

COUNCIL MEMBERS:

LANCE CLOW	TRIP CRAIG	DON HALL	DAVID E. JOHNSON	WILLIAM A. KEZELE	GREG LANTING	REBECCA MILLS SOJKA
<i>Mayor</i>			<i>Vice Mayor</i>			



MINUTES
 Meeting of the Twin Falls City Council
 Monday, October 10, 2011
 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. CONSENT CALENDAR: 1. Consideration of accounts payable for October 3 - 10, 2011. 2. Consideration of the September 27 and October 3, 2011, City Council Minutes. 3. Consideration of the Revised Final Plat of Crowley's Corner Subdivision – A PUD, 05 (+/-) acres consisting of one (1) commercial lot and located at the southeast corner of Pole Line Road East and Locust Street North aka 1434 Pole Line Road East, <u>c/o JUB Engineers, Rex Harding on behalf of Twin Falls Holding Corp.</u>	<u>Action</u>	<u>Staff Report</u> Sharon Bryan L. Sanchez Mitch Humble
II. ITEMS FOR CONSIDERATION: 1. Consideration of a request to present POST Certificates to the following individuals before the Twin Falls City Council: Officer Jayson Mickelson, Officer Mike Orban, Officer Dallas Garner, and Officer Kevin Loosli, and request by Chief Pike to request that Mayor Don Hall administer the Oath of Office to Ben Hammer, the Police Department's newest Police Officer. 2. Consideration of adoption of a PUD Agreement between the City of Twin Falls and BCM&W, KLS&M, and Canyon Vista Family Limited Partnership, Lazy J Ranch – Linda Wills. (app.2378) Proposed PUD Agreement #259. 3. Consideration of a request to award the bid on the Courtney Conservation Park to All Seasons Landscaping. 4. Public input and/or items from the City Manager and City Council.	Presentation/ Administer the Oath of Office Action Action	Brian Pike Mitch Humble Dennis Bowyer
III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:		
IV. PUBLIC HEARINGS: 6:00		
1. Request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-6 PUD for 8.5 (+/-) acres to allow for a college apartment complex on property located between the 140-250 Blocks of Falls Avenue West and Robbins Avenue West, <u>c/o College of Southern Idaho represented by Mike Mason.</u> (app. 2474) 2. Consideration of the request from the Twin Falls Golf Advisory Commission to raise fees at the Twin Falls Golf Club.	Public Hearing Public Hearing	Mitch Humble Dennis Bowyer
V. ADJOURNMENT: to 67-2345 Executive Sessions:		
1. (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency. (1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.	Action	Travis Rothweiler

**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.*

Present: Lance Clow, Trip Craig, Don Hall, David E. Johnson, William A. Kezele, Greg Lanting, Rebecca Mills Sojka

Absent: None

Staff Present: City Manager Travis Rothweiler, Community Development Director Mitch Humble, Parks & Recreation Director Dennis Bowyer, Police Chief Brian Pike, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He invited all present, who wished to, to recite the Pledge of Allegiance to the Flag with him and with Rayleen Abbott and Sarah Rasmussen of the Twin Falls Youth Council. A quorum was present. Mayor Hall introduced staff.

Rayleen Abbott, President of the Twin Falls Youth Council, gave a brief report.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

- Staff requests that the Item for Consideration of the October 3, 2011, City Council Minutes be removed from the Consent Calendar.
- Staff would like to add the Executive Session 67-2345 (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency, time permitting, to be heard after the Item for Consideration.
- Change the order of the public hearings and move Public Hearing IV.2. Consideration of the request from the Twin Falls Golf Advisory Commission to raise fees at the Twin Falls Golf Club, to Public Hearing IV.1.

MOTION:

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

PROCLAMATIONS: None.

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of accounts payable for ~~October 3 – 10, 2011.~~
October 1-10, 2011, total: \$189,728.52
October 4, 2011, Prepaid total: \$30,065.50
September Payables, total: \$379,972.04
2. Consideration of the September 27 and October 3, 2011, City Council Minutes.
3. Consideration of the Revised Final Plat of Crowley's Corner Subdivision – A PUD, 05 (+/-) acres consisting of one (1) commercial lot and located at the southeast corner of Pole Line Road East and Locust Street North aka 1434 Pole Line Road East, c/o JUB Engineers, Rex Harding on behalf of Twin Falls Holding Corp.

MOTION:

Vice Mayor Lanting made a motion to approve the Consent Calendar with the exception of the October 3, 2011, City Council Minutes. The motion was seconded by Councilperson Kezele 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 present POST Certificates to the following individuals before the Twin Falls City Council: Officer Jayson Mickelson, Officer Mike Orban, Officer Dallas Garner, and Officer Kevin Loosli, and request by Chief Pike to request that Mayor Don Hall administer the Oath of Office to Ben Hammer, the Police Department's newest Police Officer.

Captain Anthony Barnhart gave the presentation.

Chief Pike, Mayor Hall, and Councilperson Johnson presented the certificates to Officer Jayson Mickelson, Officer Mike Orban, Officer Dallas Garner, Officer Kevin Loosli.

Chief Pike explained the request. Mayor Hall administered the Oath of Office to Ben Hammer.

2. Consideration of adoption of a PUD Agreement between the City of Twin Falls and BCM&W, KLS&M, and Canyon Vista Family Limited Partnership, Lazy J Ranch – Linda Wills. (app.2378) ***Proposed PUD Agreement #259.***

Community Development Director Humble reviewed the request.

The agreement has been prepared as directed by the Council and is recommended for adoption as submitted.

MOTION:

Councilperson Craig made the motion to adopt PUD Agreement #259 between the City of Twin Falls and BCM&W, KLS&M, and Canyon Vista Family Limited Partnership, Lazy J Ranch – Linda Wills. (app.2378). The motion was seconded by Councilperson Johnson and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.
Johnson

3. Consideration of a request to award the bid on the Courtney Conservation Park to All Seasons Landscaping.

Parks & Recreation Director Bowyer reviewed the request.

Staff recommends awarding the Courtney Conservation Park project to All Seasons Landscaping in the amount of \$121,010.10 and to authorize staff to pay for the sign estimated at \$3,000. Staff is asking for direction on the \$6,000 for the curb/gutter/sidewalk, whether to take it out of reserves this year or defer it and budget it for the next fiscal year.

Discussion followed.

Parks & Recreation Director Bowyer stated the following for clarification:

-All plants are guaranteed for one year.

-There will be four or five areas where people can park.

-CSR (Conservation, Seeding, and Restoration – CSR) prepared the bid package and also bid on the project. The bid from ~~CRS~~ CSR was higher than the bid estimate. They did not include the estimate on boulders and the irrigation was off.

Funds are coming from reserves, \$125,000 left over from the Frontier Restroom and additional funds not used from Parks capital improvement projects to pay for the curb/gutter/sidewalk.

MOTION:

Councilperson Mills Sojka made a motion to award the Courtney Conservation Park project to All Seasons Landscaping in the amount not exceeding \$121,010.10, to authorize staff to pay for the sign estimated at \$3,000, and to approve the \$6,000 for the curb/gutter/sidewalk. The motion was seconded by Councilperson Clow and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

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

City Manager Rothweiler stated that on October 13, 6:00 P.M. an Emergency Communications Plan is scheduled in the Council Chambers.

5. Staff would like to add the following Executive Session 67-2345 (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency, time permitting, to be heard after the Item for Consideration.

MOTION:

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

Reconvened t 6:06 P.M.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

Councilperson Clow gave an update on the Youth Council Meeting held on October 10, 2011, at 4:00 P.M. in the PD Classroom.

IV. PUBLIC HEARINGS: 6:00

1. Consideration of the request from the Twin Falls Golf Advisory Commission to raise fees at the Twin Falls Golf Club.

Parks & Recreation Director Bowyer reviewed the request.

At the July 13, 2011 meeting of the Golf Advisory Commission the sub-committee proposed their policy to the full Commission with the proposed changes to fees:

The policy states:

- 1) Simplified the rates by reducing the number of categories
- 2) Same green fee rates on weekends as weekdays
- 3) The couple's (adult & senior) season pass is \$250 added on to a single's season pass.

The Golf Advisory Commission unanimously recommended to the City Council the following changes in golf fees to begin January 1, 2012:

FEE	CURRENT RATE	PROPOSED RATE	% INCREASE
Season Passes			
Adult Single	\$475.00	\$495.00	4.21%
Adult Couple	\$695.00	\$745.00	7.19%
Senior Single	\$410.00	\$430.00	4.88%
Senior Couple	\$630.00	\$680.00	7.94%
Green Fees			
Adults Weekday	\$20.00	\$22.00	10.00%
Adults Weekend/Holiday	\$23.00	\$22.00	-4.35%
Seniors Weekday	\$15.00	\$16.00	6.67%
Senior Weekend/Holiday	\$23.00	\$22.00	-4.35%

For clarification he stated that:

Sales tax is included in the proposed rates.

The green fees for adults and seniors for weekday and weekend rates are \$16.00 for 9 holes and \$22.00 for 18 holes.

Golf fees are currently the lowest in the Magic Valley.

Steve Meyerhoffer and Travis Hofland were present to answer questions the Council may have.

The public comment portion of the hearing was opened and closed with no input.

Steve Meyerhoffer stated that he agreed on the increase on the proposed rates.

MOTION:

Vice Mayor Lanting made the motion to adopt Resolution 1872, with the green fees for adults and seniors for weekday and weekend rates set at \$16.00 for 9 holes and \$22.00 for 18 holes, as presented. The motion was seconded by Councilperson Kezele and roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

Mayor Hall at 6:31 P.M. turned the meeting over to Vice Mayor Lanting and recused himself from the following public hearing due to a conflict of interest.

2. Request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-6 PUD for 8.5 (+/-) acres to allow for a college apartment complex on property located between the 140-250 Blocks of Falls Avenue West and Robbins Avenue West, c/o College of Southern Idaho represented by Mike Mason. (app. 2474)

Mike Mason, Vice President of Admin for the College of Southern Idaho, explained the request.

Community Development Director Humble reviewed the request.

On September 13, 2011, the Commission recommended approval of this request, as presented, by a vote 5 for, 1 against and 1 abstained, subject to the following conditions:

1. Subject to recordation of a PUD agreement, as approved by the City Council, prior to construction of the first phase of the project.
2. Subject to construction of curb, gutter and sidewalk along Robbins Avenue West at the time this phase is developed.
3. Subject to approach/access issues on Falls Avenue West being resolved and approved by the Engineering Department prior to construction of the first phase of the project.
4. Subject to the issue of the undeveloped cul-de-sac at the east end of Elaine Avenue being resolved prior to construction of the first phase of the project.
5. Subject to amendments as required by Building, Fire, Engineering and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

Council discussion followed.

Community Development Director Humble stated that the lot on the east part of the 9.4 acres is still retained by the original owners. Mike Mason stated that the concept is to do only one-half of the buildings presented.

Vice Mayor Lanting asked that for future reference are there any possibilities for a future exit from Washington Street to alleviate traffic on Robbins Street in relation to the second development.

Mike Mason that the CSI has not planned but will look into the possibility.

Terry McCurdy stated that the portion south of the Sawtooth Surgery has a driveway already approved for the future. It has been established and approved.

The public comment portion of the hearing was opened:

James Hoepker, 682 Sunrise Blvd N., spoke in favor of the request. He stated that the traffic conditions in the area will improve.

Gary Beeson, 308 Robbins Street, spoke against the request. He stated his concern of increased traffic.

Janet Renaldi, 276 Robbins Avenue, spoke against the request. She stated her concern of increased traffic.

Lynn Lanford, 875 Rosewood Drive, spoke against the request. He stated his concern of increased traffic.

Mary Wengert, 201 Robbins, spoke against the request. She stated her concern of increased traffic with the additional apartments, decrease of property in the area. She stated she does support the apartments on Falls but not on Robbins Street.

Terry McCurdy, 692 Mountain View Drive, stated that he represents the current property owners and CSI; spoke in favor of the request. He did encourage the City to place sidewalks on Robbins Street.

Marie Smith, 333 Robbins Street, spoke against the request. She stated that she had a petition of 476 signatures. She stated her concern of the safety of children in the area.

Pamela Tracy, 238 Falls Avenue West, spoke against the request. She stated her concern of increased traffic.

Kirsten Hatridge, Rose Street West, spoke against the request.

The public input portion of the hearing was closed.

The following questions were asked for clarification:

Mike Mason stated that 85% to 90% are students living at the Northview Apartments. Campus Park Housing is not owned by the CSI.

Terry McCurdy stated that the sale of the property is pending.

Mike Mason stated that the current college housing is for the majority of students or former College of Southern Idaho students. Apartment living is more conducive to students. The school has a waiting list for Northview Apartments. Currently the dorms are full.

Community Development Director Humble stated that the R-6 zoning is the most dense residential housing.

Councilperson Clow asked that if the housing would be developed in the R-4 Pro how many units can be built.

Community Development Director Humble stated an R-4 zoning would require a Special Use Permit for four-plexes and would have to be built on individual lots. An apartment building is not allowed in an R-4 zone. Four plexes are four units on one lot. The density would be reduced significantly. A PRO overlay includes non-resident uses.

City Engineer Fields discussed accesses to the apartments. She stated that there is currently one approach on Falls for the first part of the development.

Councilperson Mills Sojka asked how the following Condition #3 will be met: Subject to approach/access issues on Falls Avenue West being resolved and approved by the Engineering Department prior to construction of the first phase of the project.

City Engineer Fields stated the desired distance from a driveway to an intersection, which is Blake Street, is a bit short. Given the distance for the apartments on the north side of the road, the desire would be to move that eastern most driveway so it aligns up a little bit better. The plan is to work with the developer to move the western most driveway so it makes the desired spacing from Blake Street. In addition move the eastern most driveway so it aligned most closely or as close as possible with the western most driveway with the apartment complex on the north side of the road.

Councilperson Kezele stated that he heard testimony that there are problems at Washington and Robbins and asked if the city has any internal studies on how that corner is affected by Washington Street and if there is there need for a traffic signal.

City Engineer Fields stated that the theory is that if you have adequate capacity on Washington Street then there will be gaps where people will be able to get in more easily. She stated that she has not looked for traffic data at Washington and Robbins at this point and time, and therefore cannot say if a traffic signal is warranted. She stated she is unclear if the City has data at the intersection.

Councilperson Craig asked for the timeline on phase 2 of the development.

Mike Mason stated the first phase would start in the spring with a year construction like in 2012. The second phase is not currently on the radar as far as funding. Currently there is not a definite timeline.

The public hearing portion of the hearing was closed.

MOTION:

Councilperson Kezele made the motion for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-6 PUD for 8.5 (+/-) acres to allow for a college apartment complex on property located between the 140-250 Blocks of Falls Avenue West and Robbins Avenue West, c/o College of Southern Idaho represented by Mike Mason. (app. 2474) The motion was seconded by Councilperson Clow.

Council discussion followed.

Councilperson Johnson asked that upon a phase 2 development that a suitable engineering solution can be found for the Robbins neighborhood.

Community Development Director Humble explained that the Council can place a condition on the motion for traffic approval or require traffic study results. He stated adjacent to the hospital PUD there is similar concern to the access. The PUD states that driveway approaches had to be approved by Council.

MOTION:

Councilperson Johnson made the motion that driveways on Robbins Avenue will require traffic calming measures to be implemented along Robbins Ave. and will require Council approval. The motion was seconded by Councilperson Mills Sojka. Roll call vote showed Councilpersons Clow, Craig, Johnson, Lanting and Mills Sojka voted in favor of the motion. Councilperson Kezele voted against the motion. Approved 5 to 1.

MOTION:

Roll call vote on the motion as amended showed all members present voted in favor of the motion. Approved 6 to 0.

Mayor Don Hall took his seat on the Council.

Minutes

October 10, 2011

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V. ADJOURNMENT: to 67-2345 Executive Sessions:

1. (1)(c) To conduct deliberations concerning labor negotiations or to acquire an interest in real property which is not owned by a public agency.
- (1)(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

MOTION:

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

The meeting adjourned at 8:08 P.M.

Leila A. Sanchez
Deputy City Clerk