

COUNCIL MEMBERS:

Suzanne Hawkins	Nikki Boyd	Shawn Barigar	Chris Talkington	Gregory Lanting	Don Hall	Ruth Pierce
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AGENDA

Meeting of the Twin Falls City Council
 Monday, January 4, 2016 - City Council Chambers
 305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS: None
GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose:	By:
I. <u>CONSENT CALENDAR:</u> 1. Consideration of a request to approve the Accounts Payable for December 22 – 31, 2015. 2. Consideration of a request to approve the December 21, 2015, City Council Minutes. 3. Consideration of a request to approve the Findings of Fact, Conclusions of Law and Decision for: (A) Zoning District Change & Zoning Map Amendment for Doug & Arlene Christensen and (B) Final Plat for Sunterra Subdivision #4. 4. Consideration of a request to approve the Poteet Subdivision, a conveyance plat consisting of 2 lots on 79 (+/-) acres located at 3550 North 3100 East within the Area of Impact.	Action Action Action Action	Sharon Bryan Sharon Bryan Mitchel Humble Rene'e V. Carraway-Johnson
II. <u>ITEMS FOR CONSIDERATION:</u> 1. Presentation of plaques to Jim Munn and Rebecca Mills Sojka in recognition of serving on the Twin Falls City Council. 2. Reorganization of City Council: Swear in new Council Members and select Mayor/Vice Mayor. 3. Public input and/or items from the City Manager and City Council.	Presentation Action	Mayor Don Hall City Council
III. <u>ADVISORY BOARD REPORTS/ANNOUNCEMENTS:</u>		
IV. <u>PUBLIC HEARINGS:</u> 6:00 P.M. 1. Consideration of a request to approve a Zoning Title Amendment and to adopt an ordinance for an amendment to Title 10; Chapter 7; Section 14: by redefining the area prohibited for outside storage or display of merchandise and defining the term "primary business building" for the City of Twin Falls. (app.2757). "WITHDRAWN – RESCHEDULED FOR JANUARY 25, 2016."		
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, December 21, 2015
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
CALL MEETING TO ORDER
CONFIRMATION OF QUORUM
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
PROCLAMATIONS: None

GENERAL PUBLIC INPUT

AGENDA ITEMS

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for December 8–21, 2015.
2. Consideration of a request to approve the December 14, 2015, City Council Minutes.
3. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement at 584 Sparks St. for Beth Olmstead.

Purpose:

Action

Action

Action

Action

Action

Action

Action

By:

Sharon Bryan

Sharon Bryan

Troy Vitek

Matthew Hicks
Bryan Krear

Anthony Barnhart

Travis Rothweiler
Don Hall

Wendy Davis

Lorie Race

Jacqueline D. Fields

II. ITEMS FOR CONSIDERATION:

1. Swearing in ceremony for five new Twin Falls Police Department Officers. It is requested that Mayor Don Hall administer the Oath of Office to Anthony Rhoades, Ethan Johnston, Nikolas Gumeson, Brian Caldwell, and Cody Christensen.

Captain Barnhart will be presenting Communications Specialists Heather Posey and Katheryn Beer with their POST Certifications.
2. Swearing in of Craig Kingsbury to the position of Twin Falls City Police Chief.
3. Consideration of a request to add "or vaping" to the signs in the parks that currently read "Thank you for not smoking..."
4. Consideration of the annual impact fee report from the Development Impact Fee Advisory Committee.
5. Consideration of a request to adopt a resolution supporting submittal of a roadway project for Local Urban funding.
6. Public input and/or items from the City Manager and City Council.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

IV. PUBLIC HEARINGS:

6:00 P.M.

1. A public hearing to consider the City's intent to dispose of 1.32+/- acres of City owned property located at the southeast corner of Victory Avenue and Oak Street.

PH/Action

Travis Rothweiler

V. ADJOURNMENT:

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, Shawn Barigar, Don Hall, Jim Munn, Chris Talkington, Greg Lanting, Rebecca Mills Sojka

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Brian Pike, Finance Director Lorie Race, Parks and Recreation Director Wendy Davis, City Engineer Jackie Fields, Police Chief Bryan Krear, Captain Matt Hicks, Captain Anthony Barnhart, Deputy City Clerk Sharon Bryan

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Hall called the meeting to order at 5:00 P.M. He then invited Cub Scout Pack 84 to lead us in the pledge of Allegiance to the flag. Mayor Hall asked all present, who wished, to recite the pledge of Allegiance to the Flag.

Mayor Hall had Cub Scout introduce themselves.

CONFIRMATION OF QUORUM

A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None

PROCLAMATIONS: None

GENERAL PUBLIC INPUT

Jarod Barton, Pack 84 Cub Scout Leader thanked Council for let the Cub Scouts participate in the presentation of the colors.

I. CONSENT CALENDAR:

1. Consideration of a request to approve the Accounts Payable for December 8–21, 2015.
2. Consideration of a request to approve the December 14, 2015, City Council Minutes.
3. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement at 584 Sparks St. for Beth Olmstead

MOTION:

Vice Mayor Hawkins moved to approve the Consent Calendar as presented. The motion was seconded by Councilmember Talkington. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

II. ITEMS FOR CONSIDERATION:

1. Swearing in ceremony for five new Twin Falls Police Department Officers. It is requested that Mayor Don Hall administer the Oath of Office to Anthony Rhoades, Ethan Johnston, Nikolas Gumeson, Brian Caldwell, and Cody Christensen.

Police Chief Krear introduced the officers.

Mayor Hall administered the Oath of Office to Anthony Rhoades, Ethan Johnston, Nikolas Gumeson, Brian Caldwell and Cody Christensen.

Captain Barnhart introduced Communications Specialists Heather Posey and Katheryn Beer with their POST Certifications.

Mayor Hall and Police Chief Krear presented Heather Posey and Katheryn Beer their POST Certifications.

2. Swearing in of Craig Kingsbury to the position of Twin Falls City Police Chief.

City Manager Rothweiler gave appreciation to retiring Police Chief Bryan Krear.

City Manager Rothweiler introduced Craig Kingsbury.

Mayor Hall administered the Oath of Office to Police Chief Craig Kingsbury.

Police Chief Kingsbury gave words of appreciation.

Councilmember Munn and Mayor Hall gave words of encouragement.

10 minute break

3. Consideration of a request to add “or vaping” to the signs in the parks that currently read “Thank you for not smoking...”

Parks and Recreation Director Davis gave staff report.

Councilmember Lanting and if this would include Oregon Trail signage Councilmember Talkington said he is in support of the request.

MOTION:

Councilmember Talkington moved to approve the request to add “or vaping” to the signs in the parks that currently read “Thank you for not smoking...” The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Mayor Hall said that he came in 2nd in the Mayors Walking Challenge and received \$1,000.00 to go towards a park.

Parks and Recreation Director Davis said that the \$1,000.00 will be used to put playground equipment in Cascade/Candy Cane Park.

4. Consideration of the annual impact fee report from the Development Impact Fee Advisory Committee.

Finance Director Race gave annual impact fee report from the Development Impact Fee Advisory Committee using visuals.

Councilmember Talkington gave history on the Development Impact Fee Advisory Committee.

MOTION:

Councilmember Barigar moved to accept annual impact fee report from the Development Impact Fee Advisory Committee as reported. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

5. Consideration of a request to adopt a resolution supporting submittal of a roadway project for Local Urban funding.

City Engineer Fields reviewed the request using visuals.

Council discussion ensued on the following:

- Longevity of the project.
- Truck traffic
- Support downtown
- History on the project.

MOTION:

Councilmember Barigar moved to adopt Resolution 1954 as presented. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

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

Mayor Hall expressed appreciation to City Manager Rothweiler for his participation in the No Shave November Campaign.

City Manager Rothweiler reminded the Council of the following:

This is the last meeting of the year.

January 4, 2016 is the first meeting of the New Year.

Municipal closures Christmas Eve, Christmas and New Years Day.

Retirement Party for Bryan Krear will be December 31, 2015 at 2:00 PM in the Council Chambers.

III. ADVISORY BOARD REPORTS/ANNOUNCEMENTS:

- Councilmember Talkington received a letter from a concerned citizen regarding the cost of Utility Bills.
- Councilmember Talkington said that there is some air space regulations that the FAA is working on concerning Drones.

IV. PUBLIC HEARINGS: 6:14 P.M.

1. A public hearing to consider the City's intent to dispose of 1.32+/- acres of City owned property located at the southeast corner of Victory Avenue and Oak Street.

City Manager Rothweiler gave staff report using visuals.

Councilmember Talkington asked if URA is willing to accept the property.
City Manager Rothweiler said they would.

Public Hearing Open: 6:17

Public Hearing Closed: 6:18

MOTION:

Councilmember Lanting moved to move forward with the disposal of 1.32 +/- acres of City owned property located at the southwest corner of Victory Avenue and Oak Street and have staff prepare an Ordinance. The motion was seconded by Vice Mayor Hawkins. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

IV. ADJOURNMENT:

Meeting adjourned at 6:25 P.M.

Sharon Bryan, Deputy City Clerk



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)	
)	
<u>Zoning District Change & Zoning Map Amendment,</u>)	FINDINGS OF FACT,
Application,)	
)	CONCLUSIONS OF LAW,
<u>Doug & Arlene Christensen</u>)	
<u>c/o EHM Engineers)</u>)	AND DECISION

Applicant(s)

This matter having come before the City Council of the City of Twin Falls, Idaho on December 14, 2015 for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-2 and R-2 PRO to RB for property located at 2176 & 2188 Addison Avenue East and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-2 and R-2 PRO to RB for property located at 2176 & 2188 Addison Avenue East
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: December 22, 2015 & November 26, 2015
3. The property in question is zoned R-2 & R-2 PRO pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Residential Business in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Commercial Business; to the south, Gas Station; to the east, Single Family Residence/Professional Office; to the west, Residential.

Based on the foregoing Findings of Fact, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-2 and R-2 PRO to RB for property located at 2176 & 2188 Addison Avenue East is consistent with the purpose of the RB Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-4-4, 10-4-18, 10-4-23, 10-14-1 through 6 of the Twin Falls City Code.

3. The proposed use is proper use in the RB Zone, subject to the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

4. Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from R-2 and R-2 PRO to RB for property located at 2176 & 2188 Addison Avenue East should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

1. The application for a for a Zoning District Change and Zoning Map Amendment from R-2 and R-2 PRO to RB for property located at 2176 & 2188 Addison Avenue East is hereby granted.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

APPLICATION #: 2754



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:)
)
Final Plat Application,) FINDINGS OF FACT,
)
Sunterra Subdivision #4) CONCLUSIONS OF LAW,
 Applicant(s).)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on November 9, 2015 for consideration of the final plat of the Sunterra Subdivision #4, approximately 35 (+/-) acres consisting of 157 lots located at the south west corner of North College Road West and Grandview Drive North, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Sunterra Subdivision #4, approximately 35 (+/-) acres consisting of 157 lots located at the south west corner of North College Road West and Grandview Drive North
2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Urban Village/Urban Infill in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, North College Road West/Xavier Charter School/LDS Stakehouse; to the south, Perrine Pointe PUD/Undeveloped Mixed Use Planned Development; to the east, Residential Development for Sunterra Phase 1, 2 & 3; to the west, Undeveloped/Sunway Soccer Fields/1st Federal Splash Park.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The

developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the City Council hereby makes the following

CONCLUSIONS OF LAW

1. The final plat of the Sunterra Subdivision #4, approximately 35 (+/-) acres consisting of 157 lots located at the south west corner of North College Road West and Grandview Drive North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The final plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H)(2)(a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H)(2)(d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the City Council's attention, per Twin Falls City Code §10-12- 2.3(H)(2)(e).

7. The final plat is in conformance with the Preliminary Plat. Based on the foregoing Conclusions of Law, the Twin Falls City Council hereby enters the following

DECISION

The request for approval of the final plat of the Sunterra Subdivision #4, approximately 35 (+/-) acres consisting of 157 lots located at the south west corner of North College Road West and Grandview Drive North is hereby granted, as presented, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



DATE: MONDAY, JANUARY 04, 2016
To: Honorable Mayor and City Council
From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

ITEM II-

Request: Consideration of approval of the Poteet Subdivision-A Conveyance Plat consisting of 2 lots on 79 (+/-) acres located at 3550 North 3100 East within the Area of Impact, c/o John Root on behalf of Richard C Poteet

Background:

Applicant: Richard Poteet Triangle P LLC 850 E 800 N Rupert, ID 83350 208-670-2753 c/o Trevor Reno Desert West Land Surveys, 2020 Overland Ave Burley, Id 83318 208-678-7112	Status: Owner	Size: 79 (+/-) acres
	Zoning: R-1 VAR, WPO III (Aol)	Requested Zoning: Conveyance Plat approval
	Comprehensive Plan: Medium Density Residential	Lot Count: 2 lots
	Existing Land Use: agricultural/residential	Proposed Land Use: agricultural and residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-3, 10-8-1 thru 4, 10-12-2.5	
Zoning Designation & Surrounding Land Use(s)	North: R-1 VAR Aol; undeveloped and agricultural	East: R-1 VAR Aol; 3100 East Road, undeveloped and agricultural
	South: R-1 VAR Aol; undeveloped and agricultural	West: R-1 VAR Aol; undeveloped and agricultural

Approval Process:

1-TF City Code Title 10; Chapter 12-Subdivision Regulations; Section 2.5-Conveyance Plat; (A)

(A) Purpose - Intent: A conveyance plat may be used for the purpose of subdividing land and the recording of same, or recording a single existing lot or parcel created by other means. A conveyance plat may be used to convey the property or interests therein; however, a conveyance plat does not constitute approval for development of the property and is not intended for immediate development. A conveyance plat is an interim step in the subdivision and development of land.

2-TF City Code Title 10; Chapter 8-AREA OF IMPACT; Section 4 (D):

(D) All applications for preliminary plats of subdivisions, vacations, rezones, special use permits and variances shall be submitted to the city planning and zoning commission. All applications for final and conveyance plats of subdivisions, for vacations and for the rezoning of property within the area of city impact shall be submitted to the city council for their recommendation, prior to submission to the board of county commissioners. The board of county commissioners may approve the application as recommended by the city council, deny the application or remand the application to the city for further proceedings. (Ord. 2922, 10-22-2007)

History:

There is no known zoning history of this site

Budget Impact:

Approval of this request will not impact the City budget at this time.

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the County for approval and ultimately with the recordation of the conveyance plat and the selling/deeding of the property as 2 lots.

Analysis:

This is a request for approval of the Poteet Subdivision-A Conveyance Plat. The property is within the Area of Impact and is zoned R-1 VAR with a portion WPO III. The property is located on the east side of 3100 East Road between 3500 & 3600 North Roads. Staff has been working with the property owner who has expressed an interest in splitting the parcel to allow a portion of the property to be sold.

The plat indicates right-of-way for the widening and future development of 3100 East Road/ aka Eastland Drive South.

As this property is located within the City's Area of Impact final approval shall require a recommendation by the City Council followed by a final decision by the Board of County Commissioners. The Board of County Commissioners may approve the application as recommended by the city council, deny the application or remand the application back to the city for further proceedings. " Approval of the conveyance plat will allow the plat to be recorded and only then may the sale or deeding of property occur.

The plat is consistent with and is in conformance with the City of Twin Falls' Comprehensive Plan.

Conclusion:

Staff recommends approval of the conveyance plat of Poteet Subdivision, A Conveyance Plat, as presented, subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

Attachments:

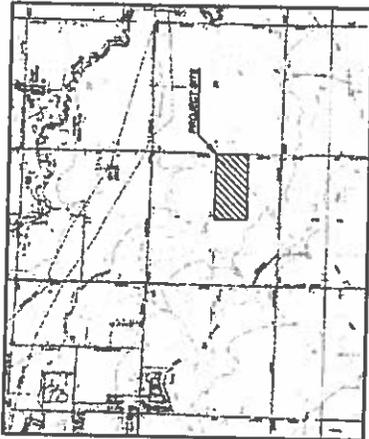
1. Conveyance Plat
2. Area Zoning Map
3. Aerial of the Project Site

THE POTEET SUBDIVISION, A CONVEYANCE PLAT

THE NAMES OF
SECTION 34
T. 10 S., R. 17 E., B.M.
TRINIDAD COUNTY, OREGON

CONVEYANCE PLAT NOTE
THIS CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TRINIDAD, OREGON FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR PART THEREOF. NO BUILDING PERMITS SHALL BE ISSUED UNTIL A FINAL CONVEYANCE PLAT HAS BEEN FILED AND ALL RECORDS AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF TRINIDAD CITY CODE. THE CITY OF TRINIDAD CITY CODE, BEARING A POSITION OF THIS PROPERTY, IS AVAILABLE FOR REVIEW AT THE CITY OF TRINIDAD CITY CODE OFFICE. THE CITY OF TRINIDAD CITY CODE IS AVAILABLE FOR REVIEW AT THE CITY OF TRINIDAD CITY CODE OFFICE.

VICINITY MAP



LEGEND

- FOUND ON SET 4" X 6" REBAR IN L.S. AND ATTACHED AS NOTED
- FOUND ON SET 4" X 6" REBAR IN L.S. AND ATTACHED AS NOTED
- NO ADJUSTMENT FOUND OR SET.
- OTHER SURVEY CONTROL FOUND ON SET AS NOTED
- BOUNDARY BOUNDARY
- LOT LINE
- COUNTY RECORDARY EASEMENT

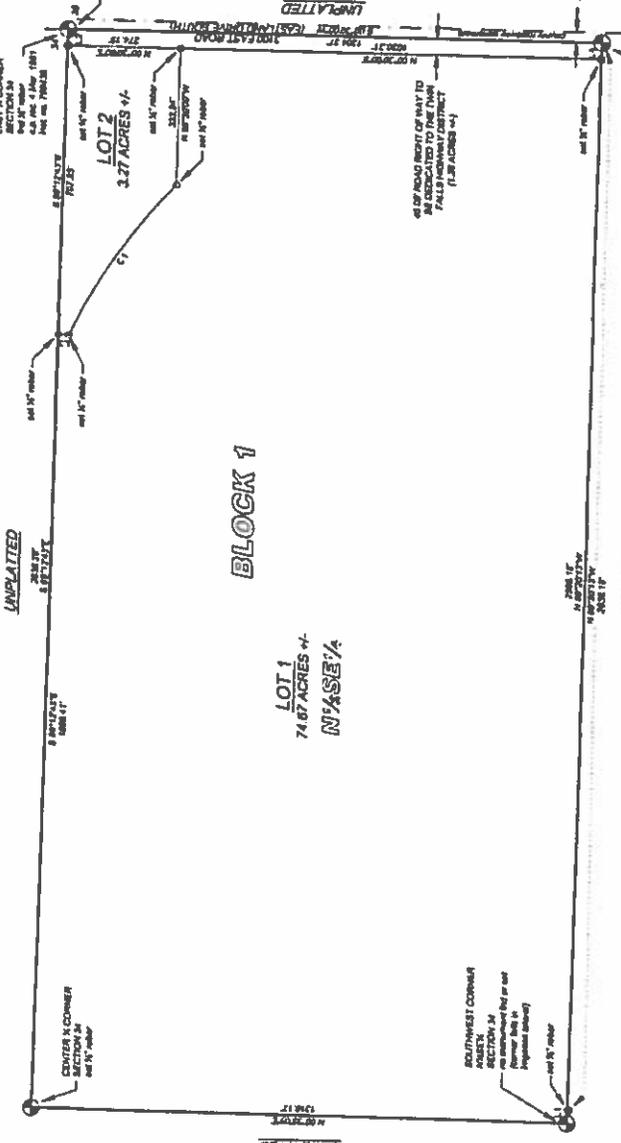
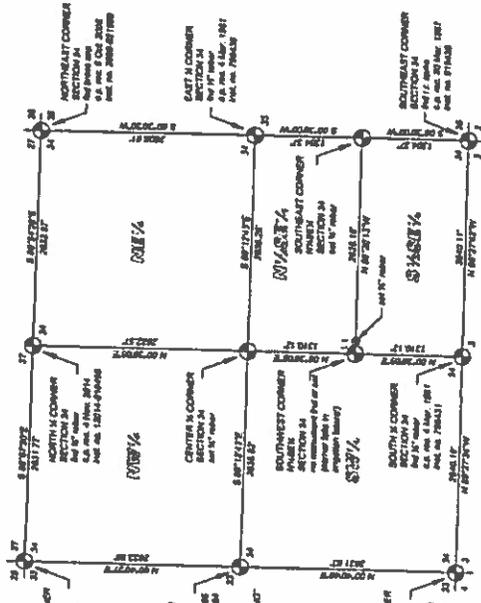
- PREVIOUS RECORDS OF SURVEY**
- RECORD OF SURVEY FOR STEVEN & ELIZABETH ROYCE ALL PORTS LAND SURVEYING & DESIGN REC. 1 LARGE SCALE, WEST NO. 2008-41238
 - RECORD OF SURVEY FOR DON ADAMS PAVANILE LAND SURVEYING & DESIGN REC. 21 OCT. 2001, WEST NO. 2001-02008
 - RECORD OF SURVEY FOR MRS. VIVIAN WANNY REC. 11 APR. 2001, WEST NO. 2001-02002
 - RECORD OF SURVEY OF DEBRA WYNN PROPERTY REC. 1 NOV. 1994, WEST NO. 87000



BASE OF BEARING = OBS. ORIENTATION TO NORTH

SECTION BREAKDOWN

SCALE 1" = 1000'



SOUTH CENTRAL HEALTH DISTRICT - HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY OREGON CODE, TITLE 86, CHAPTER 13 ARE APPLICABLE TO THIS CONVEYANCE. THE HEALTH DISTRICT HAS REVIEWED THE CONVEYANCE AND HAS DETERMINED THAT THE CONVEYANCE DOES NOT VIOLATE ANY SANITARY RESTRICTIONS WHICH NECESSITATE THE SUPPLYING OF WATER OR SEWAGE FACILITIES AND IS APPROVED FOR THE CONVEYANCE. SANITARY RESTRICTIONS AS REQUIRED BY OREGON CODE, TITLE 86, CHAPTER 13 ARE APPLICABLE TO THIS CONVEYANCE. THE HEALTH DISTRICT HAS REVIEWED THE CONVEYANCE AND HAS DETERMINED THAT THE CONVEYANCE DOES NOT VIOLATE ANY SANITARY RESTRICTIONS WHICH NECESSITATE THE SUPPLYING OF WATER OR SEWAGE FACILITIES AND IS APPROVED FOR THE CONVEYANCE.

DATE: _____ TITLE: _____ DATE: _____

Comp	Acres	Building	Distances
1	74.07	0	0
2	3.77	0	0
3	0.00	0	0
4	0.00	0	0
5	0.00	0	0
6	0.00	0	0
7	0.00	0	0
8	0.00	0	0
9	0.00	0	0
10	0.00	0	0
11	0.00	0	0
12	0.00	0	0
13	0.00	0	0
14	0.00	0	0
15	0.00	0	0
16	0.00	0	0
17	0.00	0	0
18	0.00	0	0
19	0.00	0	0
20	0.00	0	0
21	0.00	0	0
22	0.00	0	0
23	0.00	0	0
24	0.00	0	0
25	0.00	0	0
26	0.00	0	0
27	0.00	0	0
28	0.00	0	0
29	0.00	0	0
30	0.00	0	0
31	0.00	0	0
32	0.00	0	0
33	0.00	0	0
34	0.00	0	0
35	0.00	0	0
36	0.00	0	0
37	0.00	0	0

Comp	Order	Bearing	Length	Angle	Area	Distances
1	1	N 89° 15' 00" W	433.07	113° 21' 12"	4,146,133	0
1	2	S 89° 15' 00" E	433.07	86° 38' 48"	4,146,133	0
1	3	N 00° 00' 00" E	433.07	0° 00' 00"	4,146,133	0
1	4	S 00° 00' 00" W	433.07	180° 00' 00"	4,146,133	0
1	5	N 89° 15' 00" W	433.07	113° 21' 12"	4,146,133	0

DESERT WEST LAND SURVEYS, P.C.

2008 CAMPBELL AVENUE SUITE 200 BUREAU, OREGON 97142
 PHONE: 503-683-7113
 FAX: 503-683-7114
 EMAIL: DWLS@DWLSURVEYS.COM
 DATE: OCTOBER 1, 2013
 DRAWN BY: J. JONES
 CHECKED BY: J. JONES

THE POTEET SUBDIVISION, A CONVEYANCE PLAT

CERTIFICATE OF OWNER

I, the undersigned, being the owner of the real property known as the parcel of Section 34 in Township 18 S., Range 17 E., S. 1, E. 1, do hereby certify that the information contained herein is true and correct.

CONVEYANCE PLAT OF THE POTEET SUBDIVISION

Said property contains 11.6 acres more or less and is subject to any easements and that, on or after the date hereof, shall be subject to any easements.

DATE: _____

BY: _____

STATE OF IDAHO _____

NOTARY PUBLIC CERTIFICATION

STATE OF IDAHO _____

ON THIS _____ DAY OF _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RESIDING AT _____ COUNTY, IDAHO _____

NOTARY PUBLIC CERTIFICATION

STATE OF IDAHO _____

ON THIS _____ DAY OF _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RESIDING AT _____ COUNTY, IDAHO _____

NOTARY PUBLIC CERTIFICATION

STATE OF IDAHO _____

ON THIS _____ DAY OF _____, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RESIDING AT _____ COUNTY, IDAHO _____

LEGAL DESCRIPTION

Part of the NW 1/4 of Section 34 in Township 18 South, Range 17 East of the Boise Meridian, Tenth Falls North, Boise of Idaho.

Beginning at the NW corner of Section 34 in T. 18 S., R. 17 E., S. 1, E. 1, west corner marked by a 1/2" iron which shall be the **Point of Beginning**:

THENCE South 80 degrees 30 minutes 00 seconds West along the east line of Section 34 for a distance of 134.37 feet to a 1/2" stake at the Southeast Corner of the PLAT;

THENCE North 89 degrees 20 minutes 00 seconds West along the north line of the PLAT for a distance of 200.00 feet to a 1/2" stake at the Northwest Corner of the PLAT;

THENCE North 89 degrees 20 minutes 00 seconds West along the north line of the PLAT for a distance of 10.00 feet to the East Corner of the PLAT;

THENCE South 89 degrees 20 minutes 00 seconds East along the east line of the PLAT for a distance of 10.00 feet to the East Corner of the PLAT;

THENCE South 89 degrees 20 minutes 00 seconds East along the north line of the PLAT for a distance of 200.00 feet to the **Point of Beginning**.

Said property contains 11.6 acres more or less.

NOTE

PERMIT TO DIG CODE 71-10611, THE UNDERSIGNED, AS OWNER, DO HEREBY CERTIFY THAT THE UNDERSIGNED HAS BEEN APPROVED AND ACCEPTED FOR THE PLAT BY THE BOARD OF COUNTY COMMISSIONERS AND THAT THE UNDERSIGNED HAS BEEN APPROVED AND ACCEPTED FOR THE PLAT BY THE BOARD OF COUNTY COMMISSIONERS.

STATE OF IDAHO _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RESIDING AT _____ COUNTY, IDAHO _____

DATE: _____

BY: _____

COUNTY COMMISSIONERS, TWIN FALLS COUNTY

CERTIFICATE OF COUNTY TREASURER

COUNTY TREASURER HAS BEEN SERVED WITH A COPY OF THE INSTRUMENT AND HAS REVIEWED THE INSTRUMENT AND ALL EXEMPTION AND DELINQUENT COUNTY PROPERTY TAXES FOR THE YEAR ENDING _____ AND HAS DETERMINED THAT THE INSTRUMENT IS VALID FOR THE YEAR ENDING _____.

DATE: _____

BY: _____

COUNTY RECORDERS CERTIFICATE

INSTRUMENT NUMBER _____

STATE OF IDAHO _____

COUNTY OF TWIN FALLS _____

INSTRUMENT NUMBER _____

STATE OF IDAHO _____

COUNTY OF TWIN FALLS _____

INSTRUMENT NUMBER _____

STATE OF IDAHO _____

COUNTY OF TWIN FALLS _____

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COUNTY OF TWIN FALLS _____

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STATE OF IDAHO _____

COUNTY OF TWIN FALLS _____

INSTRUMENT NUMBER _____

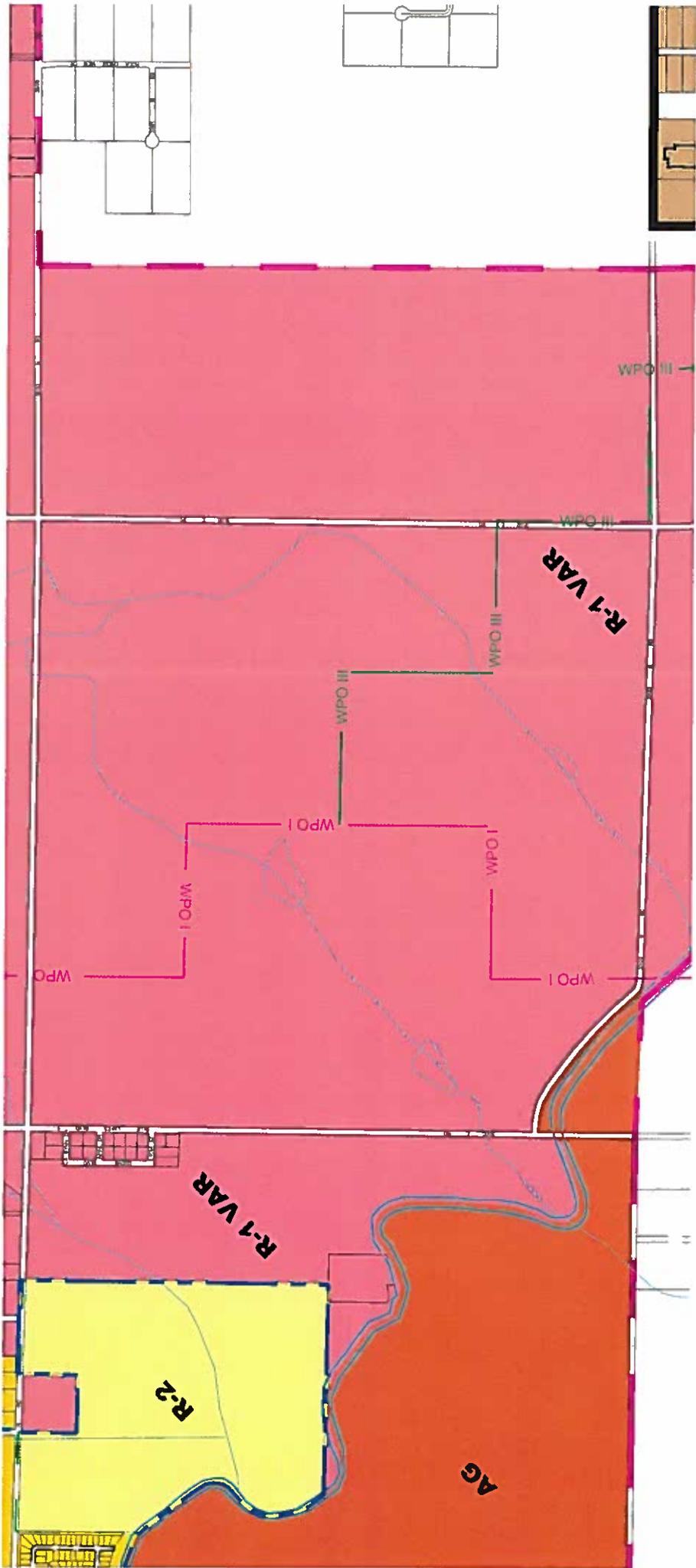
STATE OF IDAHO _____

COUNTY OF TWIN FALLS _____

DESERT WEST LAND SURVEYS, P.C.

200 OVERLAND AVENUE	BARLEY, IDAHO 83319	REGISTERED
JOB NO.	11284-0021	DATE
DATE	DECEMBER 1, 2017	BY
		J. JONES
		Desert West Land Surveys, P.C.





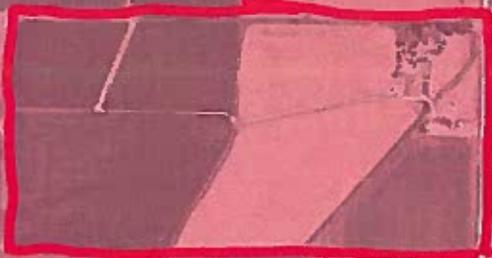
BLUE LAKES BLVD S

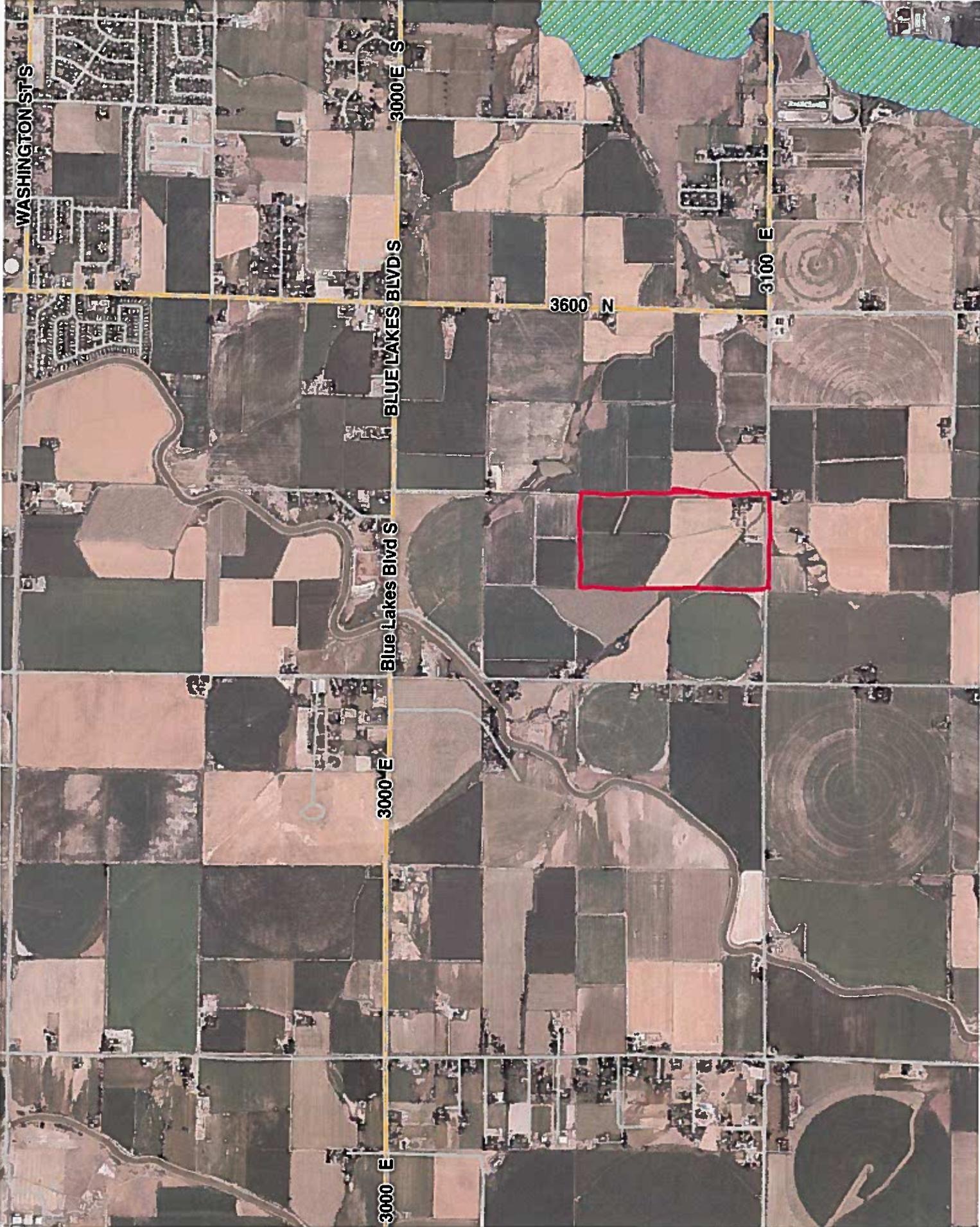
3600 N

3100 E

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3000 E





WASHINGTON STS

3000 E S

BLUE LAKES BLVD S

3600 N

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