

COUNCIL MEMBERS:

Suzanne Hawkins	Jim Munn	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Rebecca Mills Sojka
					<i>Mayor</i>	



AGENDA

Meeting of the Twin Falls City Council
Monday, June 29, 2015
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG CONFIRMATION OF QUORUM CONSIDERATION OF THE AMENDMENTS TO THE AGENDA PROCLAMATIONS: NONE		
GENERAL PUBLIC INPUT		
AGENDA ITEMS		
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the Accounts Payable for June 23-29, 2015. 2. Consideration of a request to approve the June 8, 2015, City Council Minutes. 3. Consideration of a request to approve the Final Plat for Golden Eagles Subdivision #5, for the Twin Falls School District #411.	<u>Purpose:</u> Action Action Action	<u>By:</u> Sharon Bryan Leila A. Sanchez Jonathan Spendlove
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation to recognize promoted Fire Department Driver/Operator Corey Beam to the rank of Captain. 2. Consideration of a request to confirm the appointments of Brad Wills and Gary Garnand, and the re-appointments of Neil Christensen and Dan Brizee to the Twin Falls Urban Renewal Agency board. 3. Consideration of a request to confirm the appointments of Jennifer Jensen, Chad Debie, Nathan Bishop, and Colby Ricks to the Development Impact Fee Advisory Committee. 4. Public input and/or items from the City Manager and City Council.	<u>Purpose:</u> Presentation Action Action	<u>By:</u> Ron Clark Mayor Don Hall Mayor Don Hall
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. 1. Request the Vacation of 15' x 249.5' platted sewer easement on Lot 7 Block 1 of the Canyon Park Amended Subdivision, A PUD aka 2015 Blue Lakes Boulevard North for Base Jumper Two, LLC (app. 2729) 2. Request the Vacation of 15' x 300' (+/-) platted sanitary sewer easement to allow for an addition to the Canyon Ridge High School on property located at 300 North College Road for Twin Falls School District #411 (app. 2713) 3. Request the Vacation of a 20' x 182' platted sewer easement located on Lot 4 Block 1 of the Canyon Park Amended Subdivision, A PUD aka 1843 Blue Lakes Boulevard North for Geronimo, LLC (app. 2731)	<u>Purpose:</u> PH/Action PH/Action PH/Action	<u>By:</u> EHM Engineers Jonathan Spendlove EHM Engineers, Inc. Jonathan Spendlove EHM Engineers, Inc Jonathan Spendlove
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.

COUNCIL MEMBERS:

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



MINUTES

**Meeting of the Twin Falls City Council
Monday, June 8, 2015
City Council Chambers - 305 3rd Avenue East -Twin Falls, Idaho**

PLEDGE OF ALLEGIANCE TO THE FLAG		
CONFIRMATION OF QUORUM		
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA		
PROCLAMATIONS: NONE		
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 June 2, 2015 – June 8, 2015.	Action	Sharon Bryan
2. Consideration of a request to approve a Special Events Application for the Twin Falls Tonight Concert Series for a series of concerts beginning June 24, 2015, and concluding August 19, 2015.	Action	Ron Fustos
3. Consideration of a request to approve a Special Events Application for the “Bed Races” Fundraiser for the Multiple Sclerosis Society to be held Saturday August 15, 2015.	Action	Ron Fustos
4. Consideration of a request to approve the Special Events Application for the Annual Classic Cruisers event, to be held on Friday, June 26, Saturday, June 27, and Sunday, June 28, 2015.	Action	Ron Fustos
II. <u>ITEMS FOR CONSIDERATION:</u>	<u>Purpose:</u>	<u>By:</u>
1. Consideration of a request to approve a Special Events Application for the Magic Valley Youth Triathlon, sponsored by the Magic Valley YMCA, to be held on Saturday, July 18, 2015.	Action	Ron Fustos
2. Consideration of a request to adopt a resolution for the sole source designation for purchase of slurry seal; and, a request to award the 2015 Slurry Seal Project to Intermountain Slurry Seal, Inc. in the amount of \$334,842.46.	Action	Jacqueline D. Fields
3. Consideration of a request to award the 2015 Chip Seal Project to Emery, Inc. in the amount of \$395,193.10.	Action	Jacqueline D. Fields
4. Consideration of a request from Robert and Beth Olmstead to waive the non-conforming building expansion permit process for a home located at 584 Sparks Street.	Action	Jonathan Spendlove
5. Consideration of a request from Jerry Povalawski to waive the non-conforming building expansion permit process for a home located at 325 3rd Ave West.	Action	Jonathan Spendlove
6. Consideration of a request to appoint Brian Rice to the Parks & Recreation Commission for a three year term beginning June 2015.	Action	Mayor Don Hall
7. Presentation of a City Sewer Modeling Update; and, a request to adopt the Wastewater Collection System Master Plan; and, a request to authorize the use of Sewer Bond funds to complete Capital Improvement Plan projects.	Presentation/ Action	Lee Glaesemann/ JUB Engineers
8. A general discussion about the City Council’s FY 2016 budget priorities and philosophies followed by citizen input.	Discussion	Travis Rothweiler
9. 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. – None		
V. <u>ADJOURNMENT:</u> Executive Session 67-2345 (1)(c) To acquire an interest in real property which is not owned by a public agency.		

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

Present: Suzanne Hawkins, Jim Munn, Chris Talkington, Gregory Lanting, Don Hall

Absent: Shawn Barigar, Rebecca Mills Sojka

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Attorney Shayne Nope, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Staff Sergeant Ron Fustos, City Engineer Jacqueline D. Fields, Planner I Jonathan Spendlove, Staff Engineer Lee Glaesemann, Deputy City Clerk/Recording Secretary Leila A. Sanchez

Mayor Hall called the meeting to order at 5:00 P.M. He then invited all present, who wished to, to recite the pledge of Allegiance to the Flag with him. A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA:

City Manager Rothweiler removed Executive Session 67-2345 (1)(c) To acquire an interest in real property which is not owned by a public agency.

PROCLAMATIONS: None

GENERAL PUBLIC INPUT: None

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for June 2, 2015 – June 8, 2015, total: \$391,505.44, and Payroll, June 5, 2015, total: \$134,274.08.
2. Consideration of a request to approve a Special Events Application for the Twin Falls Tonight Concert Series for a series of concerts beginning June 24, 2015, and concluding August 19, 2015.
3. Consideration of a request to approve a Special Events Application for the “Bed Races” Fundraiser for the Multiple Sclerosis Society to be held Saturday August 15, 2015.
4. Consideration of a request to approve the Special Events Application for the Annual Classic Cruisers event, to be held on Friday, June 26, Saturday, June 27, and Sunday, June 28, 2015.

MOTION:

Councilmember Lanting made a motion to approve the Consent Calendar as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

II. ITEMS FOR CONSIDERATION:

1. Consideration of a request to approve a Special Events Application for the Magic Valley Youth Triathlon, sponsored by the Magic Valley YMCA, to be held on Saturday, July 18, 2015.

Staff Sergeant Fustos reviewed the request.

The Magic Valley Youth Triathlon organizations and YMCA will provide volunteers to assist participants travelling and crossing roadways. Police officers will not be assisting along the route and are unable to ensure that this is safe event for participants.

City staff and Twin Falls Police Department recommend approval of this application.

Kim Engle, 2346 Sherwood Drive, explained the request.

MOTION:

Councilmember Munn made a motion to approve the Special Events Application for the Magic Valley Youth Triathlon, sponsored by the Magic Valley YMCA, to be held on Saturday, July 18, 2015, as presented. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

2. Consideration of a request to adopt a resolution for the sole source designation for purchase of slurry seal; and, a request to award the 2015 Slurry Seal Project to Intermountain Slurry Seal, Inc. in the amount of \$334,842.46.

City Engineer Fields explained the request.

On May 28, 2015, bids were opened for the 2015 Slurry Seal Project. One bid was received from Intermountain Slurry Seal, Inc. of Salt Lake City, UT (Intermountain), in the amount of \$334,842.46.

Intermountain notified staff that they are not going to be able to meet the requirements of Idaho Code Section 44-1001. EMPLOYMENT OF RESIDENTS OF IDAHO -- WAGE SCALE -- FEDERAL FUNDS. Intermountain is the only vendor reasonably available and to meet the requirements for a sole source designation per Idaho Code Section 67-2808(2)(a) EMERGENCY EXPENDITURES -- SOLE SOURCE EXPENDITURES.

Staff recommends that the City Council approve the sole source resolution and authorize the Mayor to sign the contract for the 2015 Slurry Seal Project with Intermountain Slurry Seal, Inc. in the amount of \$334,842.46.

Discussion followed on the Intermountain bid summary.

MOTION:

Councilmember Munn made a motion to adopt Resolution 1947, for the sole source designation for purchase of slurry seal. The motion was seconded by Councilmember Lanting.

City Manager Rothweiler explained the sole source procurement process.

Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

3. Consideration of a request to award the 2015 Chip Seal Project to Emery, Inc. in the amount of \$395,193.10.

City Engineer Fields explained the request.

On May 21, 2015, two bids were received for the 2015 Chip Seal Project. The lowest bidder was Emery, Inc., of Filer Idaho, in the amount of \$395,193.10.

Mayor Hall asked about the disparity between the bids received.

Councilmember Talkington asked if the contractor will provide a guarantee for the work performed for a period of time after the chip seal work is completed.

City Engineer Fields explained the differential of the two bids received is the cost to place the material. A warranty is not in place but the City oversees the chip seal process in terms of quality assurance.

MOTION:

Councilmember Lanting made a motion to award the 2015 Chip Seal Project to Emery, Inc. in the amount of \$395,193.10, and authorize the Mayor to sign the contract as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

4. Consideration of a request from Robert and Beth Olmstead to waive the non-conforming building expansion permit process for a home located at 584 Sparks Street.

Planner I Spendlove explained the request.

The Olmsteads are requesting to build an addition onto their residence located at 584 Sparks Street. The home is located in the R-4 Zoning District. Sparks Street is identified as a collector and has a minimum building setback of 62' from centerline. The existing home is located within the centerline setback. Per City Code Title 10; Chapter 4; Section 5.3, the current structure is nonconforming as it stands at approximately 54' from centerline, encroaching approximately 8'. The proposed expansion meets the required side setbacks.

Staff recommends that the Council review and act on the request to waive the non-conforming building expansion permit process for a home located at 584 Sparks Street.

MOTION:

Councilmember Talkington made a motion to waive the non-confirming expansion permit for a home located at 584 Sparks Street for Robert and Beth Olmstead. The motion was seconded by Councilmember Lanting.

5. Consideration of a request from Jerry Povalawski to waive the non-conforming building expansion permit process for a home located at 325 3rd Ave West.

Planner I Spendlove explained the request.

Jerry Povalawski is requesting to build an addition onto their residence located at 325 3rd Ave. West. The home is located in the C-B Zoning District. The front yard setback for this zone is identified as 20' from the property line. The existing home is located within the front yard setback. Per City Code Title 10; Chapter 4; Section 5.3 the current structure is nonconforming as it stands at approximately 10' from the front property line, encroaching approximately 10'.

Staff recommends that the Council review and act on the attached request to waive the non-conforming building expansion permit process for a home located at 325 3rd Ave. West.

MOTION:

Vice Mayor Hawkins made a motion to approve to waive the non-conforming building expansion permit process for Jerry Povalawski for a home located at 325 3rd Ave. West. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

After discussion, the majority of the City Council agreed to place waivers for a non-conforming building expansion on the Consent Calendar.

City Manager Rothweiler explained that Council denial of a waiver for a non-conforming building expansion will require the applicant to go through the non-conforming building expansion permit process. The process requires a hearing before the Planning and Zoning Commission.

6. Consideration of a request to appoint Brian Rice to the Parks & Recreation Commission for a three year term beginning June 2015.

Mayor Hall explained the request.

The Commission had one opening due to a member having served their full six years on the Commission. Applications for the openings were due late April and staff received three applications. On May 13, 2015, an interview committee selected Brian Rice to serve on the Parks and Recreation Commission.

Mayor Hall recommends the appointment of Brian Rice to the Commission.

MOTION:

Councilmember Lanting made a motion to approve the appointment of Brian Rice to the Parks & Recreation Commission for a three year term as presented. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

7. Presentation of a City Sewer Modeling Update; and, a request to adopt the Wastewater Collection System Master Plan; and, a request to authorize the use of Sewer Bond funds to complete Capital Improvement Plan projects.

Staff Engineer Glaesemann explained that in 2013, the City passed a special bond election to fund improvements to the City's Wastewater Treatment Plant and Wastewater Collection System. Prior to beginning significant upgrades to the Collection System, it was recognized that the sewer model and collection system plan needed to be updated. Since the current model and plan had not been updated since 2009, some flow data used to calibrate the model dated back to 2006. The sewer model is used to calculate sewer line pipe sizes needed to accommodate development.

JUB Engineers has completed a major update to the City's Sewer System Model and Wastewater Collection System Master Plan. Their model and plan update includes many refinements to the previous version as well as updated flow data and will include an updated list of prioritized Capital Improvement Plan projects.

Staff recommends adoption of the Wastewater Collection System Master Plan and the authorization to use available sewer bond funds to complete projects listed in the Capital Improvement Plan.

Gary Haderlie, JUB Engineers, explained the City Council authorized JUB Engineers to develop a new Collection System Master Plan, with the following major goals: (1) Update the hydraulic collection system model to assess capacity conditions for three growth and flow scenarios during a 10-Year design storm event; and, (2) Establish a comprehensive capital improvement plan for the next five to ten years. He reviewed the following: Existing Collection System Summary, Planning Data and Growth Projections, Existing System Summary, Committed System Summary, and Master Plan System Summary

Council discussion followed and Mr. Haderlie clarified:

- The growth study accounted for the three new schools
- Washington Street sewer lines are not in need of improvements with the existing Airport loading and with some modest Airport loading.
- The City uses sewer video modeling to determine the condition of a pipeline.

Mr. Haderlie reviewed the Capital Improvement Plan Summary focusing on the first three of the eleven projects: Canyon Springs Road Project (currently in progress), Odor Control & Manhole Rehabilitation, and Grandview Trunkline.

Project Engineer Glaesemann explained that in 2004 drop manholes were replaced on Grandview because a bottleneck in the sewer line was causing odor issues.

City Manager Rothweiler gave an update on the Wastewater Treatment Plant project budget and schedule.

Project Engineer Glaesemann explained the various types of pipes within the City. Money is more efficiently spent to do one project than various small upgrades. The City will focus on Canyon Springs Road, manhole replacement, Grandview Trunkline.

MOTION

Councilmember Talkington made a motion to adopt the Wastewater Collection System Master Plan and authorize the use of Sewer Bond funds to complete Capital Improvement Plan projects as presented. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0.

8. A general discussion about the City Council's FY 2016 budget priorities and philosophies followed by citizen input.

City Manager Rothweiler explained that this is the last scheduled session prior to the presentation of the City Manager's recommended budget. The purpose of this session is to capture the Council's and the community's goals and priorities for the upcoming fiscal year.

The City views its planning and operations in a strategic manner. The City's fiscal, operational and organizational strategies are governed and directed by the City's 2030 Strategic Plan. In addition, members of the City's Long-Term Planning Group presented their update on the City's five-year fiscal planning model, tying goals and objectives in the City's Strategic Plan to the budget, and defining the needs of the organization.

New construction roll for this year is roughly estimated at \$36.8 million. This has increased from the previous year of \$31 million.

Following are recommendations:

- Compensation adjustment for employees of 3% and move City's salary table ½%.
- Add city staff where it is essential to maintain existing services
- Project no rate increases in water and sewer
- Remove the Street Sweeping fee of \$1.32

Unable to be funded at this place and time:

- Develop more water storage
- Canyon Spring Grade design and improvement strategy
- Frisbee disc golf facility.

Council discussion followed:

Councilmember Talkington spoke on starting a negotiation process with Intermountain Gas to bring a gas line to the Airport. He also spoke on updating fiber optics at the Airport.

Councilmember Lanting spoke on various areas that are not annexed into the City but are utilizing sewer services. City Manager Rothweiler stated he will investigate eligible properties that are annexable.

Councilmember Talkington stated residents on Clinton, Bonny, and Earl Streets have stated their concern that they do not have access to City services but, after speaking with the City Manager, it was found that all three streets have water services but are limited to city water. He recommended that staff contact residents to discuss an LID option. City Manager Rothweiler clarified that residents would be required to hook up to sewer services when their septic system fails.

Mayor Hall spoke on the importance of developing more water storage. He also asked how the City would encourage residents to continue using canal water to irrigate rather than converting to using potable water.

City Attorney Wonderlich explained that the City is not involved in the use of canal water for irrigation. Volunteer groups help maintain ditches.

Mayor Hall asked how difficult would it be to explore placing disc golf at the Rock Creek Park. Parks & Recreation Director Bowyer stated Rock Creek Park has no restroom facilities which may be a drawback. He will contact Mike Stradley to discuss. Vice Mayor Hawkins stated that the water may also be a drawback.

Mayor Hall opened up the meeting to the public. No input.

City Manager Rothweiler gave an update on the New City Hall and the Request for Qualifications process.

Mayor Hall explained Grant Writer Mandi Thompson has asked him to sign a letter of support for adoption of a Body-Worn Camera program with the U.S. Department of Justice. Council showed support for the request. City Manager Rothweiler explained that if the City does not receive a grant, funding will be placed in the upcoming budget.

Councilmember Lanting gave an update on the upcoming 2015 Association of Idaho Cities Conference.

Vice Mayor Hawkins reported Councilmember Lanting will be appointed as President of the Association of Idaho Cities. She also reported on the upcoming City Band Concert Series, and gave an update on the 2nd Annual Bike Rodeo.

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

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS: 6:00 P.M. – None

V. ADJOURNMENT:

Executive Session 67-2345 (1) (c) To acquire an interest in real property which is not owned by a public agency.
(Removed from the agenda.)

Leila A. Sanchez
Deputy City Clerk/Recording Secretary



Public Hearing: **MONDAY June 29, 2015**

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I

ITEM II-

Request: Request for approval of a Final Plat for Golden Eagles Subdivision #5, 37.26 (+/-) acres consisting of 2 lots on property located on the west side of Harrison Street South and north of 3600 North Road c/o EHM Engineers, Inc. on behalf of the Twin Falls School District #411

Time Estimate:

There is no presentation unless the City Council wishes to discuss this item.

Background:

Applicant:	Status: Owner	Size: 37.26 +/-Acres
Twin Falls School District c/o Brady Dickinson 201 Main Ave West Twin Falls, ID 83301 208-733-6900	Current Zoning: R-4	Requested Zoning: Approval of the preliminary plat of Golden Eagle Subdivision #5
	Comprehensive Plan: Medium Density Residential	Lot Count: PLAT <u>Lot 1, Golden Eagle #4, a Conveyance Plat</u> INTO 2 developable lots --
	Existing Land Use: Undeveloped/ Golden Eagle #4, a Conveyance Plat	Proposed Land Use: Lot 1, Block 1 is planned for a new Public Middle School, Lot 2, Block 1 lot is for future development
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: R-4, platted , Residential Subdivision	East: R-4 , Residential and Agricultural
	South: R-2; 3600 North; R-4, Residential and Agricultural	West: R-4; Residential Subdivision
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Upon approval of a preliminary plat a final plat that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, lots sold for development and building permits accepted.

History:

This property was annexed on May 8, 2006. The preliminary plat for Golden Eagle Subdivision No 3, which consisted of 70 acres with 295 (+/-) residential lots, was approved by the Planning & Zoning Commission on October 10, 2006. A final plat for Golden Eagle Subdivision, No. 3, **Phase 1**, which consisted of 22 (+/-) acres with 80 single family residential lots was approved by the City Council on July 21, 2008 and was later recorded on November 20, 2009. There have been no further phases developed of Golden Eagle Subdivision, No. 3.

The final plat of Golden Eagle Subdivision #4, a Conveyance Plat, is for the remainder of Golden Eagle #3, consisting of 48 acres / 2 lots, which was approved and recorded in August 2014.

This preliminary plat is Lot 1 of Golden Eagle Subdivision #4, a Conveyance Plat. Development of either lot of a conveyance plat requires full development of site improvements for both lots prior to any development.

Analysis:

This is a Final Plat is for Golden Eagle Subdivision #5, consisting of 38 (+/-) acres and two (2) lots. The site is zoned R-4 (Residential Medium Density). Lot 1, Block 1 is planned for development of the new South Hills Middle School, consisting of 28 +/- acres. Lot 2, Block 1, is 10 +/- acres and will be for future development. The site is located on the NW corner of Harrison St S and 3600 North (see Attachment #3 for detail)

There have been extensive discussions between City Engineering Staff and the applicants Engineering Firm. All but one (1) item has been resolved. The remaining unresolved item pertains to drainage and Right-of-Way storm water. Due to this unresolved item, City Staff proposes a condition be placed on approval requiring an Engineering Note being placed on the final plat.

This is the second step of the plat approval process. A preliminary plat is first presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded, lots sold for development and building permits accepted.

This request is in conformance with the Comprehensive Plan which designates this area as appropriate for Medium Density Residential, which encourages Public Schools to be located near residential areas.

On June 23, 2015 the Planning & Zoning Commission heard a public presentation on this request. There was no public comment on this request. Upon conclusion of commission deliberations Commissioner Tatum made a motion to approve the Golden Eagle #5 preliminary plat as presented and subject to staff recommendations. Commissioner Boyd seconded the motion. The motion was approved by unanimous roll call vote.

The Golden Eagle #5 Preliminary Plat was approved as presented and subject to the following conditions:

- 1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.**
- 2. Subject to the following Engineering Note: Public Right-of-Way storm drain water to be held onsite within a public easement.**

Conclusion:

Staff recommends approval of the final plat of the Golden Eagle #5 Subdivision, as presented, and subject to the following conditions:

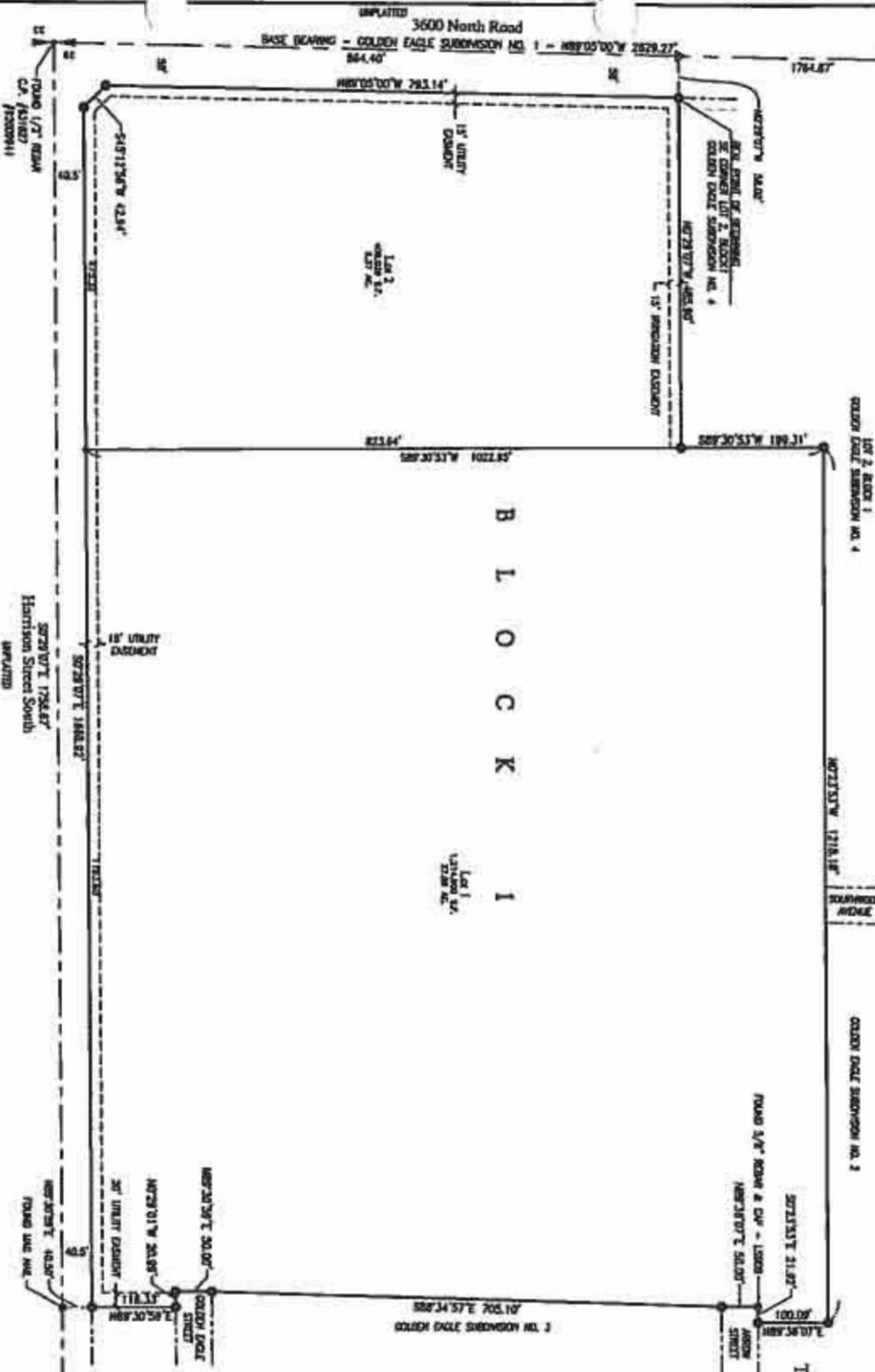
1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to the following Engineering Note: Public Right-of-Way storm drain water to be held onsite within a public easement.

Attachments:

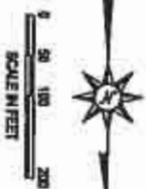
1. Golden Eagle #5 Final Plat
2. Golden Eagle #5 approved Preliminary Plat
3. Golden Eagle #4, Conveyance Plat
4. Zoning Vicinity Map
5. Future Land Use Map

CC-06-29-2015

FINAL PLAT



Golden Eagle Subdivision No. 5
 A Re-Subdivision and
 Re-Numbering of
 Lot 1, Block 1
 Golden Eagle Subdivision No. 4
 Located In
 SW 4, Section 28
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2014



Legend

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- SECTION QUARTER LINE
- UNLIT EASEMENT
- UNLIT PROPERTY LINE
- PLATTED LOT LINE
- CALCULATED POINT DATA SET
- BRICK LIP
- ROAD 4" (NEAR ALIGN)
- ROAD 1/2" ROAD
- ROAD CORNER AS NOTED
- CP - (3' RADIUS)

NOTES
 LOTS WILL HAVE EASEMENTS ACCORDING TO
 SURVEYOR NOTATIONS AS NOTED IN DRAWING.

Vicinity Sketch



Health Certificate

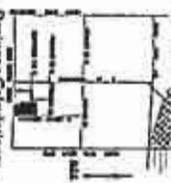
THOUGH INSPECTED AS REQUIRED BY CODE BOOK TITLE 20, CHAPTER 13, ARTICLE 11, TOWN OF TWIN FALLS, IDAHO, NO OTHER SMALL CONSTRUCTION, INCLUDING OR EXCLUDING WHICH, IS NECESSARY TO THE SAFETY OF THE PUBLIC OR TO THE INTERESTS OF THE TOWN OF TWIN FALLS, IDAHO, IS REQUIRED BY THIS HEALTH CERTIFICATE. THE TOWN OF TWIN FALLS, IDAHO, DOES NOT GUARANTEE THE ACCURACY OF THIS HEALTH CERTIFICATE.

DATE: _____



Golden Eagle Subdivision No. 3
 A Re-Subdivision and
 Re-Numbering of
 Lot 1, Block 1
 Golden Eagle Subdivision No. 4
 Surveyed by
 SP-1, Section 23
 Beat 18700
 Township 10 South, Range 17 East
 Twp. 10 S., R. 17 E., S. 23
 Twp. 10 S., R. 17 E., S. 23
 Twp. 10 S., R. 17 E., S. 23

Utility Street



Drainage Calculations:

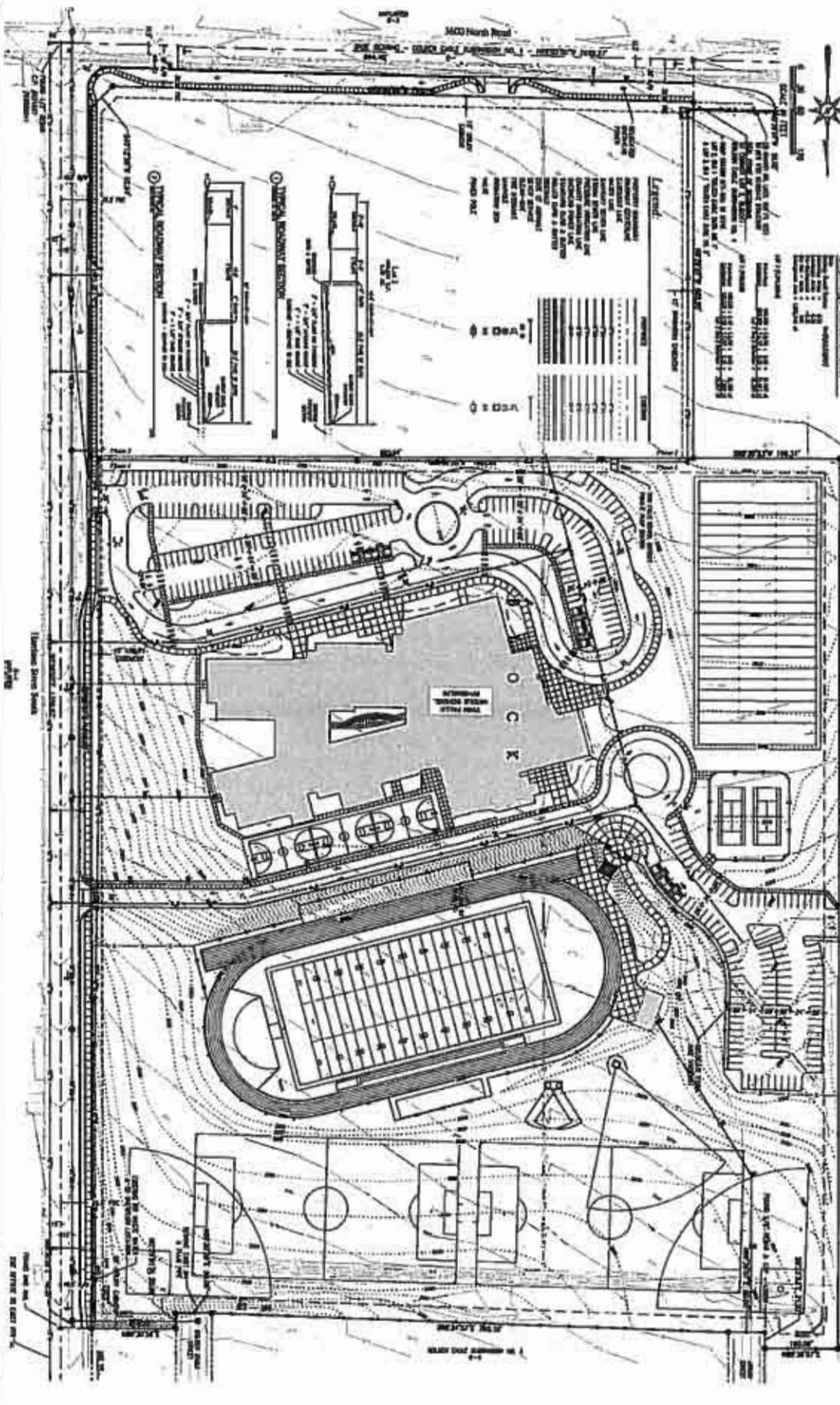
Area	Area (sq. ft.)	Runoff Coefficient	Runoff (cfs)
Area 1	10,000	0.5	1.0
Area 2	20,000	0.6	2.4
Area 3	30,000	0.7	4.2
Area 4	40,000	0.8	6.4
Area 5	50,000	0.9	9.0
Area 6	60,000	1.0	12.0
Area 7	70,000	1.1	15.4
Area 8	80,000	1.2	19.2
Area 9	90,000	1.3	23.4
Area 10	100,000	1.4	28.0
Area 11	110,000	1.5	33.0
Area 12	120,000	1.6	38.4
Area 13	130,000	1.7	44.1
Area 14	140,000	1.8	50.4
Area 15	150,000	1.9	57.0
Area 16	160,000	2.0	64.0
Area 17	170,000	2.1	71.4
Area 18	180,000	2.2	79.2
Area 19	190,000	2.3	87.4
Area 20	200,000	2.4	96.0

Notes:

1. All areas shown are approximate and subject to change.
2. All areas shown are approximate and subject to change.
3. All areas shown are approximate and subject to change.
4. All areas shown are approximate and subject to change.
5. All areas shown are approximate and subject to change.
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18. All areas shown are approximate and subject to change.
19. All areas shown are approximate and subject to change.
20. All areas shown are approximate and subject to change.

Drainage Data:

Area	Area (sq. ft.)	Runoff Coefficient	Runoff (cfs)
Area 1	10,000	0.5	1.0
Area 2	20,000	0.6	2.4
Area 3	30,000	0.7	4.2
Area 4	40,000	0.8	6.4
Area 5	50,000	0.9	9.0
Area 6	60,000	1.0	12.0
Area 7	70,000	1.1	15.4
Area 8	80,000	1.2	19.2
Area 9	90,000	1.3	23.4
Area 10	100,000	1.4	28.0
Area 11	110,000	1.5	33.0
Area 12	120,000	1.6	38.4
Area 13	130,000	1.7	44.1
Area 14	140,000	1.8	50.4
Area 15	150,000	1.9	57.0
Area 16	160,000	2.0	64.0
Area 17	170,000	2.1	71.4
Area 18	180,000	2.2	79.2
Area 19	190,000	2.3	87.4
Area 20	200,000	2.4	96.0



PRELIMINARY PLAT
 for
GOLDEN EAGLE SUBDIVISION NO. 5

EHM Engineers, Inc.
 Registered Professional Engineers
 401 North College Street, Suite 100 Tulsa, Oklahoma 74103
 P (918) 754-8888 Fax (918) 754-8888 www.ehmeng.com

PP-1

Approved by P&Z 06-23-15



Children Eagle Subdivision No. 4
 Conveyance Plat
 Located In
 SW 1/4, Section 28
 T. 10 S., R. 17 E., Range Mackles
 Twin Falls County, Idaho
 284

Conveyance Plat Note
 THIS CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSES OF THE CITY'S SUBDIVISION MAP ACT. THE CITY OF TWIN FALLS, IDAHO, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLIES WITH THE CITY'S SUBDIVISION MAP ACT AND THE CITY'S ZONING ORDINANCES. THE CITY OF TWIN FALLS, IDAHO, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLIES WITH THE CITY'S SUBDIVISION MAP ACT AND THE CITY'S ZONING ORDINANCES. THE CITY OF TWIN FALLS, IDAHO, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT COMPLIES WITH THE CITY'S SUBDIVISION MAP ACT AND THE CITY'S ZONING ORDINANCES.

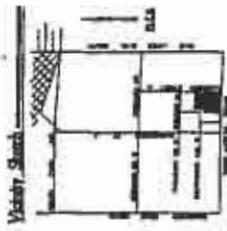
Legend

Subdivision Boundary	---
Lot Line	---
Street Centerline	---
Right of Way	---
Utility	---
Proposed 1/2" Radius - 82.5' R/W	---
Proposed 1/2" Radius - 60' R/W	---
Proposed 1/2" Radius - 45' R/W	---
Proposed 1/2" Radius - 30' R/W	---

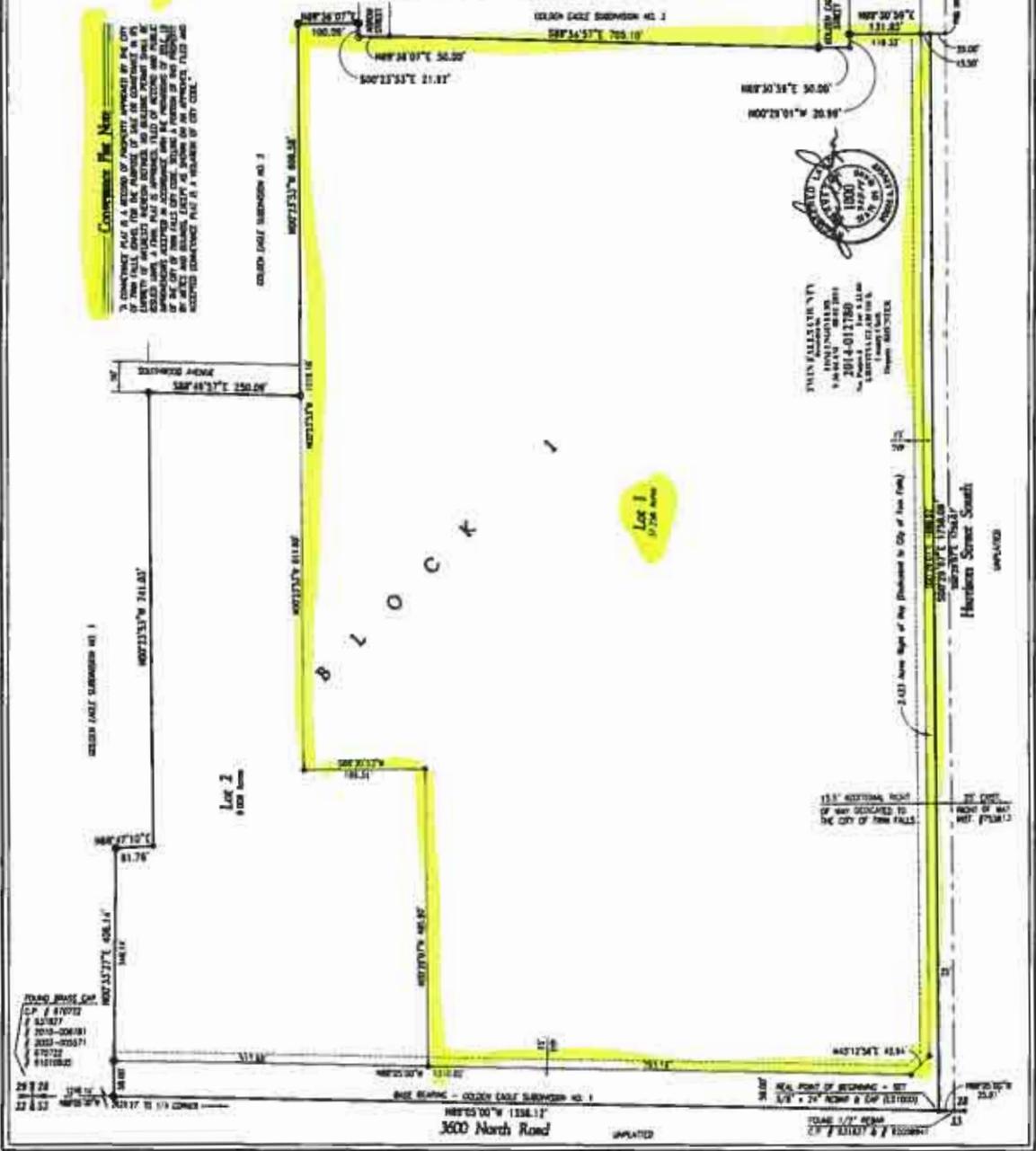
Health Certificate
 This plat is subject to the Health Code, Title 16, Chapter 16.01, and the rules and regulations of the Idaho State Health Department. The plat is subject to the Health Code, Title 16, Chapter 16.01, and the rules and regulations of the Idaho State Health Department. The plat is subject to the Health Code, Title 16, Chapter 16.01, and the rules and regulations of the Idaho State Health Department.

[Signature]
 7/2/12

Notes
 ALL LOTS AND INTERESTS ACCORDING TO SURVEY INFORMATION AS SHOWN ON THIS PLAT.



Engineers Inc.
 717-1477
 2871 1st St. S.



TWIN FALLS CITY
 C.P. # 17072
 152107
 2010-20181
 2010-20181
 67072
 6110102

TWIN FALLS CITY
 152107
 2010-20181
 2010-20181
 67072
 6110102



Lot 1
 0.756 acres

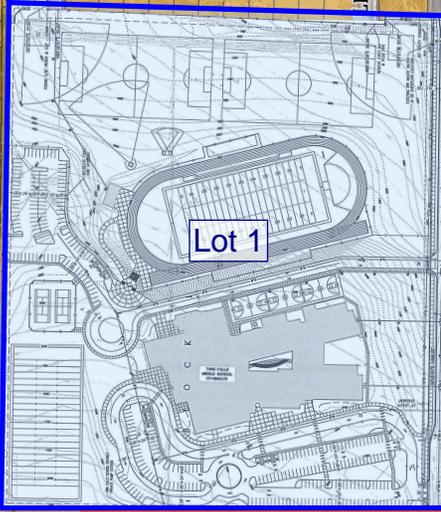
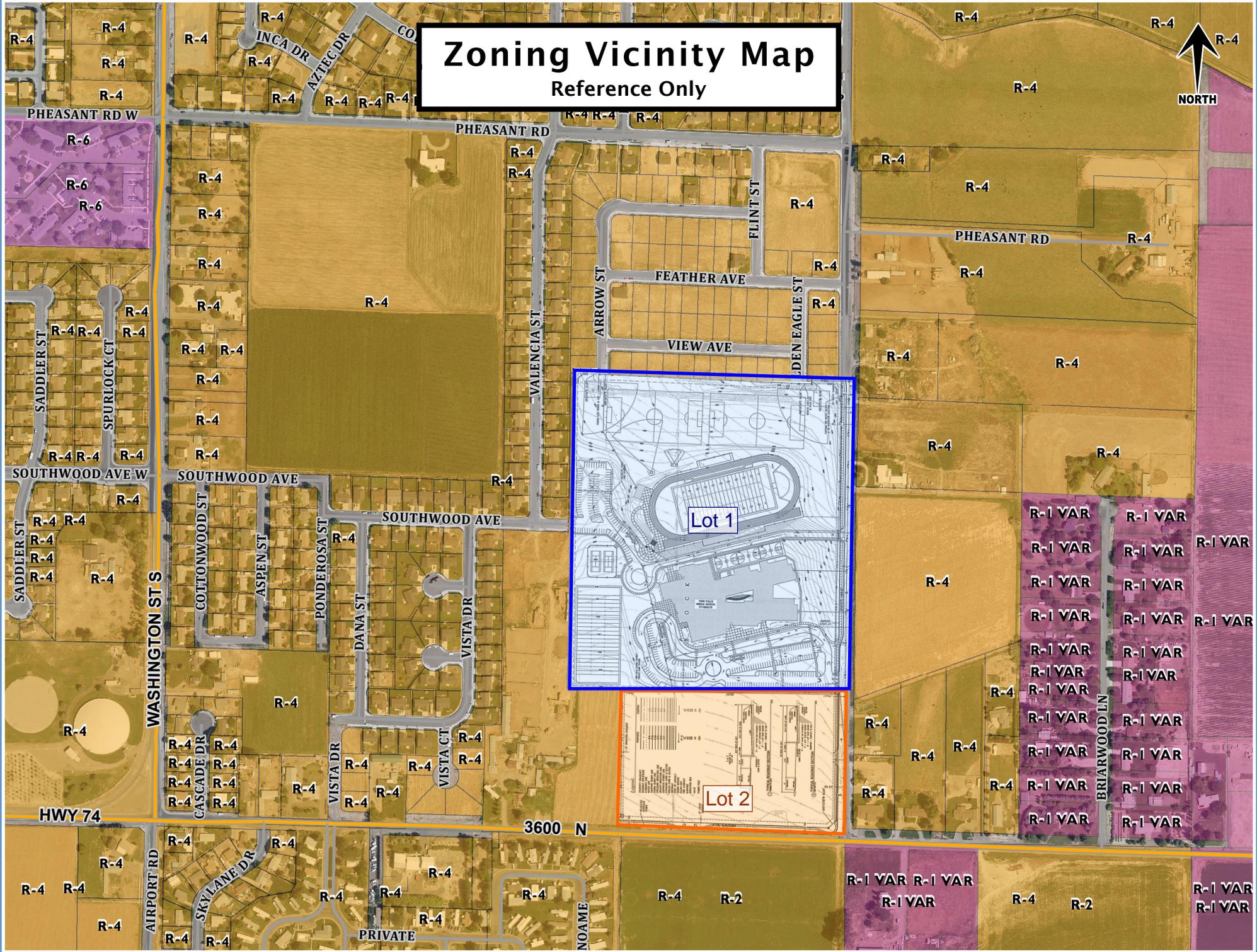
Lot 2
 0.888 acres

3600 North Road

PLAT
 277 23107 & 1520001

Zoning Vicinity Map

Reference Only



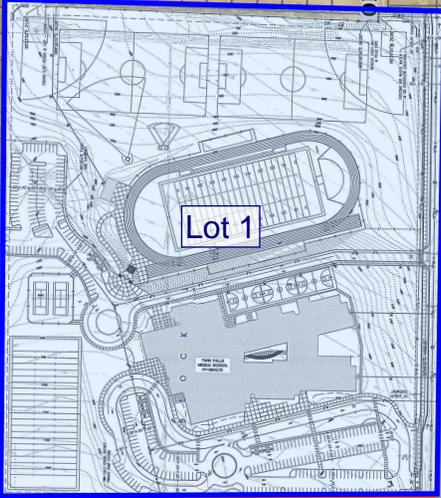
Future Land Use Map

Reference Only



Medium Density Designation

Medium Density Designation



Medium Density Designation

Neighborhood Center Designation

R-6

R-4

R-4

R-4

HWY 74

R-4

R-4

3600 N

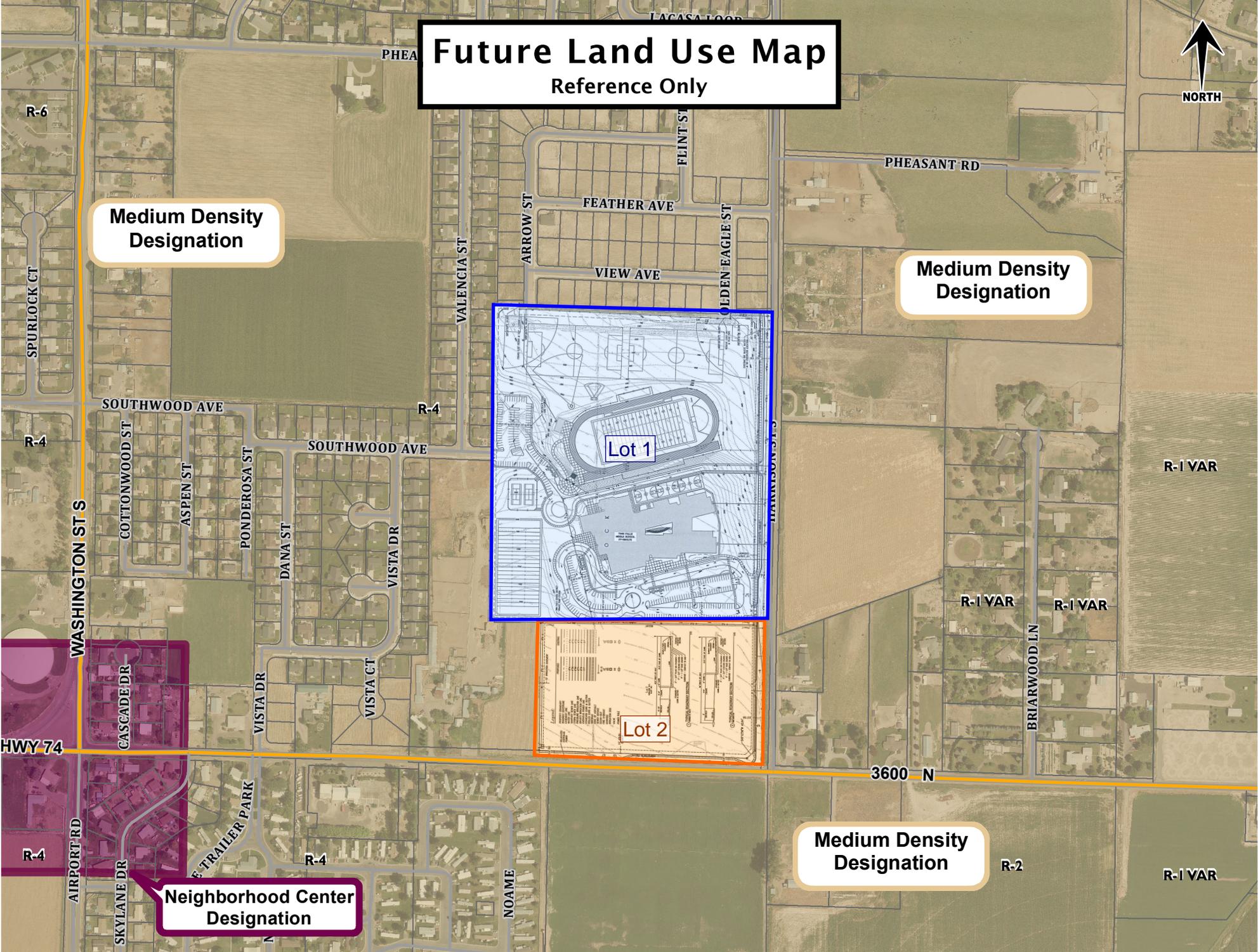
R-2

R-1 VAR

R-1 VAR

R-1 VAR

R-1 VAR





Date: Monday, June 29, 2015, City Council Meeting

To: Honorable Mayor and City Council

From: Ron Clark, Fire Chief

Request:

Recognize recently promoted Driver/Operator Corey Beam to the rank of Captain.

Time Estimate:

Approximately 3 - 5 Minutes

Background:

Chief Clark would like to take this opportunity to welcome Corey Beam as our new Fire Captain.

Approval Process:

None

Budget Impact:

None

Regulatory Impact:

None

Conclusion:

None

Attachments:

None



Monday June 29, 2015
To: City Council
From: Mayor Don Hall

Request:

Consideration of a request to confirm the appointments of Brad Wills and Gary Garnand, and the re-appointments of Neil Christensen and Dan Brizee to the Twin Falls Urban Renewal Agency board.

Time Estimate:

The presentation will take approximately 2 minutes. Following the presentation, additional time may be necessary for questions.

Background:

Neil Christensen and Dan Brizee were appointed in November 2012 to first terms which expire this month. As their first term appointments expire tomorrow, I recommend that you confirm my re-appointment of them to their 2nd full-term of 3 years. Their term would run from July 1, 2015 to June 30, 2018. Both members are very active on the board.

There are two new board member appointments to also be made at this time. Leon Smith, Chairman, has completed 2 full terms on the board and is thus stepping down from the board. He has served with distinction as Secretary, Vice-Chairman, and Chairman. In addition board member Sarah Taylor resigned 2 months ago as she relocated to Boise.

City staff posted a vacancy notice for these two positions. Staff received applications from four strong individuals with an interest in serving on TFURA's board. An interview panel consisting of TFURA Vice-Chairman Dan Brizee, TFURA Executive Director Melinda Anderson, Council Member Greg Lanting, and I interviewed these individuals. The panel recommended that Brad Wills be appointed to the TFURA board, taking the place of Leon Smith, and that Gary Garnand be appointed to serve out the remaining one year left on Sarah Taylor's term. Brad's appointment will be for three years beginning on July 1, 2015 and ending June 30, 2018. Gary's term begins immediately and will expire on June 30, 2016.

Approval Process:

City Code 2-1-1 states that the board members be appointed by the Mayor and confirmed by the Council and can serve two 3-year terms

Budget Impact:

None

Regulatory Impact:

Approval of this request will maintain full membership on the TFURA board.

Conclusion:

I request that the Council confirm my appointment of Brad Wills and Gary Garnand, and reappointment of Neil Christensen and Dan Brizee.

Attachment:

Commission Applications from Brad Wills and Gary Garnand.



Management Office

222 Shoshone St W.

Box 0346

Twin Falls, Idaho 83303

Office 208-734-4411

Fax 208-734-0410

**To: Mayor Don Hall
City of Twin Falls**

May 12, 2015

Reference: Request for Consideration to the Urban Renewal Agency Board

Mayor Hall

I would like to request your consideration to be appointed to the Twin Falls Urban Renewal Agency Commission.

My past experience in the building and land development business would be an asset to the commission especially given the current plans for downtown Twin Falls.

As Chairman of the Futures Group and the local developers, I would like to commit my time to the commission.

My full time residence is at 816 Cherokee Lane in Twin Falls near Thompson Park.

Thank you for your consideration.

Sincerely,

Brad Wills

CC Melinda Anderson



GARNAND
MARKETING, LLC

129 EASTLAND DRIVE, TWIN FALLS, IDAHO 83301
208-734-5744 FAX 208 734-6951

May 8, 2015

Melinda Anderson
Economic Development Director
City of Twin Falls
Twin Falls, ID 83301

Dear Melinda:

This letter is to express my interest in being selected for the Urban Renewal Board of Twin Falls.

I am now, and always have been, very interested in Economic Development. It is my feeling that without a strong economic base no city or organization can exist for long. I feel that my life experiences have prepared me to be on this board and would be honored to be selected.

The possibility of building on the great work the City of Twin Falls and Urban Renewal have done in the recent past is exciting to me and for that reason I would like to be involved.

My personal contact information is:

Gary L. Garnand
559 Boxwood Drive
Twin Falls, ID 83301
208-734-6217 (h)
208-731-5744 (cell)[preferred
garnmkt@garnand.com

I have attached a copy of my personal resume for your reflection.

Respectfully submitted,

Gary L. Garnand

Gary L. Garnand
Managing Partner
Garnand Marketing, LLC

Gary Lee Garnand

586 Boxwood
Twin Falls, Id 83301

(208) 734-5744
(208) 734-6951 Fax
Email: garnmkt@garnand.com

Professional Profile – 43 years sales and management career, assisting and leading other community and business organizations through start-up, change, revitalization, turnaround and accelerated growth. Expert team building, team leadership, communication and interpersonal relations skills. Record for problem-solving and negotiating positive results.

Work History –

1971 to Present – Garnand Marketing, LLC, Twin Falls, ID
Managing Member, President, General Manager

Started Garnand Marketing, Inc. a produce brokerage in 1971. Fourteen years later started The Northwest Connection, Inc. a trucking and brokerage company. Changed both companies to LLC's 2002.

2002 to Present – S & K, Inc. Twin Falls, ID
President, General Manager, Chairman
Consulting and Investing

Other Business Affiliations and History –

United Fresh Fruit & Vegetable Association—Onion Board	Member	1985-1988
	Chairman	1986-1988
Produce Marketing Association-Certified Instructor	Instructor	1999-2010
College of Southern Idaho- Foundation Board	Chairman	2002-2003
G F & C Holding Co. – Insurance Company	Director	2001-2002
Heatherwood Estates Partnership – Real Estate Development	General Partner	1989-2001
Jobs Daughter #56 – Community	Associate Bethel Guardian	1990-1998
Magic Valley Bank, Twin Falls, Idaho – Founding Member	Vice Chairman	1998 – 2002
	Chairman	2003-2004
	Founding Member	
Main Street Investors Partnership – Investment Partnership	General Partner	1985-1994
Moses Lake Chamber of Commerce – Community and Economic	Member	1982-1983
Moses Lake Rotary Club – Community Volunteer Organization	President	1982-1983
Perrine Partnership – Investment Partnership	General Partner	2003 - 2010
	Founding member	
Twin Falls Rotary Club – Community Volunteer Organization	Director	1990-1994
Twin Falls Rotary Club—Community Volunteer Organization	President	2007-2008
Twin Falls Chamber of Commerce – Community and Economic	President	1992-1993
	Director	1987 -1994
University of Idaho – College of Business and Economics	Alumni Advisory Board	1992- 2013
University of Idaho – National Board of Vandal Boosters	Member	1996-2002
City of Twin Falls Urban Renewal Board	Member	2006-2013
City of Twin Falls Urban Renewal Board	Chairman	2007-2013

As Chairman I was deeply involved with bringing C3, Chobani, and ClifBar to Twin Falls plus bringing St. Luke's Accounting division and Glanbia USA headquarters to downtown.

Twin Falls Economic Development Team	Member	2008-Current
Boys & Girls Club of Twin Falls Board of Directors	Member	2012-Current
Idaho Business for Education	Member	2013-Current
Sigma Alpha Epsilon National Fraternity	Director	1974-1984
Sigma Alpha Epsilon National Foundation Board	Director	1995-1999
Sigma Alpha Epsilon House Corporation-U of I	Director	1995-Current
	President	2003-Current

Awards

Rotary—Paul Harris Fellow	Three times
Sigma Alpha Epsilon	Merit Key (second highest award)
Sigma Alpha Epsilon	Outstanding Alumni Award
University of Idaho	College of Business Service Award
University of Idaho	Athletic Department-Distinguish Service

Education -

Blackfoot High School, Idaho 1965
University of Idaho – 1970 - Bachelor Degree in Marketing and Business Management
Strategic Coach- 2010-current-- Management Education Program



Monday June 29, 2015
To: City Council
From: Mayor Don Hall

Request:

Consideration of a request to confirm the appointments of Jennifer Jensen, Chad Debie, Nathan Bishop, and Colby Ricks to the Development Impact Fee Advisory Committee.

Time Estimate:

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

Background:

Dusty Tenney and Brent Jussel have recently reached the end of their terms on the Development Impact Fee Advisory Committee. David Gagliano was in the middle of his first term when he moved to the Boise area and had to resign from the Committee. All three were valuable members of the Committee and will be missed. Dusty was an original Committee member who worked on the City's original impact fee program creation. We have also had a vacancy on the Committee for a couple of years due to a resignation. There are now four open positions on the Committee.

After posting the vacancies, Staff identified five community members who were interested in serving on the Committee. An interview panel consisting of Committee Chairman, John Bonnett, Committee Council liaison, Chris Talkington, Assistant City Engineer, Troy Vitek, Deputy City Manager, Mitch Humble, and I interviewed the candidates. We found all five to be excellent candidates who want to help make Twin Falls a great community. Since there are four vacancies, the Committee recommends, and I request that the Council confirm the appointments of **Jennifer Jensen, Chad Debie, Nathan Bishop, and Colby Ricks** to the Development Impact Fee Advisory Committee.

Three of the four appointments are for full three-year terms ending in March 2018. The last appointment is a partial two-year term ending in March 2017. We will need to determine which of the four appointees will get the two-year term.

Approval Process:

City Code 2-11-3(A) says that members of the Development Impact Fee Advisory Committee are appointed by the Mayor and confirmed by the City Council.

Budget Impact:

None

Regulatory Impact:

Approval of this request will get the Development Impact Fee Advisory Committee back to full membership.

Conclusion:

I request that the Council confirm the appointments of Jennifer Jensen, Chad Debie, Nathan Bishop, and Colby Ricks to the Development Impact Fee Advisory Committee.

Attachment:

None



Public Hearing: Monday June 29, 2015

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Planner I

ITEM IV-

Request: Request the **Vacation** of 15' x 249.5 platted sewer easement on Lot 7 Block 1 of the Canyon Park Amended Subdivision, A PUD aka 2015 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Base Jumper Two, LLC (app. 2729)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 3742 sf easement
Base Jumper Two, LLC 2733 East Parleys Way Suite 300 Salt Lake City, UT 84109	Current Zoning: Sewer Easement within a platted Commercial Subdivision	Requested Zoning: vacation of exclusive sewer easement
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Commercial Development under construction	Proposed Land Use: Commercial/Retail
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o Gerald Martens 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	North: OS, Visitors Center	East: Blue Lakes Blvd N; C-1 PUD, Commercial
	South: C-1 PUD, Commercial	West: C-1 PUD, Commercial
	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 Quit Claim Deed for the vacated rights or way.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with their request. Approval of this request will allow Base Jumper Two, LLC to vacate the undeveloped 3742 sf exclusive sewer easement.

History:

In 1999, the owner of the above stated property recorded an exclusive Sewer Easement to the City of Twin Falls. During the platting and development of Canyon Park Amended Subdivision in 2012-2013, the sewer line was re-routed and installed within a separate sewer easement.

Analysis:

This is a request to vacate an exclusive sewer easement located in Lot 7, Canyon Park Amended Subdivision. The easement was originally granted in 1999 for the City sewer system to service various lots within the original Canyon Park West Subdivision development. Since then, a new development has taken shape. Along with the new development plan, a new alignment for the sewer has been approved and constructed in a separate easement on the lot. Therefore, this recorded easement is redundant and is no longer needed.

The owners of said property are looking to develop this lot and are requesting the recorded easement to be vacated in order to pursue building permits that will take place.

The Engineering Department has reviewed this request and is supportive of the vacation.

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

On Wednesday, May 27, 2015 the Planning & Zoning Commission held a public hearing on this request. There was no one who spoke at the public hearing. Upon conclusion of the commission's deliberations Commissioner Derricott made a motion to recommend approval of the request to the City Council, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

CONCLUSION:

The City Council is tasked with making a final decision on this request; to approve, to deny or to approve subject to conditions. Approval of the request will task staff with bringing an ordinance to the council for adoption. Staff concurs with the Commission's recommendation.

Attachments:

1. Vacation request
2. Vacation Exhibit
3. Development Map with Easements and Sewer lines
4. Photos of site
5. Portion of May 27, 2015 P&Z minutes.

Canyon Park Amended Subdivision – Lot 7, Block 1
Easement Vacation Statement

- A. 1. See Application
- 2. See Application
- B. 1. Per attached description.
- 2. Commercial Property
- 3. A portion of an existing public easement that is 15'x249.49' = 3742 S.F.
- 4. Property to be vacated was planned to have a sewer line within the easement. The sewer was installed on Lot 7 but has been re-routed within a new easement. A new easement has been provided for the re-routed sewer alignment.
- 5. See Application
- C. 1. Included with Application
- 2. Included with Application
- 3. Included with Application
- 4. The reason for the vacation request is to remove the easement to create a clean lot. A new easement has been provided for the re-routed sewer alignment.

This request will not have any effects on adjoining properties. As mentioned previously, the sewer line is being re-located to an alternate easement.

- 5. The applicant is the owner of Lot 7.

No utility companies have an interest in the easement. It was granted as a sewer easement only.



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

NARRATIVE
FOR
EASEMENT VACATION

LOT 7, BLOCK 1, CANYON PARK AMENDED SUBDIVISION

This easement was platted with the amended plat specifically to the City of Twin Falls in 1999 to provide a sewer main to accommodate the Canyon Park West Subdivision. The document is recorded as instrument number 1999-011113 (attached) and was specifically for the purpose of a sanitary sewer main. With the development of the Canyon Park Amended Subdivision, the line was relocated within the boundary of Lot 7, Block 1. The use of this easement was limited to a City of Twin Falls sewer main.

510-14

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.



NORTH



EXISTING / RE-ROUTED SANITARY SEWER

EXISTING SEWER EASEMENT TO BE VACATED 249.49'x15'



U.S. HIGHWAY 83 - BLUE
LAKES BOULEVARD NORTH



SCALE IN FEET

JOB NO:	510-14
SCALE:	AS SHOWN
DRAWN:	DJS
DATE:	12-11-14

PUBLIC EASEMENT VACATION (PORTION)
 LOCATED IN CANYON PARK AMENDED SUBDIVISION, LOT 7, BLOCK 1
 SECTION 34, T. 9 S., R. 17 E., B.M.
 TWIN FALLS, ID, 83301

EHM Engineers, Inc.
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 p (208)-734-4888 fax (208)-734-6049 web: ehm-inc.com

EXHIBIT MAP CANYON PARK AMENDED SUBDIVISION A PLANNED UNIT DEVELOPMENT

A PORTION OF
CANYON PARK NORTH SUBDIVISION
AND A PORTION OF
CANYON PARK WEST NO. 1 SUBDIVISION
LOCATED IN
A PORTION OF SW 4 SW 4, AND GOV'T. LOT 3
SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
2013

0 50' 100' 200'
SCALE IN FEET

CURVE DATA

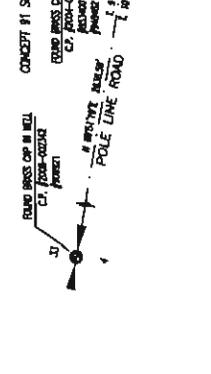
CURVE	PC	PT	CHORD BEG	CHORD END	ARC	ANGLE
1	2458.33	427.00	185.50	184.17	94.25	M 270.1874
2	2458.33	391.00	159.73	158.73	81.28	M 270.2841
3	6278.70	302.00	40.94	31.07	43.69	S 117.1796
4	1919.02	1000.02	364.43	362.71	183.96	S 67.0079
5	0407.16	1210.52	87.10	87.08	43.57	S 52.4159
6	1637.07	262.00	76.00	75.73	36.27	S 63.0435
7	7000.07	302.00	36.65	34.41	21.91	S 39.2248
8	4534.23	302.00	23.88	22.14	12.80	M 212.9344
9	6758.03	432.00	180.08	180.04	180.00	M 87.2853
10	0419.19	422.00	32.59	32.58	16.30	M 84.4007
11	8716.07	99.50	87.71	87.57	35.26	S 45.5330
12	8716.07	80.50	139.53	122.71	84.77	S 19.4510
13	8716.07	99.50	91.56	88.73	48.58	S 07.2534
14	3542.20	211.50	141.85	141.85	74.37	M 36.9421
15	7332.20	119.50	154.10	143.64	89.86	M 59.9971
16	3842.20	283.50	197.54	184.64	86.68	S 39.9422
17	8700.07	70.00	31.42	28.28	20.00	M 109.4071
18	1242.20	302.00	62.80	62.80	180.00	S 32.5100
19	1242.20	302.00	81.28	81.61	41.08	S 32.5100
20	1210.52	302.00	78.20	210.00	102.54	S 47.0111
21	1197.91	1000.02	154.02	153.88	77.14	S 50.4042
22	0670.07	350.00	54.88	49.50	35.00	M 87.1423
23	5637.11	211.50	208.78	202.39	115.77	M 43.0612
24	1020.08	583.50	198.54	192.54	92.38	M 24.0940
25	1020.08	302.00	34.28	34.28	180.00	S 68.4292
26	3279.13	583.50	288.74	288.58	148.18	M 63.7415
27	0419.19	418.50	28.94	28.93	14.91	M 80.7140
28	0419.19	343.00	28.79	28.79	180.00	S 25.83
29	4078.41	80.50	56.82	55.83	35.83	S 174.1397

EASEMENT LEGEND

- A. 10' WIDE LANDSCAPE, UTILITY, ACCESS, SIDEWALK AND DRAINAGE EASEMENT
- B. LANDSCAPE, UTILITY, SIDEWALK AND DRAINAGE EXISTENT
- C. 20' WIDE LANDSCAPE, UTILITY, ACCESS, PEDESTRIAN, BIKE PATH AND DRAINAGE EXISTENT
- D. 54.5' WIDE UTILITY EXISTENT
- E. 15' WIDE LANDSCAPE, UTILITY, ACCESS, SIDEWALK AND DRAINAGE EXISTENT
- F. 34' WIDE TWIN FALLS CHINA COMPANY EXISTENT
- G. 74' WIDE UTILITY EASEMENT
- H. SEWER EASEMENT WITH WAKES
- I. 15' WIDE SEWER EXISTENT

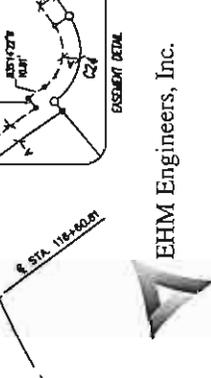
LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- BOUNDARY CENTER LINE
- EXISTING LINE
- ROAD 54' WIDE & C/P (S 1000)
- 52' 3/4" WIDE ROAD & C/P (S 1000)
- 17' 2 1/4" WIDE ROAD & C/P (S 1000)
- 52' 1" CORNER C/P (S 1000)
- ROAD BRASS C/P (S 1000)
- ROAD 1/2" ROAD & C/P (S 1000)
- REPAVED ROAD 54' 1/4" WIDE & C/P (S 1000)
- WIDE ROAD & C/P (S 1000)
- EXISTING CORNER - 44' 52'
- EXISTING SEWER LOCATED TO BE MOVED



TRACT A IS A NEW PARCEL LOT RESERVED FOR FUTURE DEVELOPMENT. ACCESS, UTILITY, AND LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH COMMON AREA REQUIREMENTS AS OBTAINED IN ACCORDANCE WITH CONDOMINIUM, COOPERATIVE, AND HOA DOCUMENTS. ALL UTILITIES AND MEASUREMENTS SHOWN IN THIS PLAN ARE APPROXIMATE.

TRACT B IS RESERVED FOR LANDSCAPE, UTILITY, ACCESS, DRAINAGE, PEDESTRIAN, BIKE PATH, SEWER, BIKEWAY, AND MEASUREMENTS SHOWN IN THIS PLAN ARE APPROXIMATE.



EHM Engineers, Inc.

TWIN FALLS, IDAHO



05/19/2015 08:03 PM



05/19/2015 08:05 PM



05/19/2015 08:05 PM



05/19/2015 08:07 PM



05/19/2015 08:07 PM



05/19/2015 08:08 PM

7. Request the **Vacation** of 15' x 249.5 platted sewer easement on Lot 7 Block 1 of the Canyon Park West Amended Subdivision, A PUD aka 2015 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Base Jumper Two, LLC (app. 2729)

8. Request the **Vacation** of a 20 x 182' platted sewer easement located on Lot 4 Block 1 of the Canyon Park Amended Subdivision aka 1843 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Geronimo, LLC (app. 2728)

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. representing the applicant, stated would like to present request IV-7 and IV-8 together. He explained that these sewer easements that were platted prior to the development. The trunk line has been relocated and rededicated in another location and in order for development to move forward they request that these vacations be approved. He explained where the platted lines were located and where they have been relocated to on each lot.

Staff Analysis:

Planner I Spendlove reviewed the request on the overhead and explained item IV-7 refers to Lot 7 and IV-8 refers to Lot 4. They sewer easements were previously platted and exclusive to the City of Twin Falls, the sewer lines were re-routed and installed within a separate sewer easements. The Engineering Department has reviewed this request and is supportive of the vacation.

Planner I Spendlove stated upon conclusion the vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published. Should the Commission recommend approval of the request to the City Council, staff makes no recommendation on this request.

Public Hearing: Opened & Closed Without Concerns

Deliberations Followed:

Commissioner Grey clarified that the re-routed lines are working properly.
Assistant City Engineer Vitek stated yes they are working correctly.

Motion IV-7:

Commissioner Derricott made a motion to recommend approval of the request to the City Council, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Recommended Approval To City Council, As Presented

City Council Public Hearing Is June 29, 2015

Motion IV-8:

Commissioner Grey made a motion to recommend approval of the request to the City Council, as presented. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval To City Council, As Presented

City Council Public Hearing Is June 29, 2015



Public Hearing: Monday June 29, 2015

To: Honorable Mayor Hall and City Council

From: Jonathan Spendlove, Community Development Department

ITEM IV-

Request: Request to **Vacate** a platted 15' x 300' (+/-) Sanitary Sewer Easement to allow for an addition to the Canyon Ridge High School on property located at 300 North College Road c/o Hummell Architects & EHM Engineers, Inc. on behalf of Twin Falls School District #411 (app. 2713)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 4487 sf Sanitary Sewer Easement
TF School District c/o Hummel Architects 2785 Bogus Basin Road Boise, ID 83702 208-343-7523	Current Zoning: Sanitary Sewer Easement within a platted subdivision	Requested Zoning: vacation of existing sanitary sewer easement
	Comprehensive Plan: Medium Density	Lot Count: none
	Existing Land Use: Public High School	Proposed Land Use: expansion of Public High School
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o Dave Thibault 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 tvawser@ehminc.com	North: C-1, Commercial and Undeveloped	East: Washington St North; CSI, College Property
	South: R-2 and R-4; Residential	West: R-2 PRO; Commercial and 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.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with their request. Approval of this request will allow the Twin Falls School District to vacate a 15' wide sanitary sewer easement in order to facilitate the construction of a new addition to Canyon Ridge High School.

History:

In 2006-2007, multiple public hearings took place to Annex, Re-Zone, and establish a PUD on the property where Canyon Ridge High School currently stands. Shortly thereafter a building permit was issued and construction took place from 2007 – 2010.

Analysis:

This is a request to vacate a sanitary sewer easement located in Riverhawk Subdivision Lot 2. The easement was placed during the platting process as part of the sewer system design for the High School. The sewer line within the easement is in use. The Twin Falls School District is proposing an addition to the existing Canyon Ridge High School. The addition is directly over this easement. This line will need to be re-routed and a new easement granted.

Staff believes the rerouting of the line is possible. However, we have not received a justifiable plan set that shows the re-route will work. It is critical to have an approvable plan set for the re-route, and an associated easement recorded prior to finishing vacation process for the current location of the sewer.

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

On March 10, 2015 the Planning & Zoning Commission held a public hearing on this request. There was no public comment. Upon conclusion of the commission's deliberations Commissioner Boyd made a motion to recommend approve of the request, as presented, with staff recommendations to the City Council. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended For Approval To The City Council, As Presented, With The Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to an approvable plan set being provided to City Staff **prior** to being scheduled for City Council Public Hearing.
3. Subject to the new sanitary sewer easement being dedicated and recorded **prior** to publishing the ordinance for vacation of the existing easement.

CONCLUSION:

The City Council is tasked with making a final decision on this request; to approve, to deny or to approve subject to conditions. Approval of the request will task staff with bringing an ordinance to the council for adoption. Staff concurs with the Commission's recommendation.

Attachments:

1. Vacation request
2. Aerial Map Exhibit
3. Applicant Submitted Exhibits-A & B (2)
4. Site Photos
5. Portion of the 03-10-15 Commission minutes



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Easement Vacation Request

For Twin Falls School District – Canyon Ridge High School
300 North College Road West, Twin Falls, Idaho

EHM Engineers, Inc. is hereby formally requesting the vacation of a portion of a platted 15-foot wide sanitary sewer easement on behalf of the Twin Falls School District. The Twin Falls School District is currently working on development plans for a future expansion which is in conflict with the current sanitary sewer main line location and accompanying easement.

It is the intention of the school district to re-locate the sewer main and construct a building addition at the easement location. A new sewer main will be re-routed with a new easement granted for the new location.

The request to vacate this particular easement should not have any adverse effects upon neighboring properties. In essence, the school district is re-locating an easement from one portion of their property to another portion of their property without the need to traverse any property owned by others.

Utility companies which may have service lines and/or mains in the vicinity have been contacted in writing regarding this proposal. Replies and responses were requested on February 4, 2015 from these utility companies.

The use of adjoining properties include both developed and un-developed commercial properties to the north, a single multi-dwelling apartment to the east, a church and developed residential property to the south, and developed and un-developed commercial property to the west.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

Aerial Photo Map

Reference Only



EXISTING SANITARY SEWER EASEMENT TO REMAIN

SANITARY SEWER EASEMENT TO BE VACATED

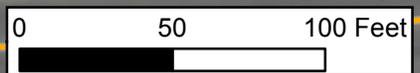
300 NORTH

Approx Location of future school expansion.

PROPOSED 15" SANITARY SEWER EASEMENT

EXISTING 15" SANITARY SEWER EASEMENT TO REMAIN

NORTH COLLEGE RD W

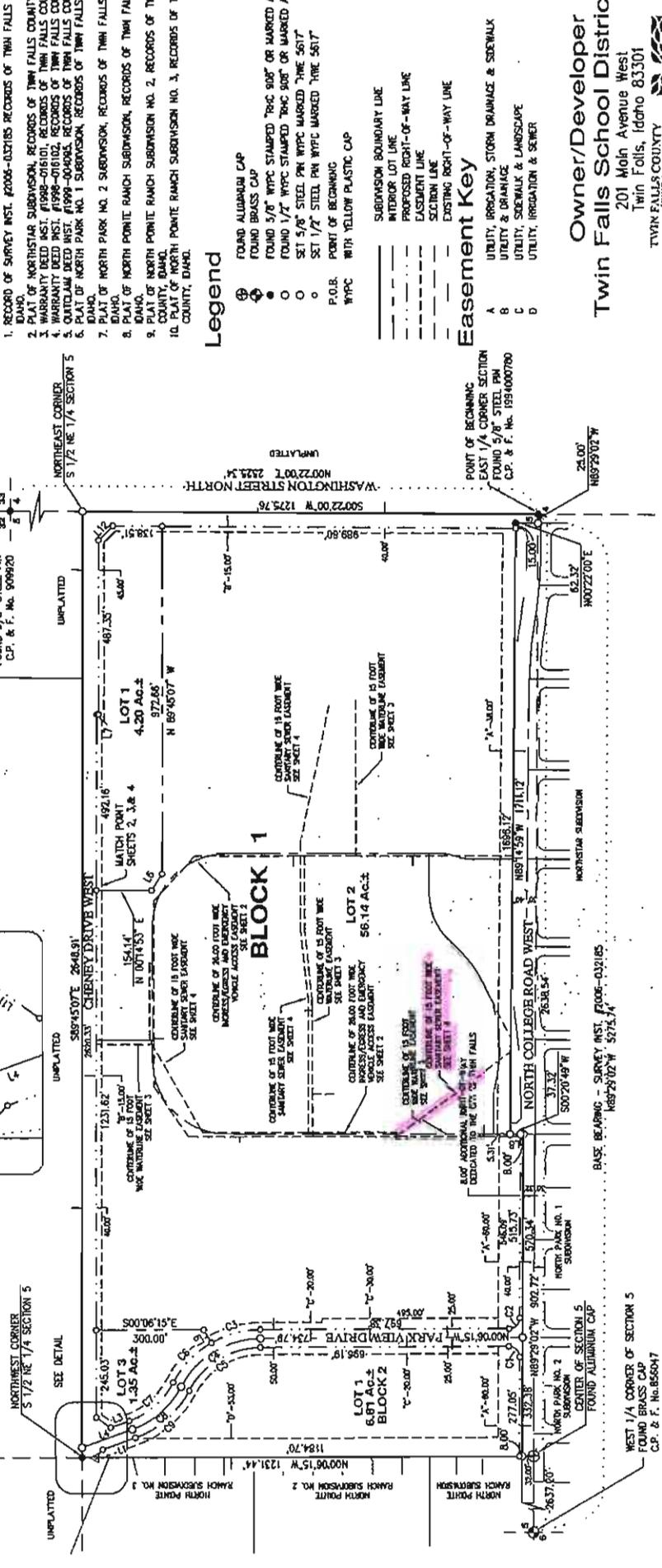
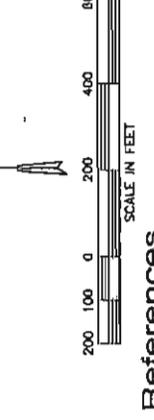


BLAKESTIN

RIVERHAWK SUBDIVISION, a P.U.D.
 Situated in a Portion of the South 1/2 of
 Northeast 1/4 of Section 5,
 Township 10 South, Range 17 East, B.M.,
 Twin Falls County, Idaho
 2008

Plat Showing
RIVERHAWK SUBDIVISION, a P.U.D.
 Situated in a Portion of the South 1/2 of
 Northeast 1/4 of Section 5,
 Township 10 South, Range 17 East, B.M.,
 Twin Falls County, Idaho
 2008

TWIN FALLS COUNTY
 LAND RECORDS DEPT.
 1-16-06 PM 01-14-08
 2008-001092
 TWIN FALLS COUNTY
 LAND RECORDS DEPT.
 1-16-06 PM 01-14-08
 2008-001092



References

- RECORD OF SURVEY INST. #2006-03075 RECORDS OF TWIN FALLS COU
- PLAT OF NORTHWEST SUBDIVISION, RECORDS OF TWIN FALLS COUNTY, ON
- WARRANTY DEED INST. #1988-01610, RECORDS OF TWIN FALLS COUNTY,
- WARRANTY DEED INST. #1998-016102, RECORDS OF TWIN FALLS COUNTY,
- QUADRAM DEED INST. #1999-00498, RECORDS OF TWIN FALLS COUNTY,
- PLAT OF NORTH PARK NO. 1 SUBDIVISION, RECORDS OF TWIN FALLS COU
- PLAT OF NORTH PARK NO. 2 SUBDIVISION, RECORDS OF TWIN FALLS COU
- PLAT OF NORTH POINT RANCH SUBDIVISION, RECORDS OF TWIN FALLS CO
- PLAT OF NORTH POINT RANCH SUBDIVISION NO. 2, RECORDS OF TWIN F/
- COUNTY ROAD,
- PLAT OF NORTH POINT RANCH SUBDIVISION NO. 3, RECORDS OF TWIN F
- COUNTY, IDAHO.

Legend

- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND 5/8" WTPC STAMPED "RAC 908" OR MARKED AS S
- FOUND 1/2" WTPC STAMPED "RAC 908" OR MARKED AS S
- SET 5/8" STEEL PIN WTPC MARKED "TME 5617"
- SET 1/2" STEEL PIN WTPC MARKED "TME 5617"
- P.O.B. POINT OF BEGINNING
- WTPC WITH YELLOW PLASTIC CAP

Easement Key

- UTILITY, IRRIGATION, STORM DRAINAGE & SEWERAL
- UTILITY & DRAINAGE
- UTILITY, SEWERAL & LANDSCAPE
- UTILITY, IRRIGATION & SEWER

Owner/Developer
 Twin Falls School District
 201 Main Avenue West
 Twin Falls, Idaho 83301

TWIN FALLS COUNTY
 LAND RECORDS DEPT.
 1-16-06 PM 01-14-2008
 2008-001092

THE LAND GROUP
 LAND SURVEYORS
 140 Blue Vista Place
 Twin Falls, Idaho 83301
 Phone (208) 733-4041 Fax (208) 733-404
 www.thelandgroupinc.com

LINE TABLE

LINE	LENGTH	BEARING
L1	67.85'	N192°45'07" W
L2	38.74'	S00°00'15" W
L3	35.45'	N192°45'07" W
L4	156.00'	N192°45'07" W
L5	28.57'	S89°45'07" E
L6	65.09'	N57°26'15" W
L7	5.00'	S00°14'53" W
L8	29.32'	S00°20'49" W
L9	42.18'	S00°00'00" E
L10	29.88'	S48°37'08" E
L11	48.15'	N51°14'51" E
L12	56.63'	S44°41'34" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. BRG.	CH. DIST.
C1	47.45'	30.00'	90°37'13"	30.33'	N45°12'21" E	42.66'
C2	46.82'	30.00'	87°22'07"	28.46'	S44°47'30" E	42.20'
C3	153.34'	275.00'	28°33'30"	71.35'	N153°25'30" W	141.82'
C4	272.82'	250.00'	62°29'31"	131.41'	N111°13'30" W	250.80'
C5	244.82'	225.00'	62°20'31"	120.11'	N118°30' W	233.82'
C6	155.78'	225.00'	32°27'42"	80.04'	N45°13'05" W	153.70'
C7	186.35'	250.00'	42°41'39"	97.71'	N41°35'55" W	195.01'
C8	204.92'	275.00'	42°41'39"	107.48'	N41°35'55" W	200.21'

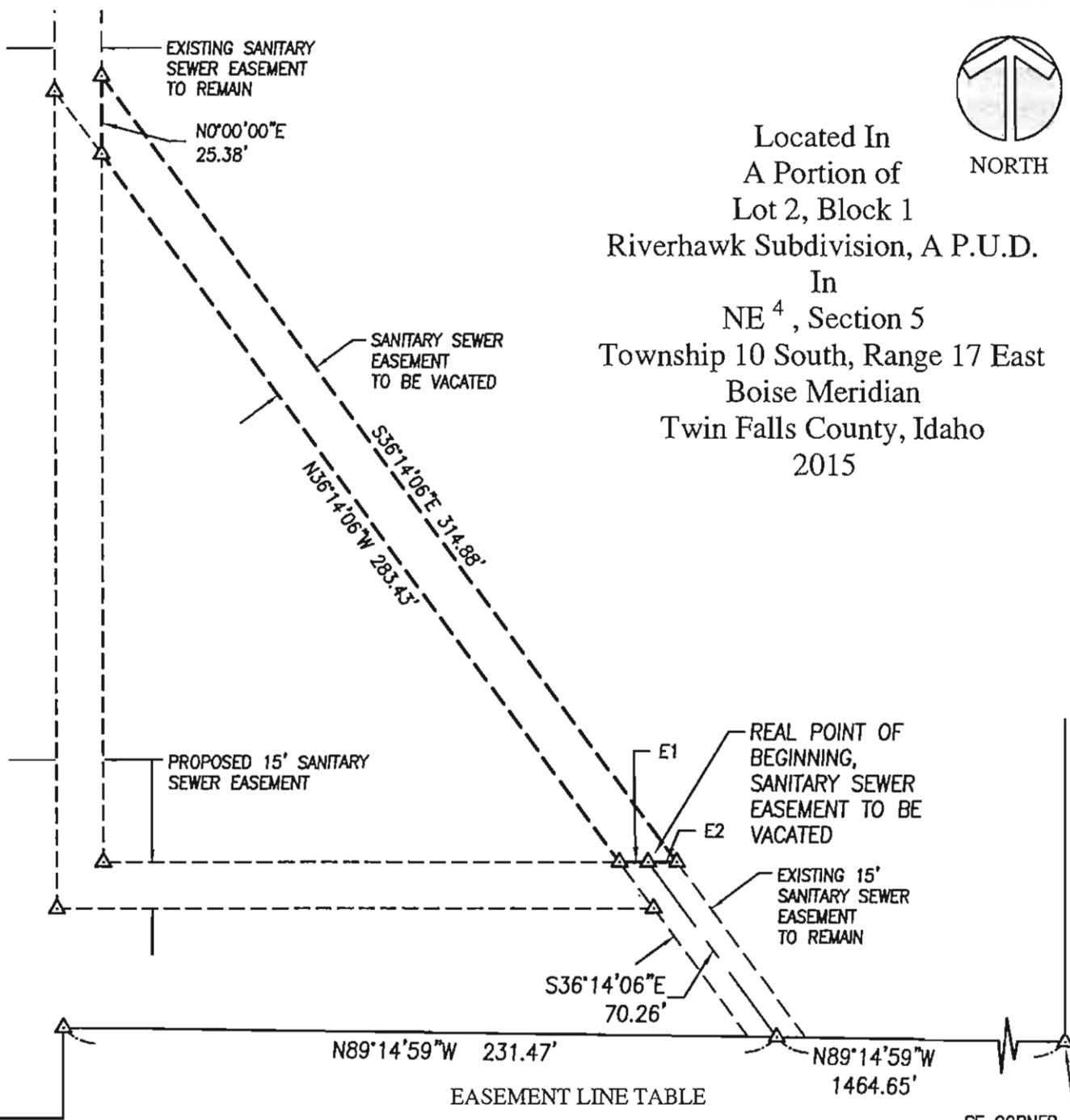
Approval of South Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND CONSTRUCTION SPECIFICATIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THE APPROVAL NO DRINKING WATER OR SEWER/SPEIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE FACILITIES PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SPEIC FACILITIES SHALL BE ALLOWED.

Signature
 DISTRICT HEALTH DEPARTMENT, RDHS
 12-20-07
 DATE



Located In
 A Portion of
 Lot 2, Block 1
 Riverhawk Subdivision, A P.U.D.
 In
 NE⁴, Section 5
 Township 10 South, Range 17 East
 Boise Meridian
 Twin Falls County, Idaho
 2015



EASEMENT LINE TABLE

E1	S89°58'01"W	9.29'
E2	S89°58'01"W	9.29'



North College Road West



PLAT TO ACCOMPANY LEGAL DESCRIPTION
 PORTION OF SANITARY SEWER EASEMENT TO BE VACATED
 LOT 2, BLOCK 1, RIVERHAWK SUBD. A P.U.D.
 TWIN FALLS, IDAHO

EHM Engineers, Inc.
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
 Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

JOB NO.:	247-14
APPROVED:	CSH
DESIGN:	DAS
DRAWN:	DAS
DATE:	FEB 2015
SCALE:	SHOWN
DRAWING EXHIBIT:	
Sheet No.:	1





Sewer manhole in foreground, looking NW along the current sewer line.

02/23/2015 02:24 PM

5. Request to **Vacate** a platted 15' x 300' (+/-) sanitary sewer easement to allow for an addition to the Canyon Ridge High School on property located at 300 North College Road c/o Hummell Architects & EHM Engineers, Inc. on behalf of Twin Falls School District #411 (app. 2713)

Applicant Presentation:

David Thibault, EHM Engineers, Inc., representing the applicant stated the request is to vacate an existing sewer easement. He showed on the overhead how the current sewer is designed on the property and there is a need for an addition to the school. In order to accommodate the addition they need to vacate this platted sewer easement.

Staff Analysis:

Planner I Spendlove reviewed the request on the overhead and stated in 2006-2007, multiple public hearings took place to Annex, Re-Zone, and establish a PUD on the property where Canyon Ridge High School currently stands. Shortly thereafter a building permit was issued and construction took place from 2007 – 2010.

This is a request to vacate a sanitary sewer easement located in Riverhawk Subdivision Lot 2. The easement was placed during the platting process as part of the sewer system design for the High School. The sewer line within the easement is in use. The Twin Falls School District is proposing an addition to the existing Canyon Ridge High School. The addition is directly over this easement. This line will need to be re-routed and a new easement granted.

Staff believes the rerouting of the line is possible, however, we have not received a justifiable plan set that shows how the re-route will work. It is critical to have an approvable plan set for the re-route, and an associated easement recorded prior to finishing vacation process for the current location of the sewer.

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

Planner I Spendlove stated upon conclusion should the Commission recommend approval of the request to the City Council, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to an approvable plan set being provided to City Staff prior to being scheduled for City Council Public Hearing.
3. Subject to the new sanitary sewer easement being dedicated and recorded prior to publishing the ordinance for vacation of the existing easement.

P&Z Questions/Comments:

- Commissioner Frank asked for clarification on how the design is approved.
- Assistant City Engineer Vitek explained staff will verify that the proposed change meets the requirements in order for the project to move forward.

Public Hearing: Opened & Closed Without Comments

Motion:

Commissioner Boyd made a motion to recommend approve of the request, as presented, with staff recommendations to the City Council. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended For Approval To The City Council, As Presented, With The Following Conditions

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Subject to an approvable plan set being provided to City Staff prior to being scheduled for City Council Public Hearing.
3. Subject to the new sanitary sewer easement being dedicated and recorded prior to publishing the ordinance for vacation of the existing easement.



Public Hearing: Monday, June 29, 2015

To: Mayor Hall & City Council

From: Jonathan Spendlove, Planner I

ITEM IV-

Request: Request the **Vacation** of a 20 x 182' platted sewer easement located on Lot 4 Block 1 of the Canyon Park Amended Subdivision, A PUD aka 1843 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Geronimo, LLC (app. 2731)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 3640 sf easement
Geronimo, LLC 2733 East Parleys Way Suite 300 Salt Lake City, UT 84109	Current Zoning: Sewer Easement within a platted Commercial Subdivision	Requested Zoning: vacation of exclusive sewer easement
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Commercial Development under construction	Proposed Land Use: Commercial/Retail
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. c/o Gerald Martens 621 North College Rd, St 100 Twin Falls, ID 83301 208-734-4888 gmartens@ehminc.com	North: C-1 PUD, Commercial	East: C-1 PUD, Commercial
	South: Blue Lakes Blvd N; C-1 PUD, Commercial	West: C-1 PUD, Commercial
	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 Quit Claim Deed for the vacated rights or way.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with their request. Approval of this request will allow Geronimo, LLC to vacate the undeveloped 3640 sf exclusive sewer easement.

History:

In 1986, the owner of the above stated property recorded an exclusive Sewer Easement to the City of Twin Falls. During the platting and development of Canyon Park Amended Subdivision in 2012-2013, the sewer line was re-routed and installed within a separate sewer easement.

Analysis:

This is a request to vacate an exclusive sewer easement located in Lot 4, Canyon Park Amended Subdivision. The easement was originally granted in 1986 for the City sewer system. Since then, a new development has taken shape. Along with that new development plan, a new alignment for the sewer has been approved and constructed in a separate easement on the lot. Therefore, this recorded easement is redundant and is no longer needed.

The Engineering Department has reviewed this request and is supportive of the vacation.

The vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published.

On Wednesday, May 27, 2015 the Planning & Zoning Commission held a public hearing on this request. There was no one who spoke at the public hearing. Upon conclusion of the commission's deliberations Commissioner Grey made a motion to recommend approval of the request to the City Council, as presented. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

CONCLUSION:

The City Council is tasked with making a final decision on this request; to approve, to deny or to approve subject to conditions. Approval of the request will task staff with bringing an ordinance to the council for adoption. Staff concurs with the Commission's recommendation.

Attachments:

1. Vacation request
2. Vacation Exhibit
3. Development Map with Easements and Sewer lines
4. Photos of Site
5. Portion of the May 27, 2015 P&Z minutes

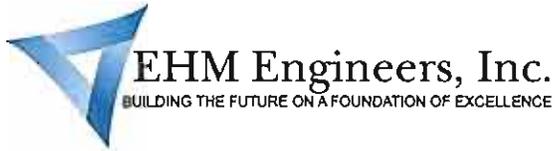
Canyon Park Amended Subdivision – Lot 4, Block 1
Easement Vacation Statement

- A. 1. See Application
- 2. See Application
- B. 1. Per attached description.
- 2. Commercial Property
- 3. A portion of an existing public easement that is 20'x182' = 3640 S.F.
- 4. Property to be vacated was planned to have a sewer line within the easement. The sewer was installed on Lot 4 but has been re-routed within a new easement. A new easement has been provided for the re-routed sewer alignment.
- 5. See Application
- C. 1. Included with Application
- 2. Included with Application
- 3. Included with Application
- 4. The reason for the vacation request is to remove the easement to create a clean lot. A new easement has been provided for the re-routed sewer alignment.

This request will not have any effects on adjoining properties. As mentioned previously, the sewer line is being re-located to an alternate easement.

- 5. The applicant is the owner of Lot 4.

No utility companies have an interest in the easement. It was granted as a sewer easement only.



NARRATIVE
FOR
EASEMENT VACATION

LOT 4, BLOCK 1, CANYON PARK AMENDED SUBDIVISION

This easement was granted to the City of Twin Falls in 1986 to provide a sewer main from US 93 to Canyon Springs Road. No other utilities were served by this easement. This platted easement depicts a "sewer" easement dedicated by instrument number 902677 (attached) granted at the time of sewer main installation. Subsequent to this dedication, the sewer main was relocated and the existing sewer main pipe has been abandoned.

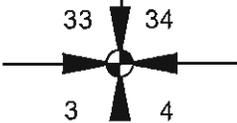
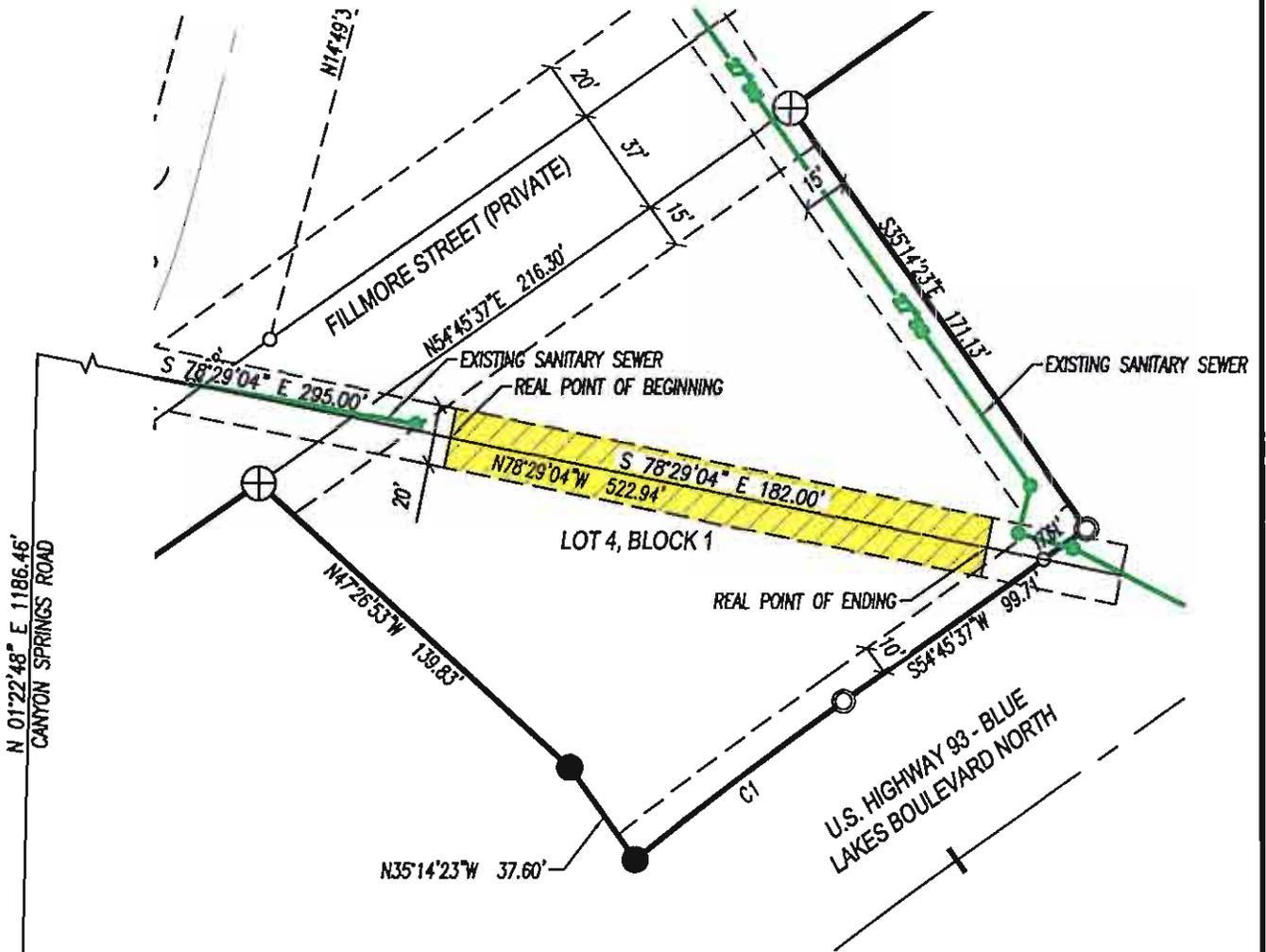
094-14

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.



NORTH



EXISTING / RE-ROUTED SANITARY SEWER



EXISTING SEWER EASEMENT TO BE VACATED 182'x20'



SCALE IN FEET

JOB NO:	094-14
SCALE:	N.T.S.
DRAWN:	VAS
DATE:	4-03-15

1

PUBLIC EASEMENT VACATION (PORTION)
 LOCATED IN CANYON PARK AMENDED SUBDIVISION, LOT 4, BLOCK 1
 SECTION 34, T. 9 S., R. 17 E., B.M.
 TWIN FALLS, ID, 83301



EHM Engineers, Inc.
 BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 p (208)-734-4888 fax (208)-734-6049 web: ehminc.com

EXHIBIT MAP
CANYON PARK AMENDED SUBDIVISION
A PLANNED UNIT DEVELOPMENT

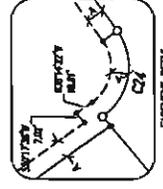
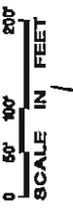
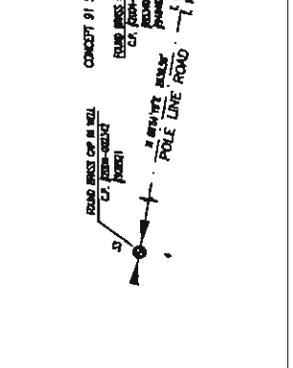
A PORTION OF
 CANYON PARK NORTH SUBDIVISION
 AND A PORTION OF
 CANYON PARK WEST NO. 1 SUBDIVISION
 LOCATED IN
 A PORTION OF 8W4BW4, AND GOV'T. LOT 3
 SECTION 34,
 TOWNSHIP 8 SOUTH, RANGE 17 EAST,
 BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO
 2018

CURVE DATA

CURVE	CB/LA	PC	PT	PI	TA	CHORD BEC
1	24353.31	164.17	164.25	164.25	164.25	N 70°18'54"E
2	21523.37	158.99	159.73	161.26	161.26	S 70°28'44"E
3	52780.07	30.00	48.94	43.69	31.87	S 71°17'28"E
4	19107.07	108.82	364.43	362.71	183.98	S 45°08'07"W
5	04907.16	210.92	67.10	67.08	43.57	S 45°08'07"W
6	15271.07	283.00	78.23	38.27	63.04	S 45°08'07"W
7	20200.00	300.00	31.88	31.88	31.88	S 45°08'07"W
8	20200.00	300.00	31.88	31.88	31.88	S 45°08'07"W
9	20200.00	300.00	31.88	31.88	31.88	S 45°08'07"W
10	07380.00	437.00	60.08	60.08	60.08	N 84°48'00"W
11	04719.14	437.00	32.56	32.56	66.47	S 45°33'57"E
12	30901.30	41.50	67.77	122.71	94.77	S 15°46'10"W
13	89718.77	41.50	11.86	66.73	74.59	S 45°33'57"E
14	35423.30	211.50	144.28	141.56	88.86	S 45°33'57"E
15	35423.30	211.50	144.28	141.56	88.86	S 45°33'57"E
16	35423.30	211.50	144.28	141.56	88.86	S 45°33'57"E
17	35423.30	211.50	144.28	141.56	88.86	S 45°33'57"E
18	16370.00	541.28	62.85	62.85	62.85	S 45°33'57"E
19	16370.00	541.28	62.85	62.85	62.85	S 45°33'57"E
20	12103.54	388.00	81.28	78.08	39.25	S 64°08'44"E
21	17098.00	1080.92	216.41	210.08	105.54	S 47°01'11"W
22	08789.31	1080.92	154.02	153.86	35.00	S 60°11'25"W
23	08789.31	1080.92	154.02	153.86	35.00	S 60°11'25"W
24	56351.11	211.50	208.78	208.29	113.77	N 83°08'13"E
25	07009.00	618.58	68.54	64.28	301.40	N 46°29'14"E
26	07009.00	618.58	68.54	64.28	301.40	N 46°29'14"E
27	07009.00	618.58	68.54	64.28	301.40	N 46°29'14"E
28	07009.00	618.58	68.54	64.28	301.40	N 46°29'14"E
29	27271.07	563.00	283.24	283.24	148.16	N 45°28'14"E
30	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
31	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
32	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
33	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
34	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
35	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
36	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
37	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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39	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
40	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
41	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
42	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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48	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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54	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
55	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
56	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
57	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
58	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
59	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
60	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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63	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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65	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
66	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
67	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
68	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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70	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
71	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
72	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
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77	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
78	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
79	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
80	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
81	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
82	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
83	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
84	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
85	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
86	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
87	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
88	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
89	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
90	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
91	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
92	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
93	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
94	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
95	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
96	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
97	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
98	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
99	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E
100	04165.54	118.50	24.84	24.79	14.97	N 80°11'46"E

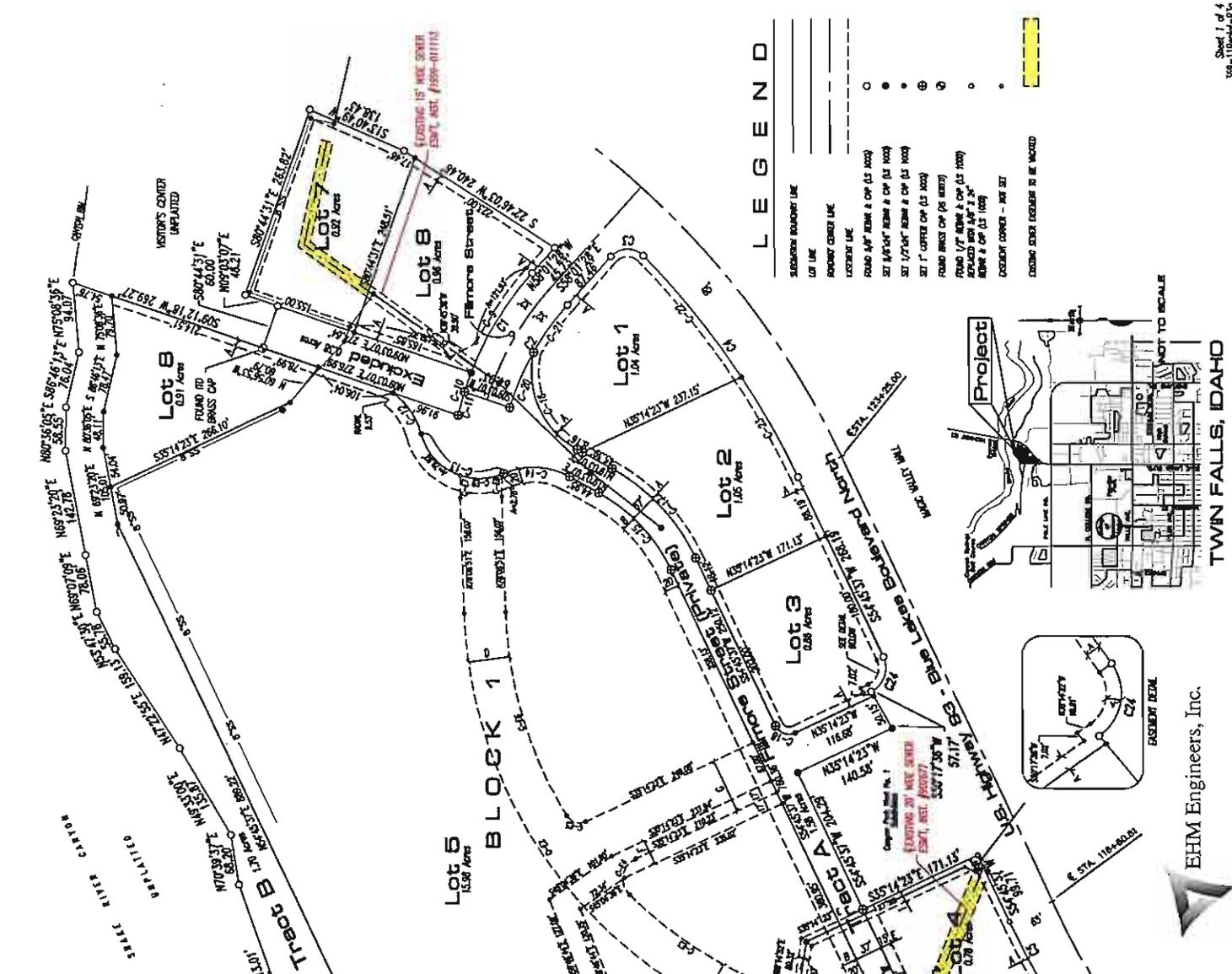
EASEMENT LEGEND

- A. 10' WIDE LANDSCAPE, UTILITY, ACCESS, SIDEWALK AND DRAINAGE EASEMENT
- B. LANDSCAPE, UTILITY, SIDEWALK AND DRAINAGE EASEMENT
- C. 20' WIDE LANDSCAPE, UTILITY, ACCESS, PEDESTRIAN, BIKE PATH AND DRAINAGE EASEMENT
- D. 50.5' WIDE UTILITY EASEMENT
- E. 15' WIDE LANDSCAPE, UTILITY, ACCESS, SIDEWALK AND DRAINAGE EASEMENT
- F. 34' WIDE TWIN FALLS CANAL COMPANY EASEMENT
- G. 74' WIDE UTILITY EASEMENT
- H. 50' WIDE EASEMENT WITH WHITES
- I. 15' WIDE SEWER EASEMENT



BHM Engineers, Inc.

TWIN FALLS, IDAHO





WESTWOOD
734-8868

BED BATH &
BEYOND

DICK'S
SPORTS GOODS

05/19/2015 07:55 PM



Don
ANDERSON
CONSTRUCTION

208.734.2164

05/19/2015 07:56 PM



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AutoZone

05/19/2015 07:57 PM



WESTERN
734-6969

petco
coming soon

ROSS
DICK'S
petco

05/19/2015 08:01 PM

7. Request the **Vacation** of 15' x 249.5 platted sewer easement on Lot 7 Block 1 of the Canyon Park West Amended Subdivision, A PUD aka 2015 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Base Jumper Two, LLC (app. 2729)

8. Request the **Vacation** of a 20 x 182' platted sewer easement located on Lot 4 Block 1 of the Canyon Park Amended Subdivision aka 1843 Blue Lakes Boulevard North c/o EHM Engineers, Inc. on behalf of Geronimo, LLC (app. 2728)

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc. representing the applicant, stated would like to present request IV-7 and IV-8 together. He explained that these sewer easements that were platted prior to the development. The trunk line has been relocated and rededicated in another location and in order for development to move forward they request that these vacations be approved. He explained where the platted lines were located and where they have been relocated to on each lot.

Staff Analysis:

Planner I Spendlove reviewed the request on the overhead and explained item IV-7 refers to Lot 7 and IV-8 refers to Lot 4. They sewer easements were previously platted and exclusive to the City of Twin Falls, the sewer lines were re-routed and installed within a separate sewer easements. The Engineering Department has reviewed this request and is supportive of the vacation.

Planner I Spendlove stated upon conclusion the vacation process requires a public hearing before the Planning and Zoning Commission. After receiving a recommendation from the Commission, the City Council holds an additional public hearing and if the request is approved an ordinance is adopted and published. Should the Commission recommend approval of the request to the City Council, staff makes no recommendation on this request.

Public Hearing: Opened & Closed Without Concerns

Deliberations Followed:

Commissioner Grey clarified that the re-routed lines are working properly.
Assistant City Engineer Vitek stated yes they are working correctly.

Motion IV-7:

Commissioner Derricott made a motion to recommend approval of the request to the City Council, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Recommended Approval To City Council, As Presented

City Council Public Hearing Is June 29, 2015

Motion IV-8:

Commissioner Grey made a motion to recommend approval of the request to the City Council, as presented. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Recommended Approval To City Council, As Presented

City Council Public Hearing Is June 29, 2015