



CITY OF TWIN FALLS, IDAHO

SPECIAL MEETING NOTICE

The Monday, October 20, 2014, City Council Meeting will be held at 4:00 P.M. at the Council Chambers located at 305 Third Avenue East.

For the purpose of:

Council Workshop - City Facility Project

The regular scheduled meeting will start at 5:00 P.M.

Leila A. Sanchez
Deputy City Clerk

COUNCIL MEMBERS:

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



AGENDA
Meeting of the Twin Falls City Council
Monday, October 20, 2014
City Council Chambers
305 3rd Avenue East - Twin Falls, Idaho

4:00 P.M.

Council Workshop - City Facility Project

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA

PROCLAMATION: World Polio Day -

Request made by Rotary Clubs of Twin Falls, Blue Lakes-Twin Falls and Twin Falls-After Hours

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. <u>CONSENT CALENDAR:</u>	<u>Purpose:</u>	<u>By:</u>
1. Consideration of a request to approve the Accounts Payable for: September Payables and October 14 – 20, 2014, total: \$829,063.06 October 14 – 20, total: \$72,735.71 Prepay, October 14, 2014, total: \$3,000 Prepay, October 16, 2014, total: \$72,500	Action	Sharon Bryan
2. Consideration of a request to approve a Trust Agreement for Transfer of Will Serve Capacity from the first phase of Calistoga Springs to the Twin Falls School District Lot 1 Block 1 Golden Eagle Subdivision #4.	Action	Troy Vitek
II. <u>ITEMS FOR CONSIDERATION:</u>	<u>Purpose:</u>	<u>By:</u>
1. Request to confirm the appointment of Steve Kolar to the Airport Advisory Board.	Action	Don Hall
2. Presentation of the Government Finance Officers Association Distinguished Budget Award to the City of Twin Falls.	Presentation	Travis Rothweiler
3. Request to adopt a resolution to establish the Twin Falls Senior Citizen Advisory Council and adopt By-Laws.	Action	Bob and Daphne Mallory
4. Request to award the Diamond Avenue & Ramage Street Paving Project to Kloefer, Inc. in the amount of \$154,163.80.	Action	Josh Baird
5. Request to consider a plan to initiate the City's Transit Development Plan process.	Action	Mandi Thompson
6. Report from Phil Kushlan on recommendations for reorganizing City's structure.	Discussion	Phil Kushlan Travis Rothweiler
7. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M.		
1. Request for Vacation of 89.44 +/- acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin Way aka 3300 East Road.	Public Hearing	Tim Vawser representing the URA
V. <u>ADJOURNMENT:</u>		

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.

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.

*Office of the Mayor
City of Twin Falls, Idaho*

Proclamation



World Polio Day

WHEREAS, Rotary International, founded on February 23, 1905 in Chicago, Illinois USA, is the world's first and one of the largest non-profit service organizations; and

WHEREAS, Rotary in 1985 launched PolioPlus, spearheading the Global Polio Eradication Initiative with the World Health Organization, U.S. Centers for Disease Control and Prevention, and UNICEF to immunize the children of the world against polio; and

WHEREAS, polio cases have dropped by 99 percent since 1988 to put the world on the threshold of eradicating the disease; and

WHEREAS, to date, Rotarians have contributed more than \$1 billion and countless volunteer hours to the protection of more than two billion children in 122 countries; and

WHEREAS, the first \$35 million donated annually to The Rotary Foundation for polio eradication will be matched 2 to 1 by the Bill & Melinda Gates Foundation through 2018; and

WHEREAS, these efforts are providing much needed vaccine, operational support, medical personnel, laboratory equipment and educational materials for health workers and families; and

WHEREAS, no child in the world is safe from the wild polio virus as long as it continues to exist in the three endemic countries of Pakistan, Afghanistan and Nigeria; and

WHEREAS, the Rotary Clubs of Twin Falls, Blue Lakes-Twin Falls and Twin Falls-After Hours have as their mission the promotion of world understanding, goodwill and peace through service projects that address such critical issues as poverty, health, hunger and illiteracy, in the local community and abroad, including the eradication of polio.

NOW, THEREFORE, I, Don Hall, Mayor of the City of Twin Falls, Idaho, do hereby join Rotary International in proclaiming October 24, 2014 as

“WORLD POLIO DAY”

in Twin Falls, encouraging all citizens to join Rotary International and me in the fight for a polio-free world.

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the City of Twin Falls to be affixed, this the 20th day of October, 2014.

Don Hall
Mayor

Attest: Leila A. Sanchez
Deputy City Clerk



Date: Monday, October 20, 2014
To: Honorable Mayor and City Council
From: Troy Vitek, Asst. City Engineer

Request:

Consideration of a request to approve a Trust Agreement for Transfer of Will Serve Capacity from the first phase of Calistoga Springs to the Twin Falls School District Lot 1 Block 1 Golden Eagle Subdivision #4.

Background:

The Twin Falls School District recently purchased a property of land at the northwest corner of Harrison Street South and 3700 North with the intent is to construct a middle school on the property. At this time the City is unable to provide a Will Serve until the Waste Water Treatment Expansion project is completed. However, existing Will Serves are available to be transferred to the properties. In this case the school has worked with the owners of Calistoga Springs and the owners are willing to place their lots in Trust to transfer the Will Serves associated with an unbuilt subdivision to the school property until such time as a new Will Serve can be written for the Calistoga parcels.

Budget Impact:

None

Conclusion:

Staff recommends that the Council accept the agreement and authorize the Mayor to sign.

Attachments:

1. Transfer of Will Serve Commitment

Transfer of Will Serve Commitment

Applicant:

Sept 16, 2014

Twin Falls School District # 411

201 Main St. West

Twin Falls, Idaho 83301

208-733-6900

Applicants Representative

Bradford J. Wills

222 Shoshone St. West

Twin Falls, Idaho 83303-0346

208-420-0314

This is a request to transfer the Will Serve Capacity commitment from the first phase of Calistoga Springs to the Twin Falls School District Lot 1 Block 1 Golden Eagle Subdivision # 4.

GERALD MARTENS is the owner of certain undeveloped real property described as Calistoga Springs Subdivision, located in City of Twin Falls, Twin Falls County, Idaho, and more particularly described on Exhibit A-1 attached hereto and incorporated herein by this reference ("GERALD MARTENS Real Property"). See attached plat Exhibit D-1.

TWIN FALLS SCHOOL DISTRICT is the owner of certain undeveloped real property consisting of Thirty Seven (37) acres, plus or minus, located in Twin Falls County, Idaho, and more particularly described on Exhibit B-1 attached hereto and incorporated herein by this reference ("SCHOOL DISTRICT Real Property"), and the property will be the site of the new Twin Falls School District South Middle School. See attached plat Exhibit E-1.

GERALD MARTENS Real Property is a Sixty Six (66) lot phase of Calistoga Springs Subdivision and is guaranteed a total of Sixty Six (66) Equivalent Residential Units (ERU) of Will Serve capacity for water service and sanitary sewer service from the City of Twin Falls ("WILL SERVE").

GERALD MARTENS desires to transfer this portion of the GERALD MARTENS Real Property WILL SERVE for the orderly transfer and assignment of guaranteed water service and sanitary sewer service from the GERALD MARTENS Real Property to the SCHOOL DISTRICT Real Property, made available by issuance of a Will Serve Letter from the City of Twin Falls, in a manner that is conducive to achieving full compliance with applicable rules, regulations, and polices of Twin Falls County and the City of Twin Falls.

The existing Trust Agreement recorded in 2012 on the GERALD MARTENS Real Property will be amended adding the Will Serve restriction using the First Amendment to Trust Agreement to be executed and recorded for the benefit of the City of Twin Falls (BENEFICIARY). See Exhibit C-1 (FIRST AMENDMENT TO TRUST AGREEMENT)

GERALD MARTENS and SCHOOL DISTRICT have agreed that upon the recording of this First Amendment to Trust Agreement, the Sixty Six (66) ERU City of Twin Falls WILL SERVE assigned

to the GERALD MARTENS Real Property will be transferred and assigned to the SCHOOL DISTRICT Real Property.

EXHIBIT A-1

(GERALD MARTENS Real Property)

Lots 1-28, inclusive, in Block 1

Lot 1, inclusive, in Block 2

Lots 1-11, inclusive, in Block 3

Lots 1-9, inclusive, in Block 4

Lots 1-14, inclusive, in Block 5

Lots 1-3, inclusive, in Block 6

All located in the Calistoga Springs Subdivision, according to the official plat thereof, filed in the records of Twin Falls County, Idaho County, Idaho according to the official plat thereof recorded as Instrument No. 2010-003739, February 25, 2010.

EXHIBIT B-1

(SCHOOL DISTRICT Real Property)

All located in Lot 1 Block 1 Golden Eagle Subdivision # 4, according to the official plat thereof recorded as Instrument No. 2014-012780, August 1, 2014.

EXHIBIT C-1

(FIRST AMENDMENT TO TRUST AGREEMENT)

EXHIBIT D-1

Calistoga Springs Recorded Plat

EXHIBIT E-1

Golden Eagle Recorded Plat

Applicant:

Bradford J. Wills

Exhibit C-1

FIRST AMENDMENT TO TRUST AGREEMENT

THIS FIRST AMENDMENT TO TRUST AGREEMENT dated 4th day of April, 2012, by and between NEW PROVIDENCE GROUP, LLC ("TRUSTOR"), LAND TITLE AND ESCROW, INC. ("TRUSTEE") and CITY OF TWIN FALLS IDAHO ("BENEFICIARY") thereof recorded as Instrument No. 2012-007408, recorded April 23, 2012, records of Twin Falls County.

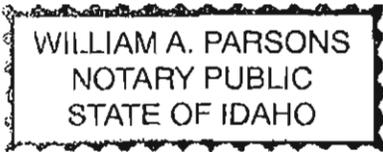
1. Except as stated herein, said TRUST AGREEMENT shall remain in full force and effect as initially written.
2. With regards to Chapter 3. TRUST TERMS: The portion of this section that reads: "The Trustor and Trustee agree that the Trustee shall hold title to the Property in Trust under the terms hereof; that title to the Property shall be and remain in good and marketable and free from any defects, liens, conditions or encumbrances of any kind of nature other than those appearing of record in the office of the Twin Falls County Recorder; subject to the conditions of the Phase Control Development Notice for Lots in Calistoga Springs Subdivision, a copy of which is attached hereto as Exhibit B; or those which are placed on the Property with the prior written consent of the Trustor and the recording of the consent by Beneficiary pursuant of the Improvement Development Agreement." Shall be amended to read: "The Trustor and Trustee agree that the Trustee shall hold title to the Property in Trust under the terms hereof; that title to the Property shall be and remain in good and marketable and free from any defects, liens, conditions or encumbrances of any kind of nature other than those appearing of record in the office of the Twin Falls County Recorder; subject to the conditions of the Phase Control Development Notice for Lots in Calistoga Springs Subdivision, a copy of which is attached hereto as Exhibit B; or those which are placed on the Property with the prior written consent of the Trustor and the recording of the consent by Beneficiary pursuant of the Improvement Development Agreement; subject to the condition that guaranteed sanitary sewer service is made available by the issuance of a Will Serve Letter from the City of Twin Falls."
3. With regards to Chapter 9. REVOCATION: By signing this amendment to the TRUST AGREEMENT, the BENEFICIARY fulfills the prior written approval condition of this section.

The foregoing amendment to the TRUST AGREEMENT is enacted and executed and shall be and become effective upon its recordation in the official records of Twin Falls County, Idaho.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the TRUST AGREEMENT the date set opposite their signature.

STATE OF IDAHO)
) ss
County of Cassia)

On this 10 day of September in the year 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared **LARRY ROBERTS**, known or identified to me to be the President of Land Title and Escrow, Inc., the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation, and acknowledged to me that such Corporation executed the same.



William A. Parsons
Notary Public for Idaho
Residing at: Boise
Comm. Exp.: 7/30/16

CERTIFICATE OF OWNER

This is to certify that the undersigned are the owners or representatives of the owners in the simple of the following described property located in a portion of NEA, Section 28, Township 28 North, Range 17 East, Goshute Meridian, Utah Falls County, Utah. Their property being more particularly described as follows:

- Commencing at the North quarter corner of Section 28, Township 28 North, Range 17 East, Goshute Meridian, Utah; along the North boundary of NEA, Section 28 to the NEA-Corner of Section 28, Township 28 North, Range 17 East, Goshute Meridian, Utah; along the North boundary NEA, Section 28 to the Northeast corner thereof;
- Thence, following South 88°49'01" East, 871.79 feet, along the North boundary NEA, Section 28 to the Northeast corner thereof;
- Thence, South 01°18'13" East, 1079.01 feet, along the East boundary NEA, Section 28;
- Thence, South 07°16'13" West, 178.00 feet;
- Thence, along a curve, C1, as shown on Sheet 1 of 3;
- Thence, South 08°48'17" West, 45.13 feet;
- Thence, along a curve, C2, as shown on Sheet 1 of 3;
- Thence, South 03°15'25" West, 118.84 feet;
- Thence, North 64°07'30" West, 24.76 feet;
- Thence, North 28°01'48" East, 78.82 feet;
- Thence, along a curve, C3, as shown on Sheet 1 of 3;
- Thence, North 63°38'14" West, 60.00 feet;
- Thence, North 28°01'48" East, 145.00 feet;
- Thence, North 63°58'14" West, 571.42 feet;
- Thence, North 00°00'00" East, 9.43 feet;
- Thence, South 90°00'00" West, 102.84 feet;
- Thence, North 78°44'27" West, 51.22 feet;
- Thence, South 08°16'17" West, 137.00 feet;
- Thence, North 01°13'13" West, 224.17 feet, along the West boundary of NEA;
- Thence, South 88°49'01" East, 433.80 feet;
- Thence, North 01°13'13" West, 300.00 feet, to the REAL POINT OF BEGINNING.

The gross area contained in this plat is approximately 21.87 acres. It is the intention of the undersigned, to, and they do hereby record and file in this plat, that the undersigned and their heirs, assigns, representatives, successors, and assigns, do hereby agree that the information herein is true and correct, and that the same is not intended for public utility and such other uses as may be authorized by the Utah State Engineer and other designated public uses are to be restricted within the limits of said instrument.

Pursuant to Utah Code 50-1314, the undersigned, on behalf of the City of Utah, do hereby state that the lots on this plat are eligible to receive water service from the City of Utah (Utah Substation Water System).

Pursuant to Utah Code 37-2003, the undersigned, on behalf of the City of Utah, do hereby state that the information herein is true and correct, and that the same is not intended for public utility and such other uses as may be authorized by the Utah State Engineer and other designated public uses are to be restricted within the limits of said instrument.

NEA PROPERTY GROUP, LLC, An Idaho Limited Liability Company
 111709 AM 82332418
 2010-003739
 A RECORDING INSTRUMENT TO BE FILED IN THE PUBLIC RECORDS OF THE STATE OF UTAH
 DISTRICT ONE
 COUNTY FALLS

Elizabeth A. Hodge
 Elizabeth A. Hodge, Manager

ACKNOWLEDGMENT

STATE OF Idaho, COUNTY OF Falls, ss: I, John A. Hodge, Notary Public, do hereby certify that on this 11 day of December, 2009, at 3:40 P.M., before me, the undersigned, a Notary Public, in and for said State, personally appeared Elizabeth A. Hodge, known to me to be the manager of NEA PROPERTY GROUP, LLC, an Idaho limited liability company and acknowledged to me that the company executed the same, in WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year in the certificate next above written.



Elizabeth A. Hodge
Notary Public

John A. Hodge
Manager

June 13, 2012
Commission Expires



NEA Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

Exhibit E-1 Golden Eagle # 4



Golden Eagle Subdivision No. 4
Conveyance Plat
Located In
SW4, Section 28
T. 10 S., R. 17 E., Boise Meridian
Twin Falls County, Idaho
2014

- Legend**
- SURVEYOR BOUNDARY
 - LOT LINE
 - UTILITY EASEMENT
 - STREET CENTERLINE
 - SET 5/8" x 24" REBAR & CAP (LS 1000)
 - ⊙ FOUND 1/2" REBAR - SET 5/8" x 24" REBAR & CAP (LS 1000)
 - FOUND 1/2" REBAR & CAP (LS 908)
 - FOUND 5/8" REBAR & CAP (LS 908)

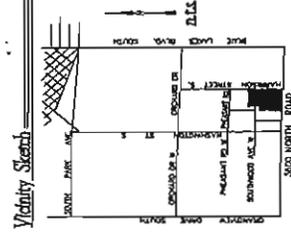
Health Certificate

Temporary restrictions as required by Idaho Code, Title 59, Chapter 13, are hereby lifted and no further restrictions shall be placed on the use of the property for purposes other than those stated in the health certificate for persons using the premises and sanitary facilities requirements are satisfied.

[Signature]
RHS, Twin Falls Public Health District
7/27/14

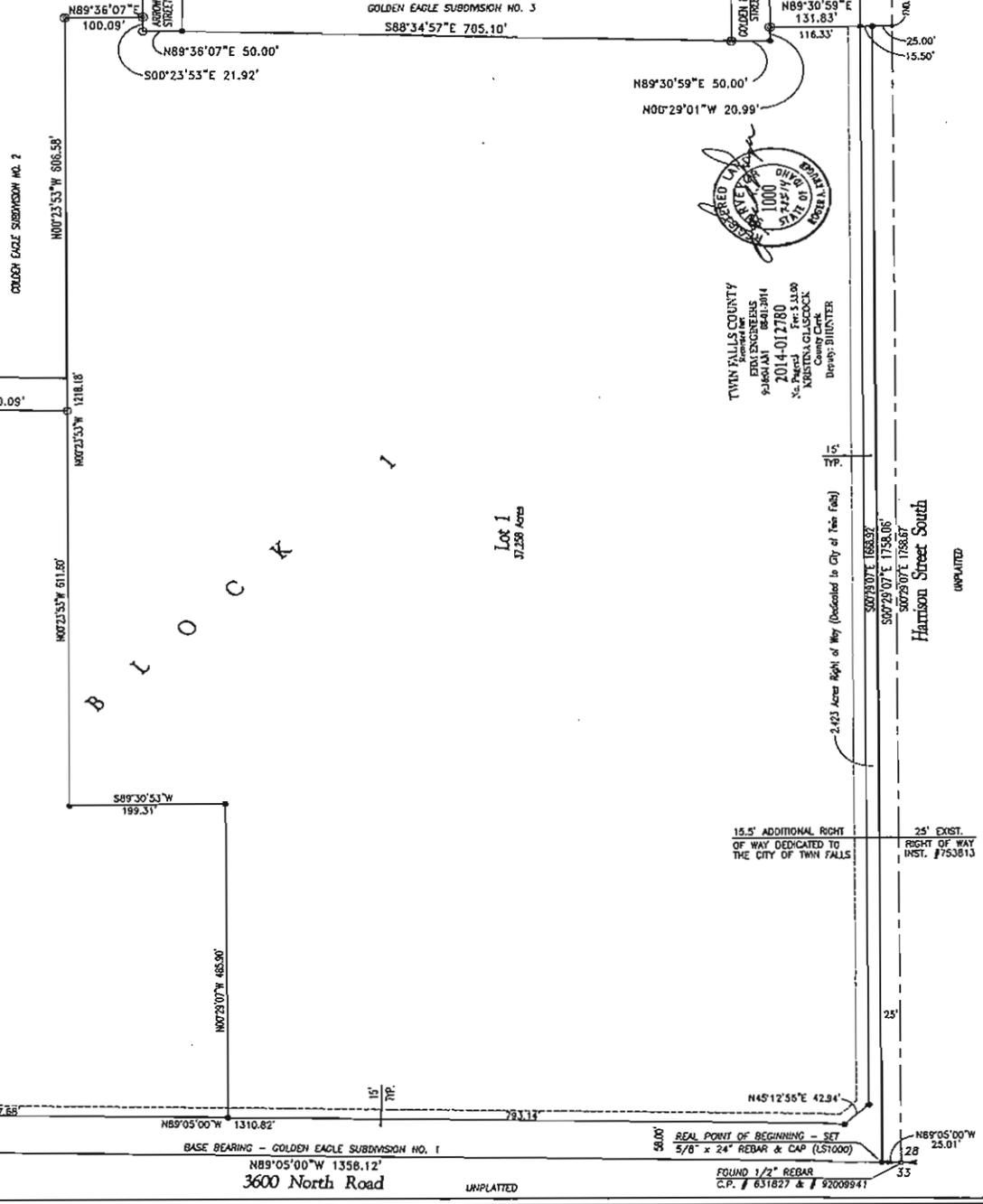
NOTES

LOTS WILL HAVE EASEMENTS REDUCED BY SEWERAGE PERMITS AS NEED BE OBTAINED.



EHM Engineers Inc.
ENGINEERS/SURVEYORS/PLANNERS
215-1471

A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE. IN ITS EXERCISE OF JURISDICTION THEREON, NO BUILDING PERMITS SHALL BE ISSUED FOR THE PROPERTY UNLESS THE PLAT IS FIRST APPROVED BY THE CITY OF TWIN FALLS CITY CODE. THE PROVISIONS OF THIS ACT APPLY TO LOTS AND BLOCKS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE.



- FOUND BRASS CAP**
- C.P. # 670722
 - # 631827
 - 2010-006781
 - 2003-005571
 - 670722
 - 91010935

29 28 1246.14'
32 33 N89°05'00"W 7629.27' TO 1/4 CORNER

3600 North Road
UNPLATTED

FOUND 1/2" REBAR
C.P. # 631827 & # 92009941

CERTIFICATE OF OWNER

This is to certify that the undersigned is the owner or representative of the owners in fee simple of the following described property, located in the SW 1/4 of Section 28, Township 10 South, Range 17 East, Boone Meridian, Twin Falls County, Idaho; said property being more specifically described as follows:

- Commencing at the South quarter corner of said Section 28, said point (see S 8970207E, 2629.27 feet) from the Southeast corner of said Section 28, Thence, N 8970207E, 75.01 feet along the South boundary of the Southwest quarter of said Section 28 to the REAL POINT OF BEGINNING.
- Thence, N 8970207E, 138.12 feet along the South boundary of the Southwest quarter of said Section 28 to the Southeast corner of "Golden Eagle Subdivision No. 1".
- Thence, N 8970207E, 496.14 feet along the East boundary of "Golden Eagle Subdivision No. 1".
- Thence, N 8970207E, 61.78 feet along the boundary of "Golden Eagle Subdivision No. 1".
- Thence, N 8970207E, 741.03 feet along the East boundary of "Golden Eagle Subdivision No. 1" to the Southeast corner of "Golden Eagle Subdivision No. 2".
- Thence, S 8970207E, 250.09 feet along said right of way to the Southwest corner of "Golden Eagle Subdivision No. 2".
- Thence, N 8970207E, 666.58 feet along the East boundary of "Golden Eagle Subdivision No. 2" to the Southeast corner of "Golden Eagle Subdivision No. 3".
- Thence, N 8970207E, 100.09 feet along the Southern boundary of "Golden Eagle Subdivision No. 3" to a point on the West right of way of Arroyo Street.
- Thence, S 8970207E, 21.62 feet along the West right of way of Arroyo Street.
- Thence, N 8970207E, 20.00 feet to a point on the East right of way of Arroyo Street.
- Thence, S 8970207E, 762.10 feet along the Southern boundary of "Golden Eagle Subdivision No. 3" to a point on the West right of way of Golden Eagle Street.
- Thence, N 8970207E, 50.00 feet to a point on the East right of way of Golden Eagle Street.
- Thence, N 8970207E, 21.99 feet along the East right of way of Golden Eagle Street.
- Thence, N 8970207E, 131.83 feet along the Southern boundary of "Golden Eagle Subdivision No. 3" to a point on the West right of way of Harrison Street South.
- Thence, S 8970207E, 1758.06 feet along said right of way to the REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 48.89 acres. It is the intention of the undersigned to, and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever the road right of way as shown on this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and such other uses designated on this plat. No structure other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 55-1133, I, the undersigned, as owner, do hereby state that the lots on this plat are eligible to receive water service from the City of Twin Falls Municipal Water System.

Pursuant to Idaho Code 31-2605, I, the undersigned, as owner, do hereby state that the irrigation water rights appurtenant and the easement obligation of the lands in this plat have not been transferred from said lands and that a satisfactory irrigation water delivery system is provided for and has been approved by the Twin Falls City Council. Lots within the subdivision will be entitled to water rights and will be eligible for easements from the irrigation district only if said Company.

V&S LLC

Douglas Warner
 Douglas Warner, Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO }
 COUNTY OF TWIN FALLS } ss
 On this 16th day of July, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said United Liability Company created the same.

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

Matthew Johnson
 Notary Public
 Twin Falls
 Residing in
 10/17/18
 Commission Expires



TWIN FALLS COUNTY
 CIVIL ENGINEERS
 9166614N 08-01-2014
 2014-012780
 Ms. Patricia Kristeva Glascock
 Chasing Curve
 2100 S BRICKYARD
 ENGINEERS INC.
 212-1471
 SHEET 2 OF 3



CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Professional Land Surveyor in the State of Idaho, made the survey of the land described in the Certificate of Owners and that this plot is a true and accurate representation of said survey as made and staked under my supervision and direction.



APPROVAL OF CITY COUNCIL

This plot was accepted by the City Council of Twin Falls, Idaho at their meeting on the 14th day of July, 2014.

[Signature]

[Signature] City Clerk

APPROVAL OF CITY ENGINEER

I have reviewed the accompanying plot and hereby certify that it conforms with the applicable ordinances of the City of Twin Falls, Idaho.

[Signature] City Engineer

[Signature] Allent Clerk

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned has checked the foregoing plot and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Twin Falls related thereto.

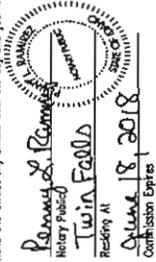
Dated this 14th day of July, 2014.

[Signature] Register of Deeds, Twin Falls County, Idaho

ACKNOWLEDGMENT

STATE OF IDAHO, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard H. Carlson, personally known or identified to me to be the person whose name is subscribed to the foregoing certificate and acknowledged to me that he executed the same.

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



COUNTY TREASURER'S CERTIFICATE

I, Debbie Kaufman, County Treasurer in and for the County of Twin Falls, Idaho per the requirements of Idaho Code 50-1006, do hereby certify that all County property taxes due for the property included in this plot have been paid in full. This certification is valid for the next thirty days only.

[Signature] County Treasurer Date: August 1, 2014

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 2014-012780 STATE OF IDAHO COUNTY OF TWIN FALLS

On this 1st day of August, 2014, at 9:30 AM, the foregoing plat was filed for record in the office of the Recorder of Twin Falls County, Idaho and duly recorded in plot book 244 on page 37.

[Signature] Deputy Recorder Kristina Glascock



October 20, 2014, City Council Meeting

To: City Council

From: Mayor Don Hall

Request: Consideration of a request to confirm the appointment of Steve Kolar to the Airport Advisory Board.

Time Estimate: The presentation will take approximately 3 minutes. Following the presentation, additional time may be necessary for questions.

Background: The City advertised for applicants interested in becoming a City representative on the Airport Board due to the departure of Jim O'Donnell, who served his maximum 2 terms. Staff worked with the City PIO in issuing two separate press releases and listing the opening on the City Web page over a five week period.

An interview committee composed of Mayor Don Hall, Airport Liaison Chris Talkington, Airport Board Chairman Dan Olmstead and Airport Manager Bill Carberry interviewed Steve Kolar, the sole applicant, earlier this month. The committee was impressed with Mr. Kolar and unanimously agreed to recommend him. Mr. Kolar revealed a good understanding of current airport operations and development goals. He has volunteered for the airshow committee, holding the position of ground operations director. He lives in the city limits and is employed with the City of Jerome engineering department.

Approval Process: City Code 8-7-3 says that Airport Board members are appointed by the Mayor and confirmed by the City Council.

Budget Impact: None

Regulatory Impact: Approval of this request will maintain full membership on the Airport Advisory Board.

Conclusion: I request that the Council confirm my appointment of Steve Kolar to the Airport Advisory Board.

red 7/22/14



APPLICATION FOR THE MAGIC VALLEY REGIONAL AIRPORT ADVISORY BOARD

NAME: STEVE KOLAR

ADDRESS: 537 ELIZABETH PARK DR PHONE: HOME 208 420 8377

E-MAIL ADDRESS: STEVEKOLAR@Twin Falls@gmail.com BUSINESS 208 324 9669 Ext 221

OCCUPATION (PLACE OF EMPLOYMENT) CITY OF JEROME

*DO YOU LIVE IN TWIN FALLS CITY OR COUNTY? CITY HOW LONG? 55 yrs

I AM APPLYING FOR A: CITY SEAT X COUNTY SEAT

WHY WOULD YOU LIKE TO SERVE ON THIS BOARD? SEE ATTACHED

BRIEFLY LIST THE VOLUNTEER COMMUNITY PROJECTS YOU HAVE PARTICIPATED IN TWIN FALLS AND OTHER COMMUNITIES: SEE ATTACHED

TO WHAT EXTENT ARE YOU FAMILIAR WITH THE AIRPORT? SEE ATTACHED

ARE THERE ANY IMPROVEMENTS YOU WOULD LIKE TO SEE AT THE AIRPORT?

WHAT DO YOU SEE AS THE GREATEST CHALLENGES AND OPPORTUNITIES FOR THE AIRPORT?

NOTE: SERVING ON THE AIRPORT BOARD WILL REQUIRE A COMMITMENT OF YOUR TIME.

1. ATTENDING MONTHLY LUNCHEON MEETINGS.
2. SERVING ON SPECIAL PROJECTS AS NEEDED.

THANK YOU FOR YOUR PARTICIPATION. WE WILL BE IN CONTACT WITH YOU.

APPLICATION CAN BE RETURNED TO THE AIRPORT OFFICE, EMAILED TO dnewbry@tfid.org OR MAILED TO MAGIC VALLEY REGIONAL AIRPORT PO BOX 1907 TWIN FALLS, ID 83303. APPLICATIONS MUST BE RECEIVED BY WEDNESDAY, AUGUST 21, 2013. QUESTIONS, PLEASE CALL 733-5215 EXT 0

*Note: City or County residency is required to hold a County Seat and City residency is required to hold a City seat.

Steve Kolar
Twin Falls Airport Advisory Board
July 22, 2014

WHY

If I am appointed to the advisory board I feel that I would become a valuable asset because I am:

Energetic and Reliable,
Open minded and a Team player,
A long time Magic Valley resident,
Trustworthy, Dependable

I also possess a private pilot's license. Additionally, I feel that I possess strong analytical and problem solving skills. I have lived in Twin Falls for most of my life. Twin Falls has been very good for me and very good to me. I feel that by serving on the board that it may afford me some opportunities to show my appreciation to all the great people I have interacted with in my life.

Intangibles – I have established a great working relationship with some of the existing airport staff, and I have had the opportunity to associate myself with other advisory board members on occasion.

VOLUNTEER COMMUNITY PROJECTS

1970-1974	Idaho Fish & Game Explorer Scout
1978-1983	Twin Falls County Search & Rescue
1990-1991	Volunteer Math Instructor – Mini Cassia Adult Enrichment Program
2006	Jerome – Volunteer at the Healing Fields – Honoring Victims of 9-11
2010	Jerome – Volunteer at the Healing Fields – Honoring Victims of 9-11 (small)
2012	Air Magic Valley – Blue Angels – Assistant to the Director of Ground Operations Alan Hansten
2014	Air Magic Valley – Appointed to the Director of Ground Operations

AIRPORT FAMILIARITY

Because I am a private pilot and because of the airshows I have spent numerous hours at the airport. I am familiar with the airport layout as well as some of the FB operators, flight schools, CAP, BLM and other entities.

AIRPORT IMPROVEMENTS – FUTURE

At this point in time I do not have any suggestions for future airport improvements.

Steve Kolar
Twin Falls Airport Advisory Board
July 22, 2014

AIRPORT OPPORTUNITIES AND CHALLENGES

As I indicated before I have spent most of my life in the Magic Valley. One of the challenges that in my opinion is the geographic location of the Joslin Field with respect to Boise, Pocatello, and Salt Lake City. In the past I believe this has contributed to air services such as Allegiant Airlines to suspend flights from Twin Falls.

Another challenge is encourage passengers to fly out of Twin Falls rather than driving to Salt Lake City or Boise for cheaper flights.

Because of relatively cheap utilities compared to other larger cities in the United States, and a thriving economy, many larger corporations such as Chobani are choosing to locate businesses in the Magic Valley. If this trend continues just the increase in the number of people moving into the area may result in increased passenger numbers at the airport.

This increasing economic development may attract business that may require air services as part of their operations.



Date: Monday, October 20, 2014
To: Honorable Mayor and City Council
From: Bob and Daphne Mallory – Citizens

Request:

Consideration of a request to adopt a resolution to establish the Twin Falls Senior Citizen Advisory Council and adopt By-Laws.

Time Estimate:

The applicant would like to give a 5 minute presentation.

Following the presentations, applicant anticipates some time for questions and answers.

Background:

The Senior Advisory Committee was proposed and the Council approved exploration of the requirements and process.

Approval Process:

N/A

Budget Impact:

There is no significant budget impact associated with the Council's approval of this request.

Regulatory Impact:

Approval of the request will allow the City to proceed with approving members for the Senior Advisory Committee.

Conclusion:

Bob and Daphne Mallory recommend that the Council approve the request as presented.

Attachments:

Senior Advisory Committee for Approval by the Council.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ORGANIZING A SENIOR CITIZEN ADVISORY COMMISSION AND SETTING FORTH THE BY-LAWS PURSUANT TO WHICH SAID COMMISSION SHALL OPERATE.

BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, THAT THE FOLLOWING BY-LAWS ARE HEREBY ADOPTED FOR THE CITY OF TWIN FALLS SENIOR CITIZEN ADVISORY - COMMISSION:

WHEREAS the seniors of the City of Twin Falls, Idaho (hereinafter “the City”) constitute an underutilized resource of ideas, knowledge and experience with respect to the City and its affairs; and,

WHEREAS the Mayor and City Council of the City of Twin Falls (hereinafter “the Council”) desires and seeks input from the seniors into the affairs and issues of the City through a Twin Falls Senior Citizen Advisory Council; and,

WHEREAS the seniors of Twin Falls are willing to devote their time and energy into improving the City and the community through a Twin Falls Senior Citizen Advisory Council; and,

WHEREAS this advisory commission is intended to represent those seniors not already being served by organizations already providing services, education or recreation to seniors.

NOW THEREFORE, the Mayor and the City Council of the City of Twin Falls hereby establish the Twin Falls Senior Citizen Advisory Council and adopt the following By-Laws.

BY-LAWS OF THE TWIN FALLS SENIOR CITIZEN ADVISORY COUNCIL
OF THE CITY OF TWIN FALLS, IDAHO

ARTICLE I. INTENT

The intent in preparing and adopting these By-Laws is to provide a framework for organization of the Twin Falls Senior Citizen Advisory Commission, its actions and agenda. It is not the intent of the City, or the officers and members hereinafter described, to create a legal entity of any sort including without limitation, a corporation, non-profit corporation, limited liability company, partnership, nor any other business, public or quasi-public entity.

ARTICLE II. OFFICES

The principal location of the Twin Falls Senior Citizen Advisory Commission shall be the Office of the City Manager, 321 2nd Ave. E., P.O. Box 1907, Twin Falls, Idaho 83303-1907. The Twin Falls Senior Citizen Advisory Commission may have such other offices as the Commission may designate or as the business of the Twin Falls Senior Citizen Advisory Commission may require from time to time.

ARTICLE III. MEMBERS

Section 1. General Membership and Voting Rights. Any person sixty five (65) years of age or older residing within the limits of the City of Twin Falls and the Area of Impact, who is not employed by an organization providing services, education or recreation to seniors, may apply for general membership. Any member in good standing is entitled to vote on general membership issues.

ARTICLE IV. COMMISSION

Section 1. General Powers and Duties. The business and affairs of the Twin Falls Senior Citizen Advisory Commission shall be managed by the Commission. The Commission shall be responsible for planning the agenda for the year and for each of the General Membership and Commission meetings of the Twin Falls Senior Citizen Advisory Commission, setting and proposing potential subcommittees, and discharging any other responsibilities assigned by the Commission or determined by majority vote of a quorum of the members of the Twin Falls Senior Citizen Advisory Commission.

Section 2. Officers. The Officers of the Commission shall be elected by the Commission. The officers shall consist of a President, a Vice-President, and a Commission Clerk, each of whom shall be elected by secret ballot of the members of the Twin Falls Senior Citizen Advisory Commission.

Section 3. Regular Commission Meetings. The Commission shall provide, by Resolution, the time and place for the holding of regular meetings.

Section 4. Special Meetings. Special meetings of the Commission may be called by or at the request of the President or other Commission member, and shall be held at the principal office of the Twin Falls Senior Citizen Advisory.

Section 5. Notice. Notice of any special meeting of the Commission shall be given as required by the Idaho Public Meeting Law. The notice shall specify the purpose of, or business to be transacted at, such a meeting and the Agenda thereof.

Section 6. Election and Term of Office. The officers to be elected by the members shall be elected annually by the members at the last meeting of the year. Nominations can only be made by voting members. Each member of the Commission shall hold office until resignation or termination in the manner herein provided.

Section 7. Vacancies. Any vacancy occurring on the Commission because of resignation, removal, disqualification, or otherwise, shall be filled by secret ballot of a majority of the voting members of the Commission. A member so elected to fill a vacancy shall be elected for the unexpired term of the predecessor in office.

Section 8. Powers and Duties. The powers and duties of the Officers shall be as provided from time to time by Resolution or Directives of the members.

The President shall preside over and conduct all meetings of the Twin Falls Senior Citizen Advisory Commission and of the Commission, determine agendas for the regular meetings of the Commission, act as signatory on all documents for which the Twin Falls Senior Citizen Advisory Commission provides authorization to sign, delegate authority to any or member of the Twin Falls Senior Citizen Advisory Commission if circumstances so warrant, and act upon any other matters and in the manner authorized by the Twin Falls Senior Citizen Advisory Commission.

The Vice-President shall act in the place of the President upon the President's absence or inability to act as authorized herein, and take action as delegated by the President.

The Clerk shall act as the record keeper of all activities of the Twin Falls Senior Citizen Advisory Commission, keep minutes, archives, and arrange for public notices of all meetings. The Clerk shall prepare the minutes of each meeting of the Twin Falls Senior Citizen Advisory Commission prior to the next regular meeting, prepare and mail the notices of each meeting and prepare and enclose the agendas for each meeting with the notice of such meetings. The Clerk shall also act in the place of the President upon the President's and Vice-President's absence or inability to act as authorized herein, and take action as delegated by the President.

A member of the Commission who fails or refuses to fulfill the duties associated with his/her position may be removed from the Commission by a two-thirds (2/3) majority vote of the voting members of the Senior Citizen Advisory Commission.

Section 10. Agendas. Any member of the Twin Falls Senior Citizen Advisory Commission may submit a request for placement of an item on the agenda to any member of the Commission for consideration at the next following regular meeting.

ARTICLE V. AMENDMENTS

These By-Laws may be altered, amended, or repealed, and new By-Laws may be adopted by the Twin Falls Senior Citizen Commission with prior written notice to the members as provided herein; provided, however, that such alterations, amendments or repeals first be authorized by a two-thirds (2/3) vote of all voting members of the Twin Falls Senior Citizen Advisory Commission, and provided further that vote by proxy shall not be permitted.

PASSED BY THE CITY COMMISSION , 2014

SIGNED BY THE MAYOR , 2014

Don Hall, Mayor

ATTEST:

Deputy City Clerk



Date: Monday, October 20, 2014, City Council Meeting

To: Honorable Mayor and City Council

From: Josh Baird, Staff Engineer

Request:

Consideration of a request to award the Diamond Ave & Ramage St Paving Project to Kloepfer, Inc. in the amount of \$154,163.80.

Time Estimate:

The staff presentation will take approximately 5 minutes.

Background:

On Tuesday, October 14, 2014, bids were opened for the project. Two bids were received that ranged from \$154,163.80 to \$169,337.00. The lowest bid came from Kloepfer Inc. in the amount of \$154,163.80. The bid package from Kloepfer, Inc. 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 funding for this project is coming from funds in the Street Department budget.

Conclusion:

Staff recommends that City Council award the Diamond Ave & Ramage St Paving Project to Kloepfer, Inc. in the amount of \$154,163.80.

Attachments:

1. Vicinity Map
2. Bid Tabulation

UNIT PRICE BID TABULATION

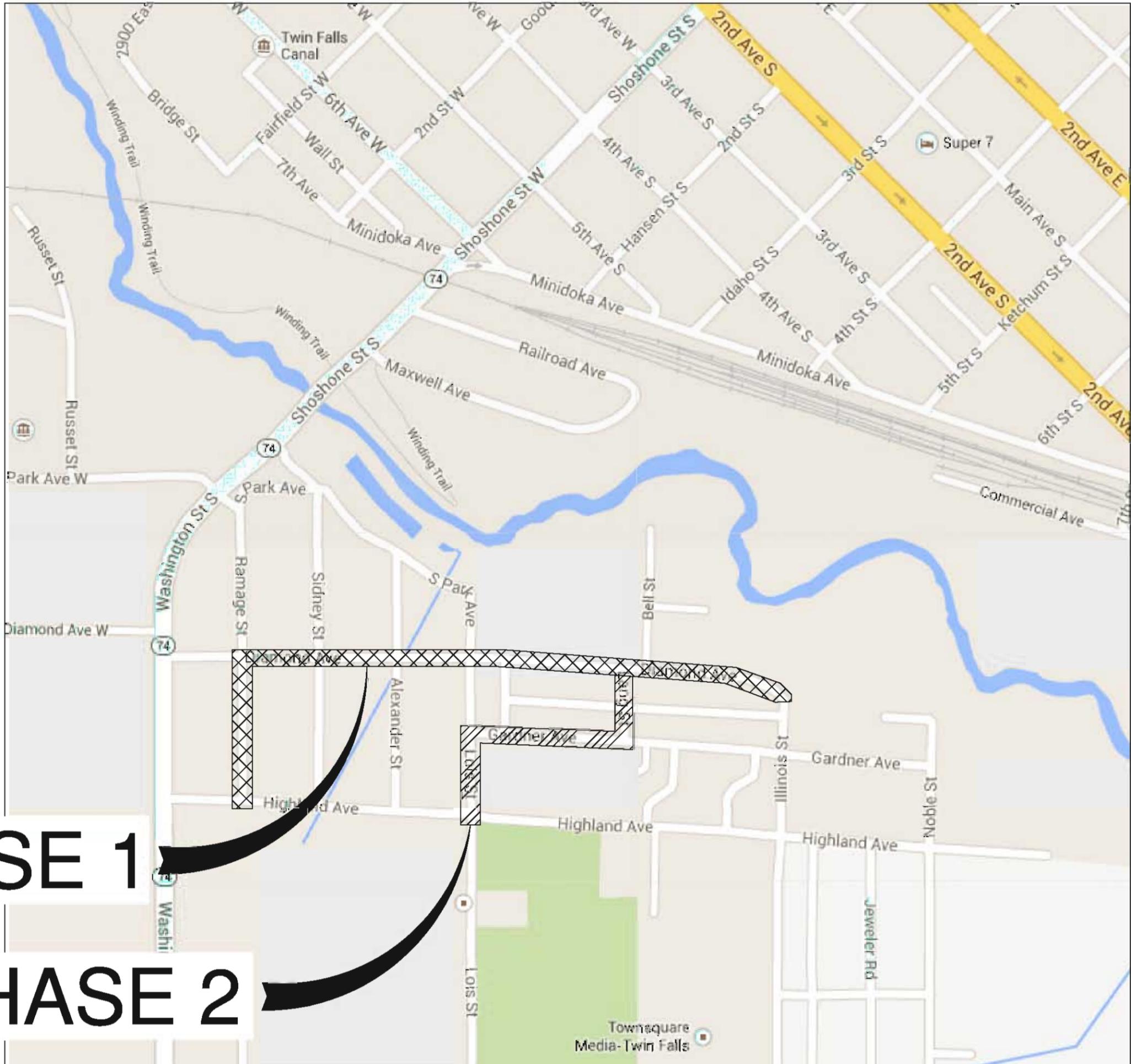
**Diamond Ave & Ramage St Paving
Twin Falls, Idaho**

Opened at: 305 Third Ave E, Twin Falls, ID

On this Date: October 14, 2014

At this Time: 2:00 pm (local time)

<u>SPEC.</u> <u>PAY</u> <u>REF.</u>	<u>BID ITEM DESCRIPTION</u>	<u>UNIT</u>	<u>ESTD</u> <u>QNTY</u>	<i>Engineer's Estimate</i>		<i>Idaho Sand & Gravel</i>		<i>Kloepfer Inc.</i>	
				<u>BID</u> <u>UNIT</u> <u>PRICE</u>	<u>BID PRICE</u>	<u>BID UNIT</u> <u>PRICE</u>	<u>BID PRICE</u>	<u>BID</u> <u>UNIT</u> <u>PRICE</u>	<u>BID PRICE</u>
DIVISION 400 - TECHNICAL SPECIFICATIONS									
413-1	3" - 3/4" max plantmix pavement, in place	TONS	1454	\$95.00	\$138,130.00	\$103.00	\$149,762.00	\$104.70	\$152,233.80
SPECIAL PROVISIONS									
SP-1	Mobilization, in place	LS	1	\$6,500.00	\$6,500.00	\$19,575.00	\$19,575.00	\$1,930.00	\$1,930.00
TOTAL OF ALL BID PRICES					\$144,630.00		\$169,337.00		\$154,163.80
Low-Bid Ranking							2		1
Percentage of Low Bid					94%		110%		100%



PHASE 1

PHASE 2





Date: Monday, October 20, 2014
To: Honorable Mayor and City Council
From: Mandi Thompson, Grant Manager

Request:

Consideration of a plan to initiate the City's Transit Development Plan process.

Time Estimate:

Staff presentation will take approximately 5 minutes. In addition, Sarah Michael, Region IV Mobility Manager for Community Transportation Association of Idaho (CTAI), will address Council. Following the presentations, we expect some additional time for questions. Total estimated time 15 minutes.

Background:

The City of Twin Falls was awarded a planning grant in April 2014 to begin planning for a fixed-route public transportation system. These funds, in the amount of \$40,000, will be used along with a \$10,000 match from the City to hire a consultant to conduct an analysis of the public transportation needs of Twin Falls. In addition to this analysis, a Transit Development Plan will be created that will provide a roadmap for the City as we move forward in planning for a transportation system.

Under current federal transportation law, once the population exceeds 50,000, Twin Falls will be designated as an urbanized area (UZA) and be required to establish an MPO (Metropolitan Planning Organization). Once an MPO is formed, the City will begin providing public transportation. The first step in the planning process for public transportation is the creation of a Transit Development Plan.

Grant funds will be available on April 1, 2015. At this time, an RFQ will be issued and a consultant will be selected for the work. Prior to these steps, however, it is necessary to establish the mission, goals, and objectives of the plan. Staff would like to form an advisory committee made up of local stakeholders, community partners, and social service providers, to assist staff in determining the desired outcome of the TDP.

Sarah Michael, in her position as Mobility Manager for District IV, has direct and regular contact with existing providers, service agencies and potential partners in the Community. She is available to assist staff with the formation of an advisory committee through public outreach as well as in the planning phase for creating an RFQ and selecting a consultant.

Approval Process:

A majority vote by the City Council is needed to approve this request.

Budget Impact:

None at this time.

Regulatory Impact:

Approval of this request will allow staff to begin the formation of a Transit Development Plan advisory committee.

Conclusion:

City staff recommends that the City Council form an Advisory Committee to establish goals and objectives for the Transit Development Plan.

Attachments:

Copy of grant application

2014 Application for FTA 5311 Funds for a Twin Falls Transit Development Plan

Needs

The City of Twin Falls is seeking FTA 5311 Funds for the creation of a Transit Development Plan (TDP). In April 2013, Twin Falls adopted a 20-Year Community Strategic Plan in which specific goals and initiatives, including the need to plan for and fund public transportation, were identified as having priority. A formal TDP would provide the guidance necessary to achieve the transportation goals set forth in the Strategic Plan and identify the capital and human resources needed to provide increased mobility for people in the area who do not use, do not wish to use or cannot use an automobile.

The population in Twin Falls grew from 34,000 in 2000 to 44,000 in 2010, a 29% increase. Based on current growth and projections, the population is expected to exceed 57,000 by the 2020 census. Under current federal transportation law, once the population exceeds 50,000, Twin Falls will be designated as an urbanized area (UZA) and will have the option to establish an MPO (Metropolitan Planning Area). Once an MPO is formed, the City will be required to begin providing public transportation. The City recognizes these changes will require planning, and that the first step in the planning process is the creation of a TDP.

The need for an expansion of services in Twin Falls to increase mobility options is also identified in the LMMN 4B Local Mobility Plan adopted in November 2013. This mobility plan was created through meetings with the public, local governments, public transportation service providers and multiple stakeholders. The Plan is approved by the District 4 Coordinating Council and submitted to ITD as the official plan identifying public transportation and mobility needs for the area. The plan identifies specific needs, including a fixed route service, as well as options for after work hours and weekends. In addition, the Mobility Plan outlines a need for service that connects nearby cities (Jerome, Kimberly, Filer and Buhl) to Twin Falls. Twin Falls serves as the retail, educational, medical and employment center of an eight county area, with a total population of over 250,000. On average, an additional 30,000 people enter the city daily. Assessing the transportation needs of Twin Falls and the surrounding communities is key to creating an effective transportation system for the City.

In 2004, ITD funded a TRANS IV Transportation Development Plan that identified the estimated transit demand for the City of Twin Falls as well as the Twin Falls County (TRANS IV service area). Based upon the 2000 census, the estimated demand was 113,000 one-way trips. In 2013, TRANS IV made 31,100 one-way trips. The disparity in numbers documents a large unmet transit and mobility need.

Since the 2010 Census, which documented a 29% increase in population from 2000 to 2010, several major new employers have come to Twin Falls. Chobani has created over 600 jobs to date, and Clif Bar estimates creating 250 jobs by December 2016 and at full-build out an additional 200 jobs. In addition, Glanbia constructed their new headquarters and state-of-the-art research facility in downtown Twin Falls and St. Luke's completed a 700,000 sq. ft., four-

story hospital in 2010. With projected growth at 57,259 by the next census, it is clear that this is the time for the City to address this need.

Local stakeholders have also expressed the need for expanded mobility services in Twin Falls, in particular, to create a fixed route service which would allow greater access to employment opportunities and critical community services. Current transportation in Twin Falls is provided through subscription and demand-response services, both of which are expensive and limited in service times and areas. A Transit Development Plan will look at stand-alone fixed route systems, as well as a combination of existing demand-response/subscription services and fixed route services. The goal of the plan is to identify the best overall system for those who need and use public transportation, and what it will require to be fully operational.

Goals

Public transportation has been identified by the citizens of Twin Falls as a priority, and current and projected growth supports this need. As a result, the City is moving forward in its preparations for a public transit system. The goal of this grant application is to secure funding to assist in the planning of a system that:

- Strengthens the economy by improving access to jobs, healthcare and retail
- Helps to support and improve the vitality of the downtown area
- Facilitates independent living for seniors, people with disabilities, low-income and zero-vehicle households by providing more options to access health care, social services, shopping, and educational opportunities.

Scope of Work

A TDP for the Twin Falls area will assess current conditions and propose new services. It will evaluate alternatives for organizational structure, potential rate structures, route design and layout, service modes, operating times and frequency, operating costs, and capital implications.

Phase 1: Policy, Organization and Coordination

Organizational Structure – The plan will consider options for the most appropriate entity to run the service – city, county, non-profit, transit authority. Given the specific conditions in Twin Falls, the community will need to come to a consensus on the appropriate operating organization. The goal of this phase is to understand the needs of the community and avoid duplication of services while offering the best solution to all riders.

- Should operations be contracted out or run in house?
- Will an existing operator provide ADA-required paratransit service under contract to the public transportation operator, contracted out to a new entity, or provided in house?
- What staffing will be needed to manage the transit system? What can be coordinated with existing administrative services?
- How will a fixed route transit service work in conjunction with existing providers? Will they exist separately or will they be combined?

Funding, Costs, and Rate Structure – This will allow for an initial understanding of operating costs and the budgetary requirements from the community. The plan will estimate the annual operating costs for a fixed-route system with complimentary para-transit, taking into account predicted federal funding under MAP-21 (5307) and City match.

Phase 2: Existing Conditions and Needs Analysis

Assessing Established Transit Providers – The plan will detail all of the human service transportation providers in Twin Falls and surrounding areas. Particular attention will be paid to Trans IV and the potential of working together.

- An assessment of performance measures for Trans IV, including a review of the budget
- Onboard survey
- Community survey

Peer Analysis – An analysis of comparable transit systems in Idaho, the northwest, and the country will enable the consultants to establish appropriate performance measures, budgets and organizational structures.

Community Demographics – The plan will review relevant planning documents and compile new demographics as needed. The service area is Twin Falls and the surrounding communities (Kimberly, Filer, Jerome, Buhl). This evaluation will assist in establishing need by identifying the transit-dependent population (elderly, low-income, disabled, zero-vehicle households). In addition, the plan will identify the employment sectors and corresponding major employers, the transportation needs of those employers and the potential benefits of public transportation to business expansion and economic development.

Potential Ridership – An effective transit service needs to invest in providing convenient fixed route service for two population segments – riders by choice and riders by necessity. Commuters by choice are those who have the option to drive personal vehicles, but who will choose to use transit if it is reliable and provides a positive experience that meets their transportation needs. Commuters by necessity are those that do not have personal transportation options due to a variety of circumstances. Creating a system that works for all riders is the key to an effective transit system. The plan will identify potential riders through analysis of demographics, major employers, outreach to healthcare providers and community organizations such as the College of Southern Idaho, school district and local social service providers.

Phase 3: Service Design

Route Layout/Design – Route layout will include initial routes based on established generators (mall, health care centers, large retail areas, schools, community college, large employers and corridors (downtown, industrial). In addition, looking at Trans IV generators (common drop off/pick-up points, areas) will assist in establishing potential routes. Projected and existing growth patterns will also be examined to predict new routes as the system expands.

Infrastructure – Transit Center, design of bus stops (shelters, benches, signs), turn outs vs. on-street stops, right-of-way access.

Types of Vehicles Used for Service – Understanding of the various modes of transportation (new purchase/lease/purchasing used vehicles, 30' Low-Floor Transit Coaches vs. Cut-a-way buses with wheelchair lifts). The possibility of potentially banking MAP 21 funds 2-3 years in order to buy a rolling fleet will be explored, as well as the option to use a mixture of purchased and leased busses.

Operating Costs – An estimate of annual operating costs will be detailed. Staffing, maintenance and marketing costs will be explored.

Throughout the Project

Public Participation/Stakeholder Involvement – Throughout the project, public participation and stakeholder involvement will be conducted jointly with City staff and the District 4 Mobility Manager. It will include individual and small-group conversations with specific stakeholders to assess intended involvement in the planning and implementation of a public transit system (CSI, Trans IV, LINC, Magic Valley Rehabilitation, Twin Falls County officials, etc.) It will also include public meetings with community members and targeted meetings with potential users and user groups (social service providers, healthcare officials, school district representatives, etc.)



Date: Monday, October 20, 2014
To: Honorable Mayor and City Council
From: Phil Kushlan, Consultant
Travis Rothweiler, City Manager

Request:

To receive report from Phil Kushlan on recommendations for reorganizing City's structure.

Time Estimate:

The presentation will take approximately 30 minutes in addition to time needed for answering questions.

Background:

On February 2014, the City of Twin Falls found itself in a unique position to examine how it was organized and to make possible structural changes. The role of the consultant was to support the City Manager in the organizational transition efforts. The effort will allow the City of Twin Falls to reshape its organization so that it is consistent with the City's strategic plan. The process focused on the organizational needs over the planning horizon, with specific attention paid to the next ten years. The consultant has provided valuable assistance, guidance and perspective, but in no means can any consultant construct such a plan independent of the City's internal stakeholders.

Mr. Kushlan reviewed the current organizational structure, conducted interviews with the members of the City Council, city department leaders and members of the City's Long-Term Planning Committee. As it was committed to in February, Mr. Kushlan will present the plan for the City Council's review, comment and consideration. The City Manager will also provide his thoughts on the proposed plan.

The City Manager's initial goals for the reorganization plan were:

- Maintain and enhance organizational effectiveness
- Provide for greater emphasis on implementation of the Twin Falls Community Strategic Plan
- Enhance collaboration within departments and among departments
- Enhance collaboration with partner organizations
- Enhance communication with citizens
- Create a culture of individual initiative and innovation
- Enhance decision-making throughout the organization
- Minimize cost impacts

These goals are accomplished by:

- Creating two Deputy City Manager positions, one over Public Safety and the other over Community Development Service and Development and eliminates the Assistant City Manager/Assistant to the City Manager and Community Development Director positions
- Recognizes the creation of an in-house prosecutor position that was created in FY 2014
- Moves Economic Development from Community Development to the City Manager
- Airport and Public Works will report to directly to the Deputy City Manager for Community Services and Development,
- Calls for the civilianization of the Emergency Dispatch Center and contemplates placement for possible future service areas: emergency preparedness, public transportation, creating URA and/or Economic Development specialists to enhance economic development services and resources
- Looks to combine Information Services and Communications into one area

The City Manager is asking the City Council take the plan under advisement and will be asked to approve the plan at the October 27th City Council meeting.

Approval Process:

At this time, there is no approval process required. The City Manager will bring this item back to the City Council for its consideration at the October 27th City Council meeting.

Budget Impact:

There is no impact receiving the proposed reorganization plan. At this time, the City Manager anticipates the plan will be budget-neutral for FY 2015. Future movements could have future impacts on the budget.

Regulatory Impact:

There is no regulatory impact associated with this request.

Attachments

PowerPoint presentation



Public Hearing: **MONDAY, October 20, 2014**

To: Mayor Hall and the City Council

From: Jonathan Spendlove, Community Development

ITEM V-1

Request: Request for Vacation of 89.44 +/- acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin Way aka 3300 East Road. Tim Vawser-EHM Engineers on behalf of Melinda Anderson/Urban Renewal Agency; (App 2673)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 89.44 Acres
Urban Renewal Agency for the City of Twin Falls PO. Box 1907 Twin Falls, Idaho 83303-1907 Melinda Anderson, URA	Current Zoning: M-2	Requested Zoning: Vacation of undeveloped platted lots/ lines, portions of platted ROW and various Public/Utility Easements
	Comprehensive Plan: Industrial	Lot Count: 16 Lots
	Existing Land Use: Undeveloped	Proposed Land Use: Manufacturing Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: Rail Line; M-2, Manufacturing Facility	East: Champlin Road; Agricultural
	South: M-2 AOI; Agricultural	West: M-2 AOI; Undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a Deed for the vacated rights of way.

Budget Impact:

Approval of this request will have little immediate impact the City budget. Long term impacts will have a reasonable impact on the City Budget as the property is proposed for industrial development.

Regulatory Impact:

Following a public hearing and recommendation from the Planning Commission, the request will be scheduled for a public hearing and decision by the City Council.

History:

The area currently known as the Jayco Subdivision was annexed in 2006. Originally an area approximately 177 acres in size was annexed. The area on the agenda today is the eastern 89.44 acre portion of that annexation. Subsequently the Jayco Subdivision went through the Platting Process in 2006-07. This plat designated 18 lots within the subdivision. During the platting process, multiple public hearings were held with the Planning and Zoning Commission and the City Council. The Jayco Plat was officially recorded on 9-19-2007.

Analysis:

This is a request to vacate lot lines, multiple utility and irrigation easements, as well as dedicated public right-of-way within the recorded Jayco Subdivision.

Vacation of Lot Lines: The plat approved in 2007 had a total of 18 lots. The proposed user of this area will utilize 17 of the platted 18 lots. In order to facilitate the construction and best use of the property, the applicant has applied to vacate all the lot lines between 17 of the platted undeveloped lots (See Exhibits #3 & 4)

The vacation of the lot lines will consolidate this land into one lot, thus eliminating any applicable code sections that use lot lines as a delineator for regulations in the Zoning, Building or Engineering Codes. Staff does not foresee any substantial negative effects in vacating the platted lot lines.

Vacation of Right-of-Way: The roadways designated on the plat as Eldridge Ave, Jayco Ave and Middlebury Way are to be vacated as part of this application as shown on Exhibits #3 & 4. The Right Of Way along Champlin road is not part of this vacation and will remain as dedicated public roadways. Additionally, the Railroad Easement identified along the Northern boundary of the plat is not part of this vacation and will not be changed.

The vacation of Eldridge Road will create a dead end street on the west side of this property. In order to accommodate truck traffic on this roadway, an approved turnaround will need to be constructed. The location and design of this turnaround needs to be in conjunction with the site design for the overall Clif Project. In order to facilitate this, a condition should be placed that requires a truck turnaround, and associated roadway dedication, be approved by City Staff.

Vacation of Utility Easements: The approved plat had a note that stated the following: "All interior lot lines have a 5' Utility Easement". With the vacation of the lot lines, these particularly described utility easements are no longer to be utilized.

The plat also contains Utility Easements along the frontage of all lots for a depth of 15'. These utility easements will be vacated along Jayco Ave and expanded along Middlebury Way and Eldridge Ave as shown on Exhibits #3 & 4.

The expansion of the utility easements is being done in order to protect existing and future utility lines that have been installed within the now vacated roadways, and to ensure future service to surrounding properties. The size of these new easements was determined based on the need for an expanded area due to the nature of the existing and future line sizes, potential construction area, and adequate access for maintenance.

Vacation of Irrigation Easements: The plat showed irrigation easements along the frontages of lots. The plat also showed an irrigation easement running North – South on the western side of a number of lots (Exhibit #3), and another irrigation easement on the southern boundary of the subdivision. Along with the plat, a separate utility easement was recorded (Instrument # 2011-012045) that was placed in order to facilitate a water line connection (Exhibit #3). These identified irrigation easements are to be vacated with this request and additional easements will be placed in certain locations to satisfy the need for future irrigation needs (Exhibit #4).

Staff has worked with the Twin Falls Canal Company to facilitate the movement of a portion of a canal from the interior of the property to the Eastern Boundary as shown on Exhibit #4. The details of the irrigation plan for the Clif Project are to be addressed in conjunction with the design of the overall project. Staff does not foresee insurmountable issues with vacating the irrigation easements as shown in the presentation.

Current Utilities: Various city and enterprise utilities currently exist within this subdivision. The applicant will need to satisfy the requirements of all applicable entities prior to the vacation officially taking place. Some of these requirements may entail demolition, movement, and reconstruction of current facilities. The City has received letters from three (Century Link, PMT, and Cable One) of the required six applicable utility companies (we are missing Intermountain Gas & Idaho Power). The City has been working with the Twin Falls Canal Company in order to facilitate conditions that would result in the approval of this vacation.

The needs of the city owned utilities have been addressed by the location and size of the proposed new utility easements as shown in Exhibit #4. A condition should be placed on the vacation requiring all conditions of approval by applicable Utility Companies to be met, and the new irrigation, utility and water line easements being recorded.

On September 23, 2014 the Commission held a public hearing on this request. There was no public comment. Upon closing the public portion of the meeting the Commission held a discussion whereby they voted unanimously to recommend approval of the request to vacate a portion of the Jayco Subdivision, as presented and subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the truck turn-around, and associated roadway dedication, on Eldridge Ave being approved by City Staff.
3. Subject to letters from each of the utility companies granting approval being submitted to the City prior to recordation of the Vacation Ordinance.
4. Subject to any conditions required by the utility companies being satisfied.
5. Subject to the new easements for irrigation, utilities, and waterlines, being recorded.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Current Platted and Recorded Easements; **Exhibit #3**
4. New and Remainder Easements; **Exhibit #4**
5. Preliminary Site Plan
6. Picture Assembly (4 pages)
7. Portion of the Sept 23, 2014 P&Z minutes

**Urban Renewal Agency for the City of Twin Falls – Jayco Vacation
Vacation Statement**

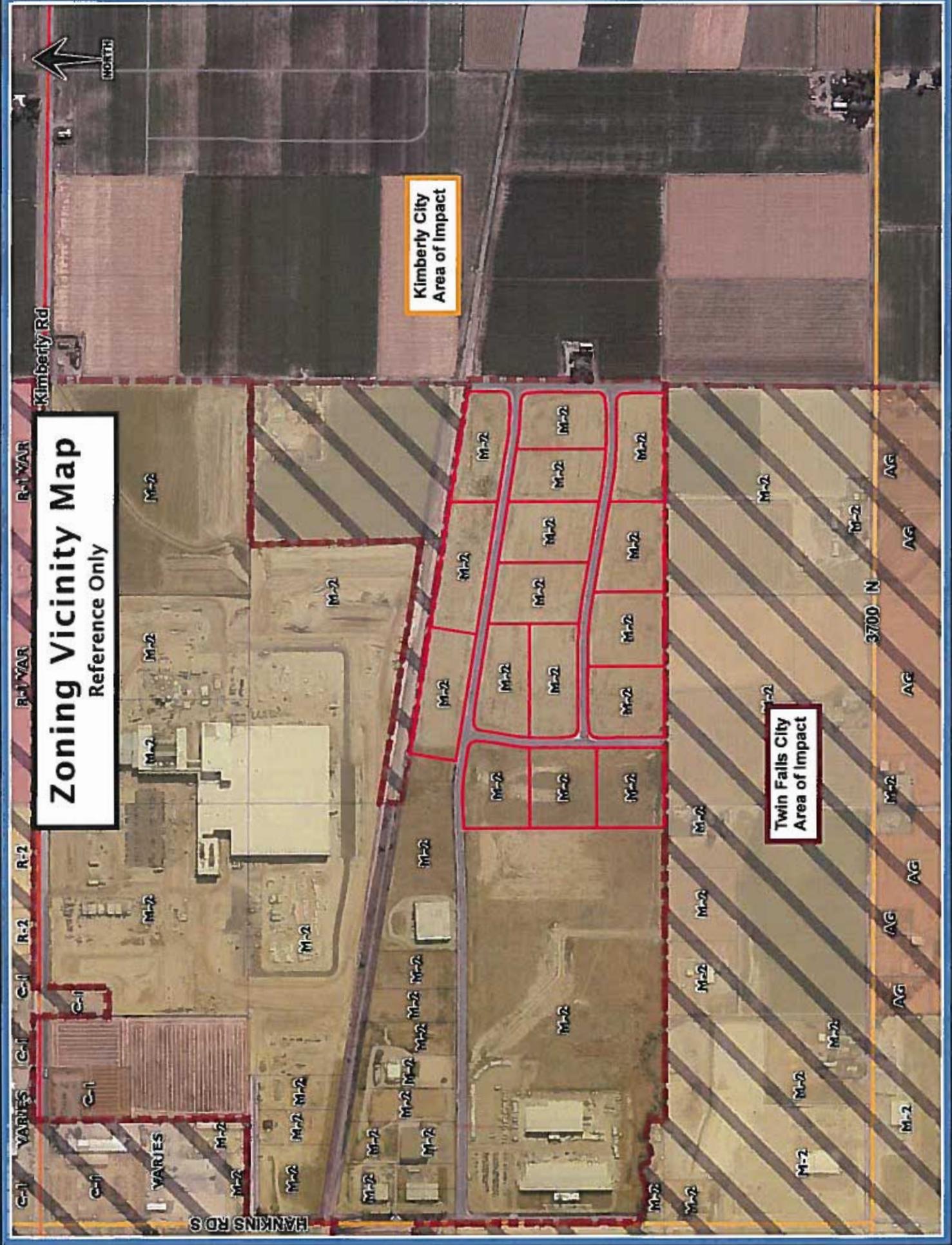
- B.1. See attached land description.**
- B.2. Manufacturing to west and north. Agricultural to south and east.**
- C.4a. The reason for the vacation request is to provide a single parcel for preparation for a large manufacturing facility. The vacation of the existing roadways and easements are necessary to allow placement of the proposed facility and easements will be granted for relocation of utilities and private roadways upon development.**
- 4b. This request should not result in any negative effects on adjoining properties. The proposed use is in compliance with the original development. It is just a larger facility rather than several smaller uses. The overall project should realize more green space than that originally anticipated.**
- 5a. The applicant is the owner of all the area to be vacated and agrees with the vacation.**
- 5b. Utility company statements have been requested and will be forwarded upon receipt.**

Zoning Vicinity Map

Reference Only

Kimberly City
Area of Impact

Twin Falls City
Area of Impact



Currently Platted and Recorded Items - Jayco Sub.

Reference Only



	Irrigation Easement		City Right of Way		Water Line Easement
	Railroad Easement		Utility Easement		

New and Remaining Items - Jayco Sub. Reference Only



Eldridge Ave

Turn Around and
R-O-W Location
TBD By City Staff

3300 E

-  Irrigation Easement
-  City Right of Way
-  Water Line Easement
-  Railroad Easement
-  Utility Easement



• URBAN RENEWAL
DEVELOPMENT
ASSISTANCE
AVAILABLE



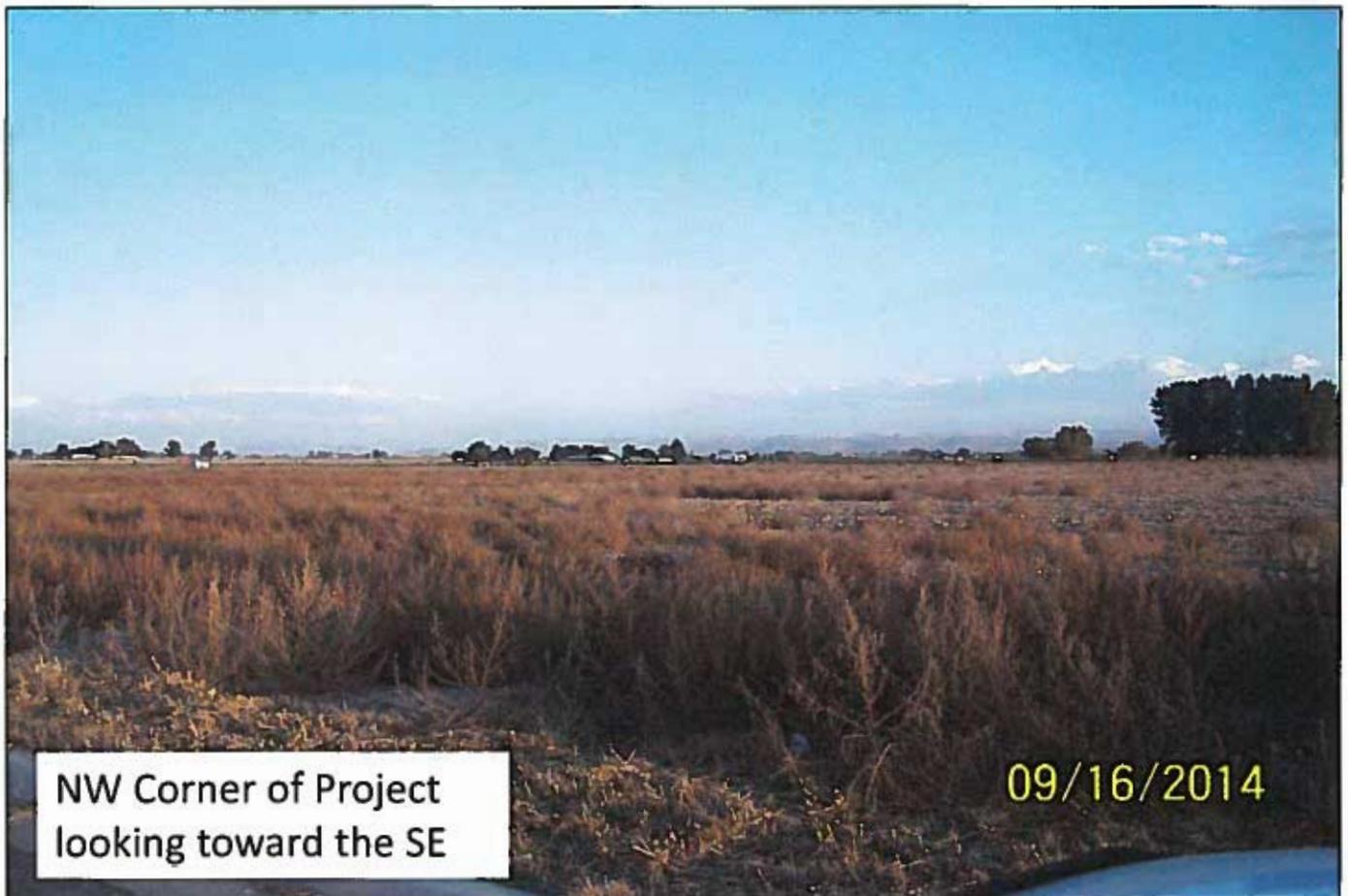
FOR MORE INFO. CONTACT
MELINDA ANDERSON
TWIN FALLS ECONOMIC DEVELOPMENT
(208) 735-7240



NOTICE OF
PUBLIC MEETING
ON ZONING REQUEST

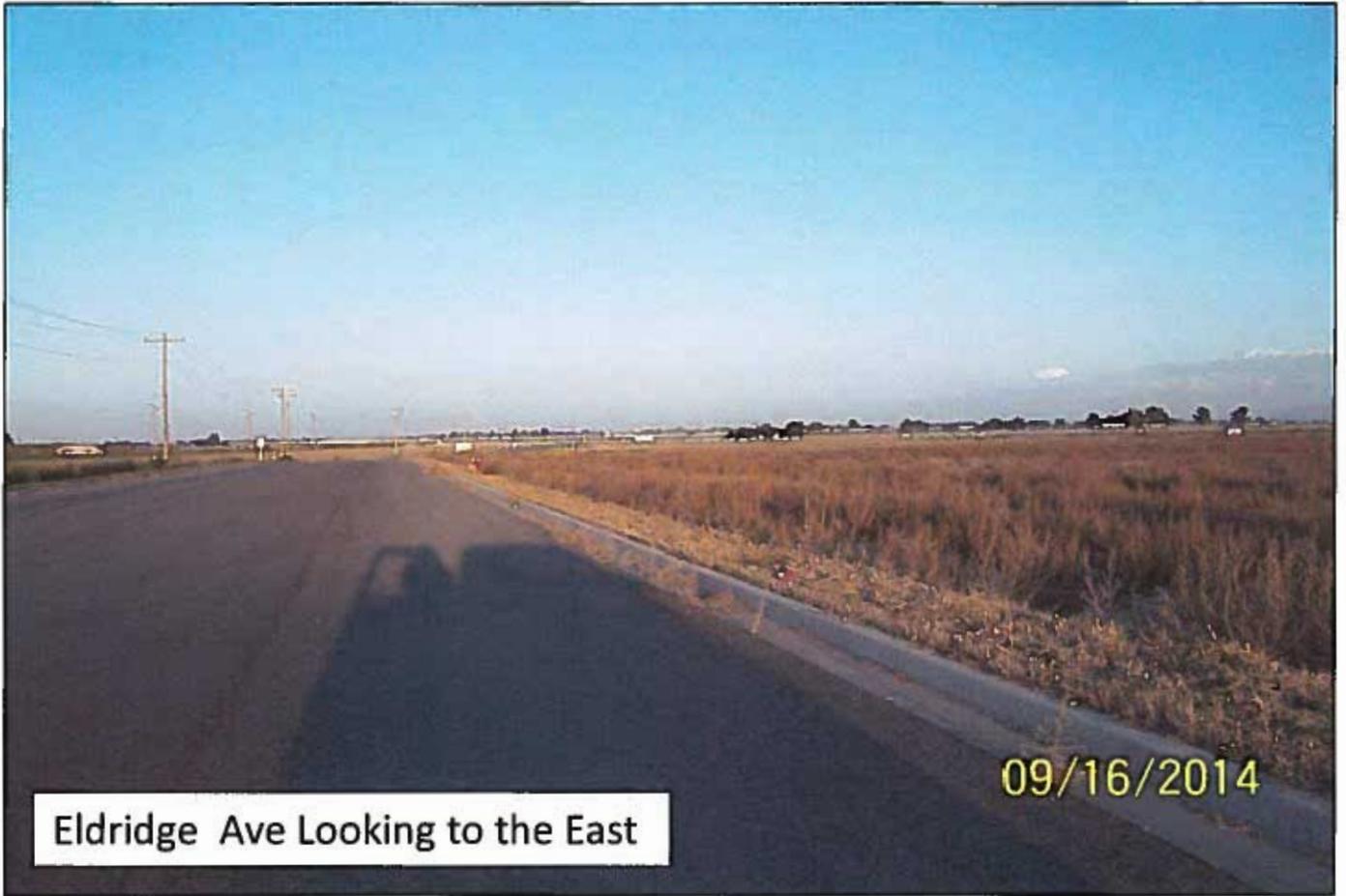
FOR MORE INFO CALL
735.7267

09/16/2014



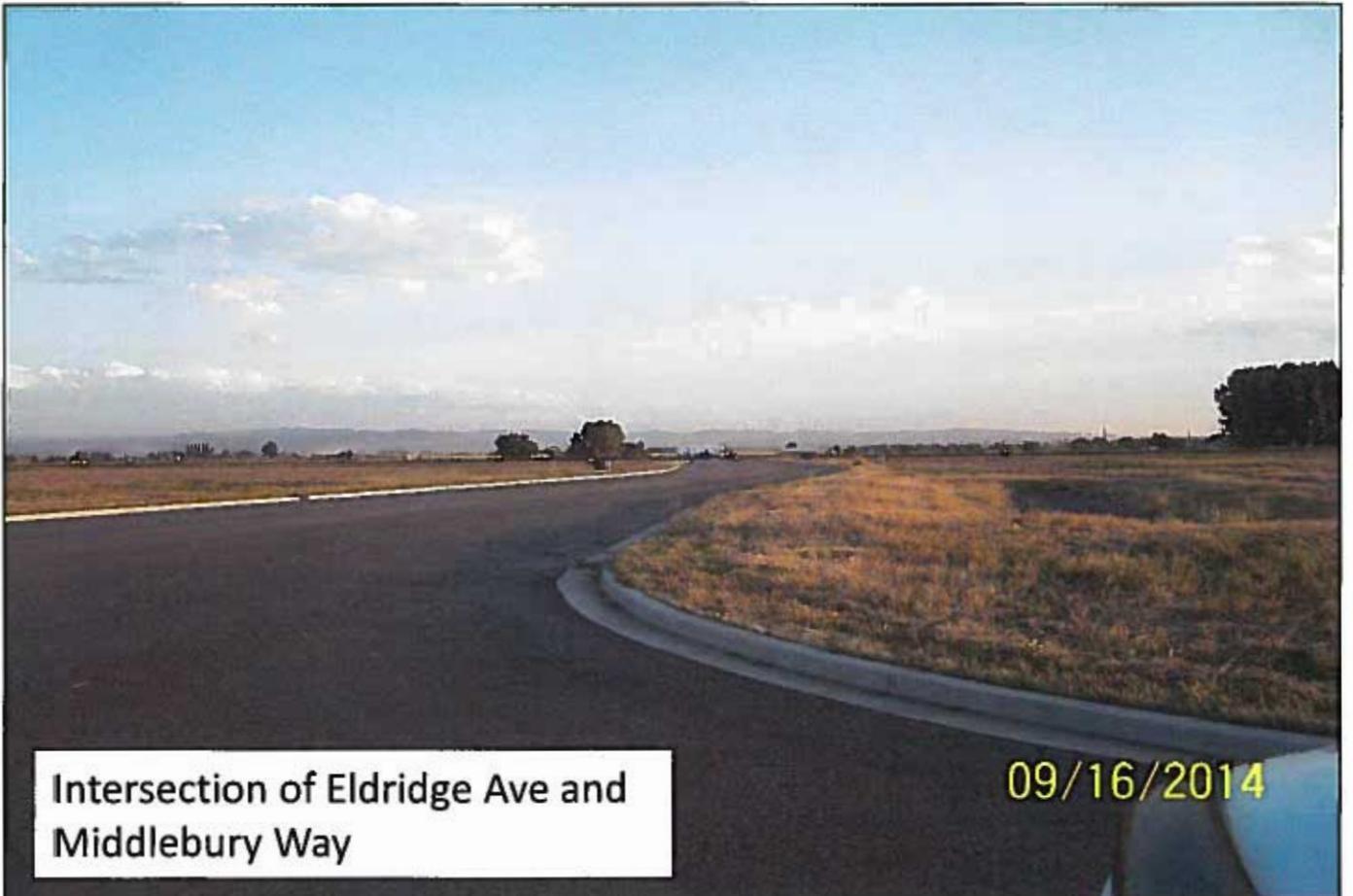
NW Corner of Project
looking toward the SE

09/16/2014



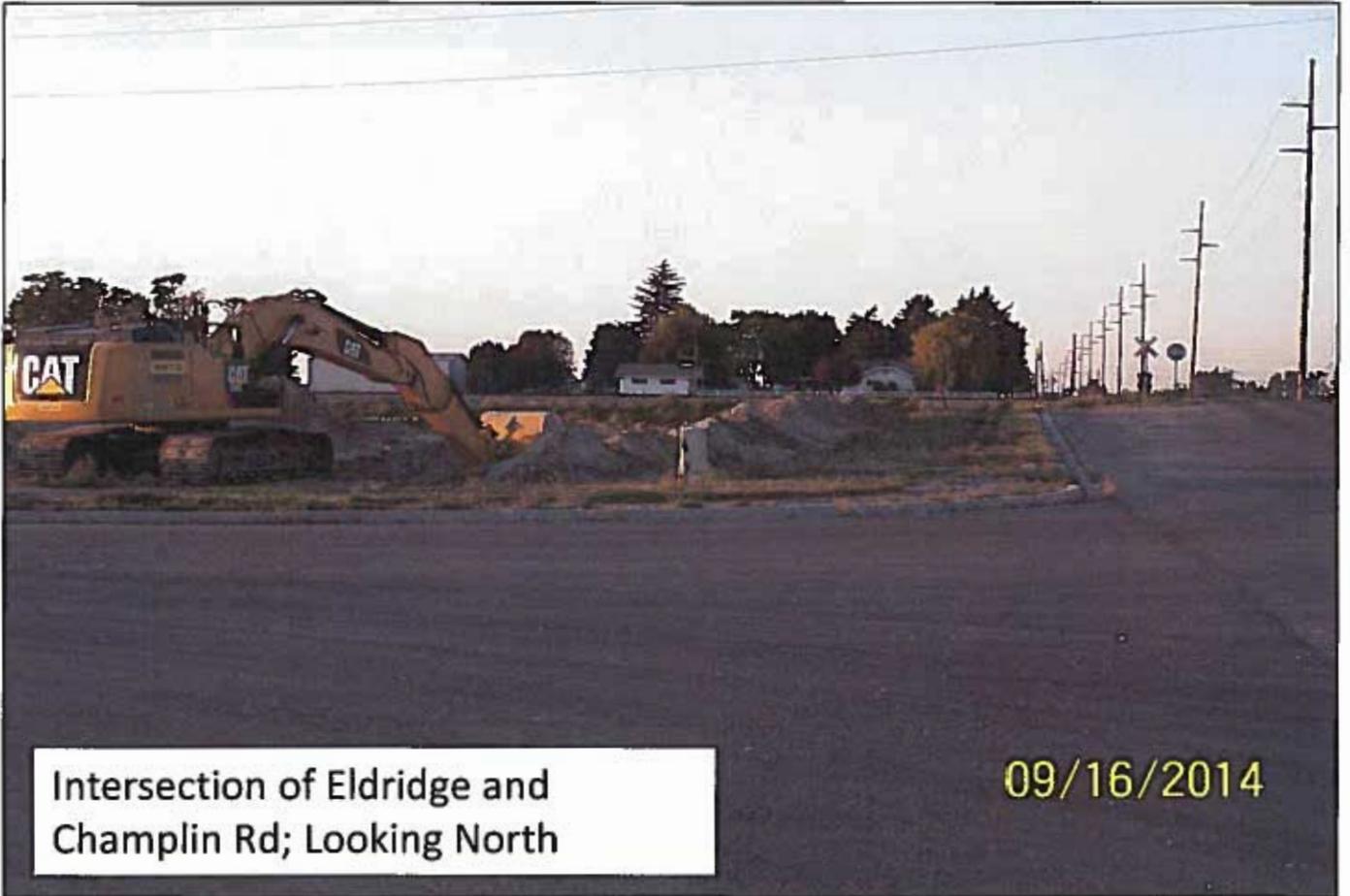
09/16/2014

Eldridge Ave Looking to the East



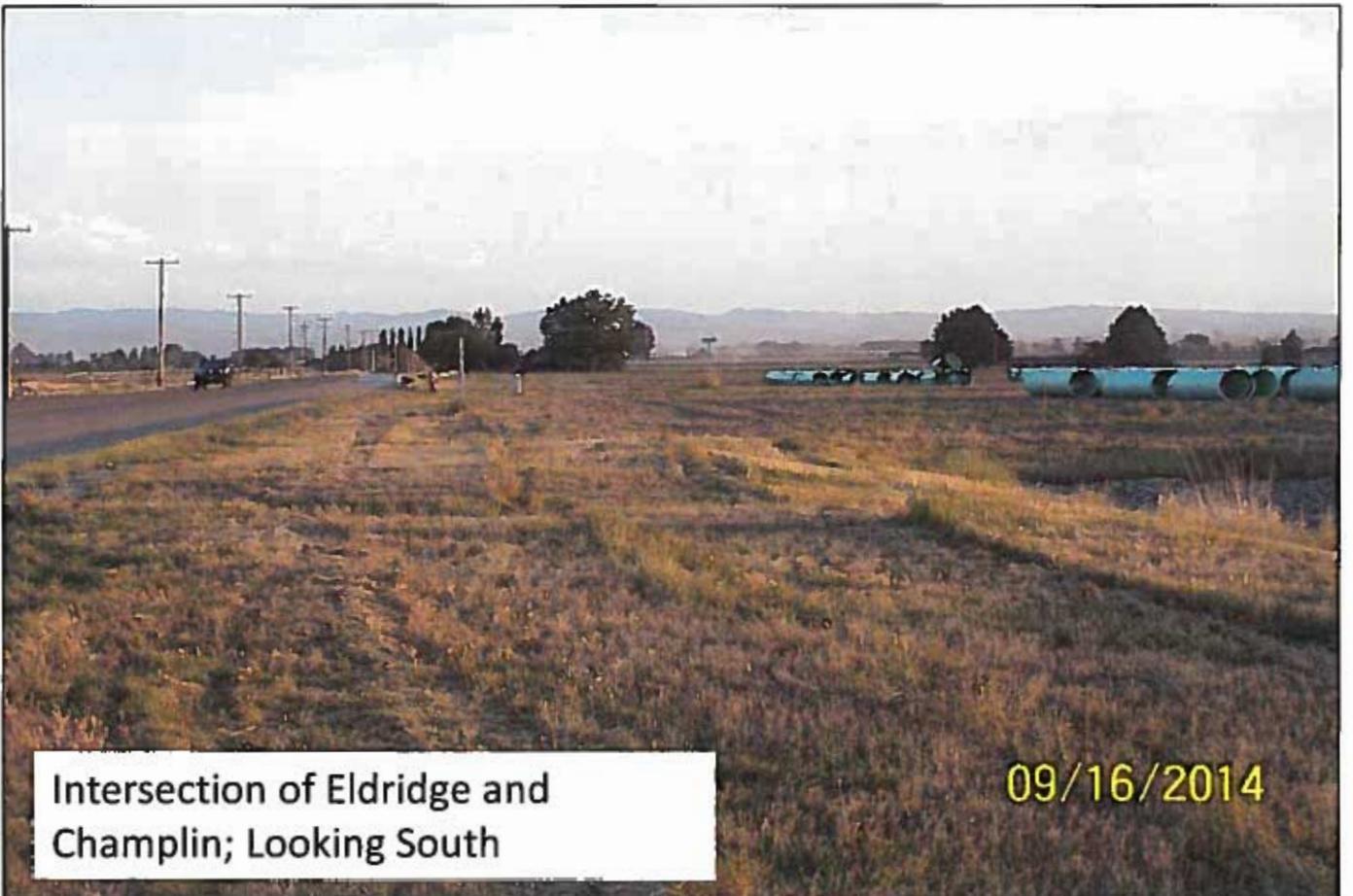
09/16/2014

Intersection of Eldridge Ave and Middlebury Way



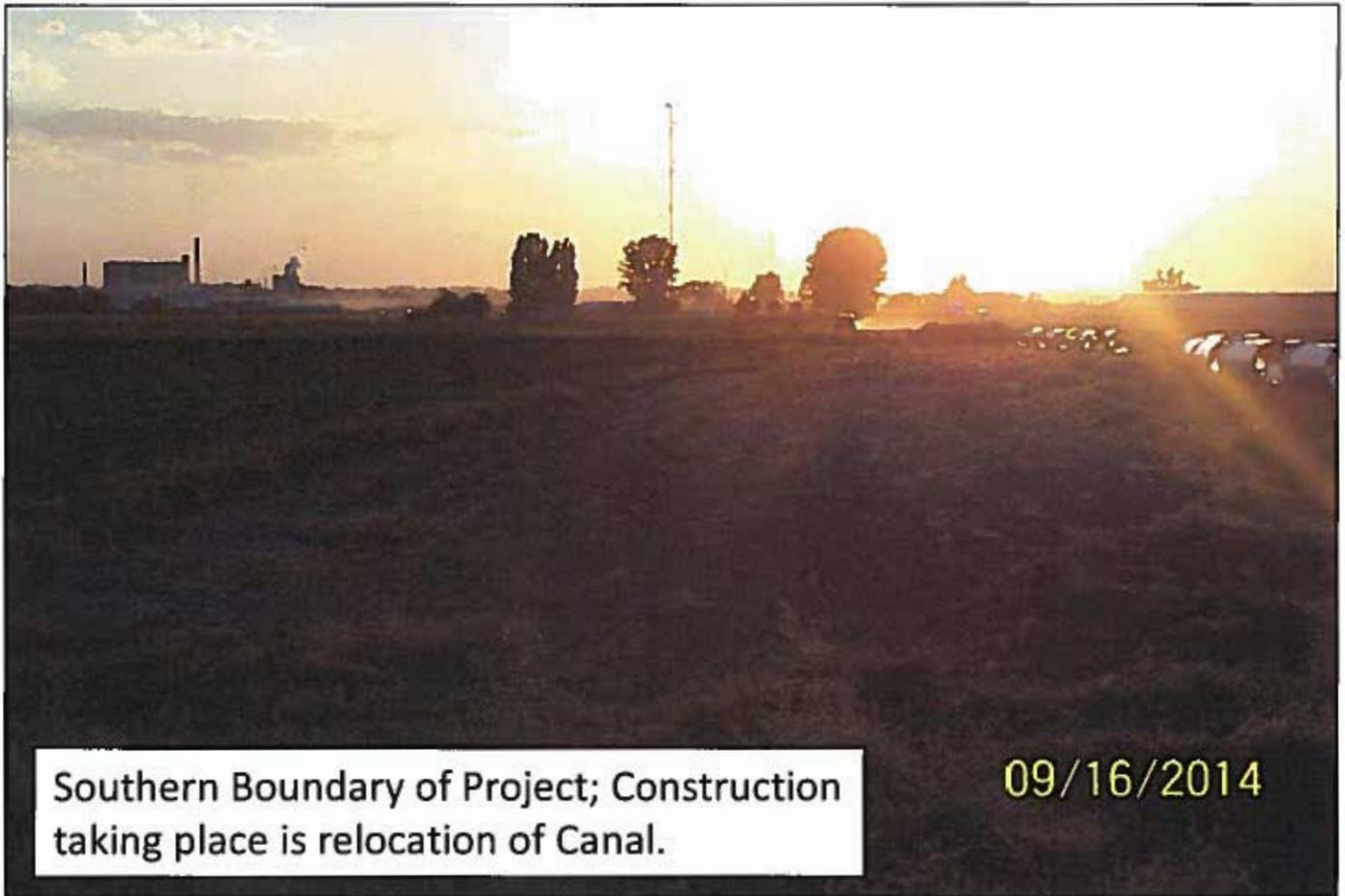
Intersection of Eldridge and Champlin Rd; Looking North

09/16/2014



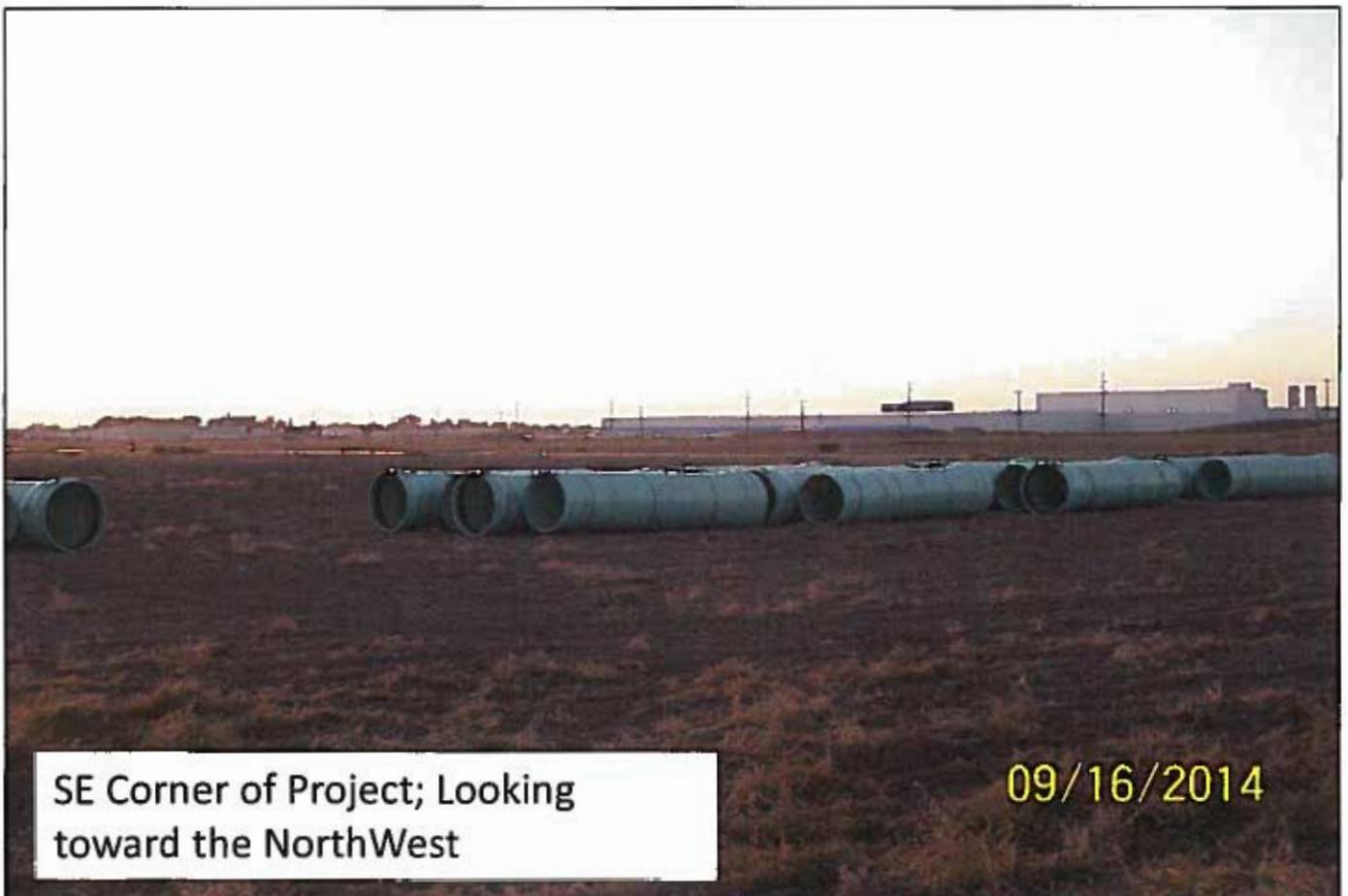
Intersection of Eldridge and Champlin; Looking South

09/16/2014



Southern Boundary of Project; Construction taking place is relocation of Canal.

09/16/2014



SE Corner of Project; Looking toward the NorthWest

09/16/2014



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
SEPTEMBER 23, 2014 6:00 PM
 City Council Chambers
 305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS		AREA OF IMPACT MEMBERS	
<u>Present</u>	<u>Absent</u>	<u>Present</u>	<u>Absent</u>
Boyd	Derricott	Higley	
Frank	Munoz	Woods	
Grey	Tatum		
Reid			

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Anderson, Fields, Johnson, Nope, Spendlove, Strickland, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank 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.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **September 3, 2014 WS & September 9, 2014 PH**
2. Approval of Findings of Fact and Conclusions of Law: **Henning (SUP 09-09-14)**

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner Woods seconded the motion.

Unanimously Approved

III. GENERAL PUBLIC INPUT: None

IV. ITEMS OF CONSIDERATION:

1. Consideration of a request to adjust a property line setback along a street frontage on property located at 150 South Park Avenue West. c/o Jim Soran/Soranco Bean Company (App2676)

Applicant Presentation:

Jim Soran, the applicant stated the business would like to put a truck dock on the west side of their building however the location of the dock would be within the 15' front yard setback. They would like to add this enclosed dock to their building to provide better access to the building and minimize some traffic issues for the property.

Staff Analysis:

The Soranco Bean Products, Inc. has been at this location for quite some time. Russet Street was originally platted at 100' of right-of-way. On October 19, 1981, Ordinance #2029 was approved to vacate the easterly 23.75' of the right-of-way. Soranco Bean Products, Inc. has submitted building plans to construct an enclosed loading dock on the west side of the existing building located at 150 South Park Ave W. The proposed structure would encroach 6' into the required 15' front yard setback. They would like to have the front yard setback of fifteen feet (15') reviewed and adjusted in accordance with 10-4-10.3(D) to allow them to construct the enclosed loading dock as proposed. The section of the code referenced specifically calls out the ability to review and adjust front setbacks for the reason of existing building lines being established along the same corridor. This area is established and has existing building lines that encroach the 15' front yard setback.

Planner I Spendlove stated upon conclusion should the Commission approve this request, as presented; city staff would recommend approval be subject to the following condition:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

PZ Questions/Comments:

- Commissioner Grey asked how the trucks will approach the dock.
- Mr. Soran showed on the overhead the traffic flow for the trucks. He feels this is a much better solution for the business as well as the truck drivers.
- Commissioner Frank asked about the trigger for this request.
- Planner I Spendlove explained that the dock did not require a permit until they decided that they wanted to make it enclosed.

Public Hearing: [Opened & Closed Without Concerns](#)

Discussion Followed: [Without Concerns](#)

Motion:

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

[Approved, As Presented With the Following Conditions](#)

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

V. PUBLIC HEARINGS:

1. Request the Commission's recommendation on the Vacation of 89.44 +/- acres of the undeveloped portion of the Jayco Subdivision, including portions of platted public rights-of-way and easements, on property located at 556 Champlin Way aka 3300 East Road. Tim Vawser of EHM Engineers, Inc. on behalf of Melinda Anderson/Urban Renewal Agency. (App 2673)

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc, representing the Urban Renewal Agency, reviewed the history of the site and plans for making one large lot for a new development. The easiest way to achieve this plan is to vacate the remaining Jayco Subdivision, right-of-ways and easements. He explained what portion will be vacated and what portions will remain in place for easements. The easements still allow utilities and infrastructure to remain in place. They are working on traffic flow plans for emergency vehicles and turn around locations.

Staff Analysis:

The area currently known as the Jayco Subdivision was annexed in 2006. Originally an area approximately 177 acres in size was annexed. The area on the agenda today is the eastern 89.44 acre portion of that annexation. Subsequently the Jayco Subdivision went through the Platting Process in 2006-07. This plat designated 18 lots within the subdivision. During the platting process, multiple public hearings were held with the Planning and Zoning Commission and the City Council. The Jayco Plat was officially recorded on 9-19-2007. This is a request to vacate lot lines, multiple utility and irrigation easements, as well as dedicated public right-of-way within the recorded Jayco Subdivision.

Vacation of Lot Lines: The plat approved in 2007 had a total of 18 lots. The proposed user of this area will utilize 17 of the platted 18 lots. In order to facilitate the construction and best use of the property, the applicant has applied to vacate all the lot lines delineating between 17 of the platted lots.

The vacation of the lot lines will consolidate this land into one lot, thus eliminating any applicable code sections that use lot lines as a delineator for regulations in the Zoning, Building or Engineering Codes. Staff does not foresee any substantial negative effects in vacating the platted lot lines.

Vacation of Right-of-Way: The roadways designated on the plat as Eldridge Ave, Jayco Ave and Middlebury Way are to be vacated as part of this application. The Right Of Way along Champlin road is not part of this vacation and will remain as dedicated public roadways. Additionally, the Railroad Easement identified along the Northern boundary of the plat is not part of this vacation and will not be changed.

The vacation of Eldridge Road will create a dead end street on the west side of this property. In order to accommodate truck traffic on this roadway, an approved turnaround will need to be constructed. The location and design of this turnaround needs to be in conjunction with the site design for the overall Clif Bar Project. In order to facilitate this, a condition should be placed that requires a truck turnaround, and associated roadway dedication, be approved by City Staff.

Vacation of Utility Easements: The approved plat had a note that stated the following: "All interior lot lines have a 5' Utility Easement". With the vacation of the lot lines, these particularly described utility easements are no longer to be utilized.

The plat also contains Utility Easements along the frontage of all lots for a depth of 15'. These utility easements will be vacated along Jayco Ave and expanded along Middlebury Way and Eldridge Avenue.

The expansion of the utility easements is being done in order to protect existing and future utility lines that have been installed within the now vacated roadways, and to ensure future service to surrounding properties. The size of these new easements was determined based on the need for an expanded area due to the nature of the existing and future line sizes, potential construction area, and adequate access for maintenance.

Vacation of Irrigation Easements: The plat showed irrigation easements along the frontages of lots. The plat also showed an irrigation easement running North – South on the western side of a number of lots and another irrigation easement on the southern boundary of the subdivision. Along with the plat, a separate utility easement was recorded (Instrument # 2011-012045) that was placed in order to facilitate a water line connection. These identified irrigation easements are to be vacated with this request and additional easements will be placed in certain locations to satisfy the need for future irrigation needs.

Staff has worked with the Twin Falls Canal Company to facilitate the movement of a portion of a canal from the interior of the property to the Eastern Boundary as shown on Exhibit #4. The details of the irrigation plan for the Clif Project are to be addressed in conjunction with the design of the overall project. Staff does not foresee insurmountable issues with vacating the irrigation easements as shown in the presentation.

Current Utilities: Various city and enterprise utilities currently exist within this subdivision. The applicant will need to satisfy the requirements of all applicable entities prior to the vacation officially taking place. Some of these requirements may entail demolition, movement, and reconstruction of current facilities. The City has received letters from three (Century Link, PMT, and Cable One) of the required six applicable utility companies (we are missing Intermountain Gas & Idaho Power). The City has been working with the Twin Falls Canal Company in order to facilitate conditions that would result in the approval of this vacation.

The needs of the city owned utilities have been addressed by the location and size of the proposed new utility easements as shown in Exhibit #4. A condition should be placed on the vacation requiring all conditions of approval by applicable Utility Companies to be met, and the new irrigation, utility and water line easements being recorded.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of this request as presented; staff recommends approval be subject to the following conditions.

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the truck turn-around, and associated roadway dedication, on Eldridge Ave being approved by City Staff.
3. Subject to letters from each of the utility companies granting approval being submitted to the City prior to recordation of the Vacation Ordinance.
4. Subject to any conditions required by the utility companies being satisfied.
5. Subject to the new easements for irrigation, utilities, and waterlines, being recorded.

PZ Questions/Comments:

- Commissioner Woods asked if staff had any estimate for the height of the building that will be constructed on the sight.
- Planner I Spendlove explained that he has not seen an official plan yet but they are allowed to build to the maximum height limit in the M-2 zone which is 50 ft. anything taller would need to go through a public hearing process.
- Commissioner Frank asked about the private drive and access for people to travel through this area.
- Mr. Vawser explained that this will be a private drive maintained by the business with some signage to discourage traffic traveling through the area but it will not be gated.

Public Hearing: Opened & Closed Without Concerns

Discussion Followed: Without Concerns

Motion:

Commissioner Boyd made a motion to recommend approval of the request, as presented. Commissioner Wood seconded the motion. All members present voted in favor of the motion.

Recommended For Approval, As Presented, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the truck turn-around, and associated roadway dedication, on Eldridge Ave being approved by City Staff.
3. Subject to letters from each of the utility companies granting approval being submitted to the City prior to recordation of the Vacation Ordinance.
4. Subject to any conditions required by the utility companies being satisfied.
5. Subject to the new easements for irrigation, utilities, and waterlines, being recorded.

Scheduled for City Council October 20, 2014