made a motion to reconsider the City Council's denial to vacate platted drainage and non-vehicular (pedestrian path) access easement located between lots 41 & 42, Block 1 of Settler's Ridge Subdivision No. 3 to bring back to Council in a public hearing format. The motion was seconded by Councilmember Talkington. Roll call vote showed Councilmembers Munn, Talkington and Hall voted in favor of the motion. Councilmembers Hawkins, Barigar and Lanting voted against the motion. The motion failed 3 to 3.

3. A presentation of the City Manager's Recommended Budget for FY 2016 followed by citizen input.

City Manager Rothweiler gave a PowerPoint presentation reviewing the following:

- FY 2016 Property Tax – Adopted Budget, Recommended Budget and Difference
- Budget Concepts and Funding Strategies and Seven Primary Focus Areas
- Property Tax Collections
- Total Tax Collections - Side By Side Comparisons FY 2015 to FY 2016
- Total Taxable Value – Side By Side Comparisons FY 2015 to FY 2016
- City of Twin Falls Tax Rate
- Homeowner's Exemption
- Budget Overview – All Funds
- Side By Side Comparisons – How We Compare To Others
- Use of Cash Reserves – Government Funds
- Personnel Overview

Discussion followed on full time positions.

- Two Patrol Officers, Grade 9
- Planning & Zoning Planner 1, Grade 10
- Recreation Coordinator, Grade 9

City Manager Rothweiler explained the City's Kinds and Level Chart assigns grade of positions based on specific criteria. He gave a personnel overview of full-time positions.

Discussion followed on the Recreation Coordinator position:

- Reduction of overtime hours
- Offer programs to senior citizens
- Recreation Coordinator vs Recreation Aide position

Councilmember Barigar stated that if there is concern on how recreation programs will be funded, the Municipal Outsource Grant fund should be considered for additional resources for the Parks & Recreation Department.

City Manager Rothweiler explained that the City is unable to provide senior programs without any additional human resource help.

Parks & Recreation Director Davis stated that the department will work on using the current resources more efficiently and explained the expectation is to expand programs to include seniors.

Vice Mayor Hawkins stated her brother-in-law and his brother from Boise represented the State of Idaho in the Senior Olympics table tennis. As a team they were in the top 12 in the nation.

Discussion followed on the two patrol officer positions:

-Cost of Influx of non-residents and effect on officers

City Manager Rothweiler continued his presentation and discussed the following:

-Operations Overview

-Capital Improvements Overview

-Capital Improvements

-Property Tax, Adopted Budget, Recommended Budget, and Difference

Discussion followed on the decrease of assessed property value.

City Manager Rothweiler explained that locally, the city is issuing more single family housing permits than at any other point since 2008, commercial permits have increased, the value of the homes are reflected in the permits that were issued have increased, and the total amount of foreclosures occurring in the City of Twin Falls has decreased. In speaking with Debbie Kaufman, Assessor's Office, she shared that tax collections have been robust. The local economy unemployment is low, while median housing income is on the rise. The tax rate is reflected where the City was between 12 and 18 months ago.

At the August 10, 2015, City Council meeting, staff will request the Council to adopt a tentative budget and to set a public budget hearing for August 24, 2015.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilmember Talkington gave an update on the commemorative Art Project at North Five Points meeting held on July 20, 2015. The next meeting will be held on August 3, 2015.

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

1. Request for a PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use Permit located at the south east corner of Fieldstream Way, extended and Cheney Drive West, extended (app. 2735).

Brad Wills, 222 Shoshone Street West, explained the request. The request is to amend the PUD agreement by amending Exhibit C to allow an additional residential use to be permitted by a Special Use Permit on Lots 1 through 5, Block 1, Fieldstone Professional Subdivision. This use is a "Nursing Homes and Rest Homes" and would be allowed on the five multi-use lots on the north portion of the subdivision that have access from Cheney Drive West and the north end of Field Stream Way. This is the only change proposed. All other conditions remain.

Brad Wills clarified that the request is to change the PUD to allow "Nursing Homes and Rest Homes" specifically for the five lots. The five lots would have to go through the Special Use Permit process.

Planner I Spendlove reviewed the request. He explained that approval of the request would allow Nursing Homes and Rest Homes through the Special Use Permit Process.

On June 23, 2015, the Planning & Zoning Commission held a public hearing on this request. There was one person who spoke. She stated that she was not happy about the change because originally this area was supposed to be single family homes and she was concerned the impacts this could have on the quiet neighborhood. The applicant, Mr. Wills, addressed her concerns during his rebuttal.

The public hearing was closed and upon conclusion of deliberations the Commission felt this change was compatible and consistent with the area.

The Planning & Zoning Commission approved the request with the following condition: 1. Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271.

Mayor Hall opened up the public testimony portion of the hearing.

Joyce Burkett, 1380 Silvercreek Way, explained she would like to preserve the nature of the quiet neighborhood. She asked what will be built on the five lots and what can be built with a Special Use Permit. She would like maps of what is being developed. In addition, there is a sign posted on Grandview Drive, indicating the road is continuing through.

Anne Ross, 1396 Silvercreek, asked if there will be fence separating the property from residential that is being proposed.

Mayor Hall closed the public testimony portion of the hearing.

Brad Wills explained that there was a sign showing the old layout and it has been taken down. The sign on Grandview shows a cul de sac. The use would be a residential use. A fence will be placed separating Fieldstone Subdivision from both the cottages and the five lots. A walking path will be placed with a 25' buffer along the boundary. What is to be placed at the location is unknown but he will provide a copy of the PUD Agreement to Ms. Burkett showing outright uses are and permitted uses.

Discussion followed.

- Depth of lots and setbacks
- Landscaping
- Access to Cheney

Brad Wills stated the lots are 250' with 20' front, 10' back, and 5' sides.

Planner I Spendlove clarified that in an R-4 zone, setbacks are set at 20' front, 20' back and 5' on the sides. Commercial properties with commercial use require a setback of 25' from the rear property line to the nearest building. A professional office and a nursing home would have to be 25' from the nearest R-2 zoning district or residential use. A Special Use Permit can require specific landscaping requirements.

Brad Wills explained that as part of his agreement, Cheney will need to be developed prior to development of lots. Cheney to Grandview may be in place by next spring.

Mayor Hall closed the public hearing.

MOTION:

Councilmember Talkington moved to approve the PUD Agreement Amendment to the Fieldstone Professional PUD Agreement #271 to allow "Nursing Homes and Rest Homes" on Lots 1 through 5 Block 1 in the Fieldstone Professional Subdivision, A PUD, by Special Use with the recommended condition: Subject to amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with all applicable City Code requirements and standards and the Fieldstone Professional PUD Agreement #271. The motion was seconded by Councilmember Munn. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

V. ADJOURNMENT:

1. Executive Session Statutory Authorization:
74-206(f) Conferring with legal counsel for the public agency to discuss pending or imminently likely litigation, not merely when legal counsel is present. Removed from the agenda.

The meeting adjourned at 6:30 p.m.

Leila A. Sanchez
Deputy City Clerk/Recording Secretary