

COUNCIL MEMBERS

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



5:00 P.M.

**AGENDA**

**Meeting of the Twin Falls City Council  
Monday, June 6, 2016  
City Council Chambers  
305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho**

PLEDGE OF ALLEGIANCE TO THE FLAG  
CALL MEETING TO ORDER  
CONFIRMATION OF QUORUM  
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA  
PROCLAMATIONS: **GENERAL AVIATION APPRECIATION MONTH** – Bill Carberry, Airport Manager  
**GENERAL PUBLIC INPUT**

AGENDA ITEMS	<u>Purpose:</u>	<u>By:</u>
<p>I. <u>CONSENT CALENDAR:</u></p> <ol style="list-style-type: none"> <li>1. Consideration of a request to approve the Accounts Payable for May 24-June 6, 2016.</li> <li>2. Consideration of a request to approve the May 23, 2016, City Council Minutes.</li> <li>3. Consideration of a request to approve the Final Plat for Lobo Villa Subdivision approximately 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.</li> <li>4. Consideration of a request to approve the Avigation Easement – 2999 E 3400 N for Sue Miller.</li> <li>5. Consideration of a request to approve the Findings of Fact, Conclusions of Law, and Decision: 1. Special Use Permit for the City of Twin Falls c/o Information Services Department. 2. Special Use Permit for IOL Properties c/o Gerald Martens.</li> </ol>	<p>Action Action Action Action Action</p>	<p>Sharon Bryan Sharon Bryan Troy Vitek Jonathon Spendlove Jonathon Spendlove</p>
<p>II. <u>ITEMS FOR CONSIDERATION:</u></p> <ol style="list-style-type: none"> <li>1. Swearing in ceremony for two Twin Falls Police Department Officers and Vice-Mayor Suzanne Hawkins administer the Oath of Office to Anthony Summers and Salko Lilic.</li> <li>2. Consideration of a request to approve the purchase of Engineering lab equipment and electronic plan review software and hardware for Engineering staff.</li> <li>3. Consideration of a request to award the 2016 Chip Seal Project to Emery, Inc., in the amount of \$548,600.88.</li> <li>4. Consideration of a request to adopt a Resolution declaring a sole source supplier for the Slurry Seal Project and to award the 2016 project to Morgan Pavement Maintenance, in the amount of \$260,003.84.</li> <li>5. Public input and/or items from the City Manager and City Council.</li> </ol>	<p>Presentation Action Action Action</p>	<p>Craig Kingsbury Suzanne Hawkins Jacqueline D. Fields Jacqueline D. Fields Jacqueline D. Fields</p>
<p>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></p>		
<p style="text-align: center;">6:00 P.M.</p> <p>IV. <u>PUBLIC HEARINGS:</u></p> <ol style="list-style-type: none"> <li>1. Request to Vacate approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East c/o City of Twin Falls (app.2786)</li> <li>2. Request to Vacate an irrigation easement on the North side of 3600 North Road approximately 850 ft. West of Harrison Street South Twin Falls School District #411 c/o City of Twin Falls (app. 2786)</li> </ol>	<p>Action/PH Action/PH</p>	<p>Jonathan Spendlove Jonathan Spendlove</p>

**V. ADJOURNMENT:**

Executive Session 74-206:

- (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.
- (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement.

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

**Twin Falls City Council-Public Hearing Procedures for Zoning Requests**

1. Prior to opening the first Public Hearing of the session, the Mayor shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council shall wait to be recognized by the Mayor, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the City Clerk. The City Clerk shall make an audio recording of the Public Hearing.
  3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - A complete explanation and description of the request.
    - Why the request is being made.
    - Location of the Property.
    - Impacts on the surrounding properties and efforts to mitigate those impacts.Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor.
  4. A City Staff Report shall summarize the application and history of the request.
    - The City Council may ask questions of staff or the applicant pertaining to the request.
  5. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor may limit public testimony to no less than two minutes per person.
    - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
    - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
    - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
  6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
  7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

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

# *Proclamation*

## GENERAL AVIATION APPRECIATION MONTH

WHEREAS, the City of Twin Falls, in the state of Idaho, has a significant interest in the continued vitality of general aviation, aircraft manufacturing, aviation educational institutions, aviation organizations and community airports; and

WHEREAS, general aviation and the Magic Valley Regional Airport have an immense economic impact on Twin Falls; and

WHEREAS, according to the PricewaterhouseCoopers study, Contribution of General Aviation to the US Economy, general aviation in Idaho contributes over \$1.1 billion to the state's total economic output; and

WHEREAS, the Idaho Transportation Department, Division of Aeronautics reports that Idaho has 117 public-use general aviation airports. According to FAA data, these airports serve 4,834 pilots and 2,966 active general aviation aircraft; and

WHEREAS, according to the PricewaterhouseCoopers study, Contribution of General Aviation to the US Economy, general aviation supports 7,900 jobs in Idaho, resulting in \$342 million in labor income; and

WHEREAS, general aviation not only supports Idaho's economy, it improves overall quality of life by supporting emergency medical and healthcare services, law enforcement, firefighting and disaster relief, and by transporting business travelers to their destinations quickly and safely; and

WHEREAS, the nation's aviation infrastructure represents an important public benefit, and Congressional oversight should be in place to ensure stable funding of this system;

NOW THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls, do hereby proclaim general aviation a vital strategic resource to the City of Twin Falls and declare June as

## GENERAL AVIATION APPRECIATION MONTH

in the City of Twin Falls.



In witness whereof, I have hereunto set my hand and caused this seal to be affixed.

*Shawn A. Barigar*  
\_\_\_\_\_  
Mayor Shawn Barigar

Attest: *Leila A. Sanchez*  
\_\_\_\_\_  
Deputy City Clerk Leila A. Sanchez

Date: *May 31, 2016*  
\_\_\_\_\_

## COUNCIL MEMBERS

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



5:00 P.M.

## MINUTES

Meeting of the Twin Falls City Council  
Monday, May 23, 2016  
City Council Chambers  
305 3<sup>rd</sup> Avenue East -Twin Falls, Idaho

PLEDGE OF ALLEGIANCE TO THE FLAG  
CALL MEETING TO ORDER  
CONFIRMATION OF QUORUM  
CONSIDERATION OF THE AMENDMENTS TO THE AGENDA  
**A PROCLAMATION IN MEMORY OF RYAN FRANKLIN**  
GENERAL PUBLIC INPUT

AGENDA ITEMS	<u>Purpose:</u>	<u>By:</u>
<b>I. <u>CONSENT CALENDAR:</u></b> 1. Consideration of a request to approve the Accounts Payable for May 17-23, 2016. 2. Consideration of a request to approve the May 9, 2016 and May 16, 2016, City Council Minutes. 3. Consideration of a request to accept the Improvement Agreement for the purpose of developing Lobo Villa Subdivision. 4. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Agreement at 1243 South Park Avenue West for Antonio Diaz & Ramona Orosco. 5. Consideration of a request to approve the Western Days Special Event and Parade Application. Western Days is scheduled to be held on Friday, June 3; Saturday, June 4; and Sunday, June 5, 2016. The Western Days Parade is scheduled to be held on Saturday, June 4, 2016.	Action Action Action Action Action	Sharon Bryan Sharon Bryan Troy Vitek Troy Vitek Ron Fustos
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b> 1. Consideration of a request to approve the “Special Olympics 2016 Summer Games” sponsored by Special Olympics in Idaho. This event is scheduled to be held on Friday and Saturday, June 10 and 11, 2016. 2. Consideration of a request to provide a mid-year salary table adjustment of four percent, effective May 29, 2016. 3. Public input and/or items from the City Manager and City Council.	Action Action	Ron Fustos Travis Rothweiler
<b>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></b>		
6:00 P.M.		
<b>IV. <u>PUBLIC HEARINGS:</u> None</b>		
<b>V. <u>ADJOURNMENT:</u></b>		

*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: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Greg Lanting, Don Hall, Ruth Pierce

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Sergeant Ron Fustos, Fire Chief Ron Clark, Deputy City Clerk Sharon Bryan

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

Mayor Barigar called the meeting to order at 5:00 P.M. He then invited all present, who wished, to recite the pledge of Allegiance to the Flag.

## **CONFIRMATION OF QUORUM**

A quorum is present.

## **CONSIDERATION OF THE AMENDMENTS TO THE AGENDA**

City Manager Rothweiler asked that a new alcohol license for KB's at 117 Main Avenue East be added to the Consent Calendar.

### **MOTION:**

Councilmember Lanting moved to amend the Consent Calendar with the addition of the new alcohol license for KB's at 117 Main Avenue East. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

## **A PROCLAMATION IN MEMORY OF RYAN FRANKLIN**

Mayor Barigar read the proclamation and presented it to Fire Chief Clark.

Fire Chief Clark thanked City Council

City Manager Rothweiler invited everyone to a CG Ride for Ryan on May 24, 2016 at 6:30 PM starting at Lighthouse Christian School. A Potluck will follow the ride.

City Manager Rothweiler said that Ryan Franklin's funeral service will be at 3:00 PM, Saturday, May 28, 2016 at the Twin Falls Reformed Church.

## **GENERAL PUBLIC INPUT - None**

### **I. CONSENT CALENDAR:**

1. Consideration of a request to approve the Accounts Payable for May 17-23, 2016.
2. Consideration of a request to approve the May 9, 2016 and May 16, 2016, City Council Minutes.
3. Consideration of a request to accept the Improvement Agreement for the purpose of developing Lobo Villa Subdivision.
4. Consideration of a request to approve a Curb-Gutter & Sidewalk Improvement Agreement at 1243 South Park Avenue West for Antonio Diaz & Ramona Orosco.
5. Consideration of a request to approve the Western Days Special Event and Parade Application. Western Days is scheduled to be held on Friday, June 3; Saturday, June 4;

and Sunday, June 5, 2016. The Western Days Parade is scheduled to be held on Saturday, June 4, 2016.

**MOTION:**

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

**II. ITEMS FOR CONSIDERATION:**

1. Consideration of a request to approve the “Special Olympics 2016 Summer Games” sponsored by Special Olympics in Idaho. This event is scheduled to be held on Friday and Saturday, June 10 and 11, 2016.

Sergeant Fustos reviewed request.

Councilmember Talkington asked if the overtime would come out of the City’s budget. City Manager Rothweiler said that the overtime would come out of the City’s budget.

Vice Mayor Hawkins introduced Special Olympian Connor Stewart.

Laura and Kevin Stewart, reported on the Special Olympics 2016 Summer Games.

**MOTION:**

Councilmember Pierce moved to approve the request for the “Special Olympics 2016 Summer Games” sponsored by Special Olympics in Idaho to be held on Friday and Saturday, June 10 and 11, 2016. 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

2. Consideration of a request to provide a mid-year salary table adjustment of four percent, effective May 29, 2016.

City Manager Rothweiler explained the request using visuals.

City Council discussion ensued on the following:

Low wage scale in Idaho

Increase not affecting the property tax rate.

Trained employees are beneficial.

Need to keep and recruit qualified employees.

City Manager and City Council salaries are not included in the salary table adjustment.

**MOTION:**

Vice Mayor Hawkins moved to approve the request to provide a mid-year salary table adjustment of four percent, effective May 29, 2016. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

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

City Manager Rothweiler said the Ride for Ryan will start at 6:30 PM at Lighthouse Christian School and a potluck will follow.

Ryan Franklin funeral service will be Saturday, May 28, 2016, 3:00 PM at Twin Falls Reformed Church.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:

- Councilmember Hall reported on the Memorial Service held on May 21, 2016.
- Councilmember Talkington reported on Quarterly Impact Fee Committee meeting.
- Councilmember Lanting said that on May 25, 2016 at noon in the City Council Chambers will be a joint Comprehensive Plan Advisory and Planning and Zoning Commission Special Meeting.
- Vice Mayor Hawkins said the Grand Opening of the Splash Park will be held Saturday, May 28, 2016 at 1:00 PM at First Federal Park
- Mayor Barigar said Western Days Celebration will be June 3-5, 2016.
- Mayor Barigar congratulated Deputy City Clerk Bryan for her 40 years of service.

IV. PUBLIC HEARINGS: None

VI. ADJOURNMENT:

The meeting adjourned at 5:55 PM

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Sharon Bryan, Deputy City Clerk



Public Hearing: **MONDAY, June 06, 2016**

To: Honorable Mayor and City Council

From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

## ITEM I-4

**Request:** Request for consideration of the **Final Plat** for Lobo Villa Subdivision approximately 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue c/o Scott Allen, JUB Engineers, Inc.

**Time Estimate:**

There is no presentation on this request unless the City Council wishes to remove the item from the Consent Calendar for discussion.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 4.79 Acres
Lori Ward Lobo Ventures, LLC PO BOX 6029 Twin Falls, ID 83303 <a href="mailto:albolc@gmail.com">albolc@gmail.com</a> 208-420-0208	<b>Current Zoning:</b> M-2	<b>Requested Zoning:</b> Approval of the final plat for Lobo Villa Subdivision
	<b>Comprehensive Plan:</b> Industrial	<b>Lot Count:</b> 2 Lots
	<b>Existing Land Use:</b> Developed Industrial/Commercial Business	<b>Proposed Land Use:</b> No change in Land Use requested.
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
JUB Engineers Scott Allen 115 Northstar Ave Twin Falls ID 83301 <a href="mailto:sallen@jub.com">sallen@jub.com</a> 208-733-2414	<b>North:</b> Eldridge Ave; M-2 Zone, Undeveloped	<b>East:</b> M-2 Zone, Industrial Business
	<b>South:</b> M-2 Zone, Industrial Business	<b>West:</b> M-2 Zone, Industrial Business
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4	

**Approval Process:**

**As per Twin Falls City Code 10-12-2.4 Action on Preliminary Plat:**

Upon approval or conditional approval of a preliminary plat the developer may submit a final plat for the entire preliminary plat or a portion thereof. The final plat shall be in conformance of the approved preliminary plat and is presented to the City Council for a decision. The Council may approve, conditionally approve, deny or table for additional information when acting on the final plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Council. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

**Budget Impact:**

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

**Regulatory Impact:**

Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

**History:**

This property is part of the Highland View Tract, Platted in 1909. It is also Zoned M-2 – Heavy Manufacturing. It is assumed this designation took place in the 1980's when the Zoning Code was rewritten and the new classifications were assigned. No further zoning history is known at this time. Our records indicate one warehouse being constructed in 1997-98 and another warehouse being constructed in 2006-07.

**Analysis:**

The request is for approval of the final plat for Lobo Villa Industrial Subdivision. The site is zoned M-2, includes 4.79 acres and consists of 2 lots. The Final Plat we have received satisfies the requirements outlined in City Code 10-12: General Subdivision Provisions.

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 and lots sold for development.

This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

On April 26, 2016 the Planning & Zoning Commission unanimously granted approval of the preliminary plat as presented subject to the following condition:

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.

**Conclusion:**

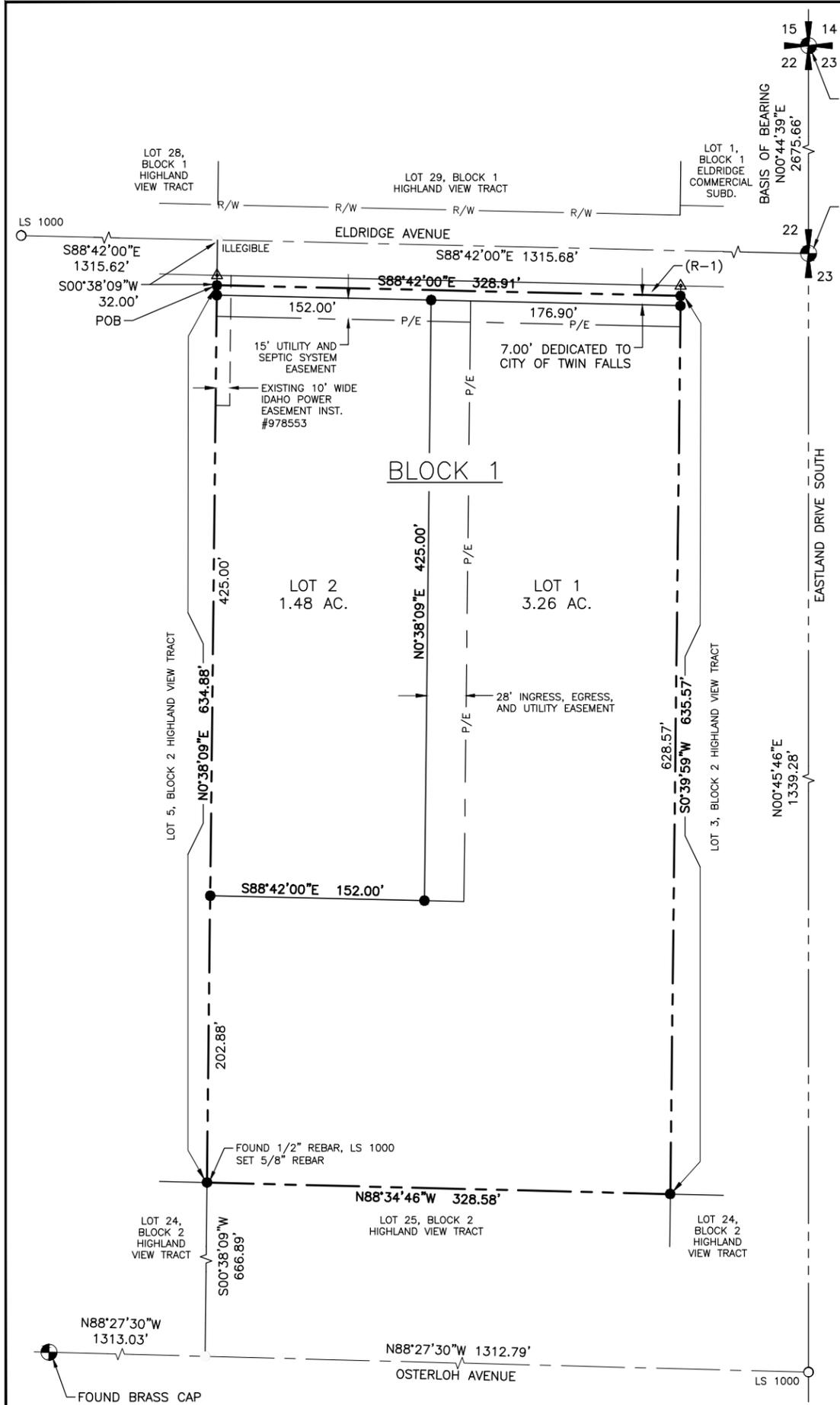
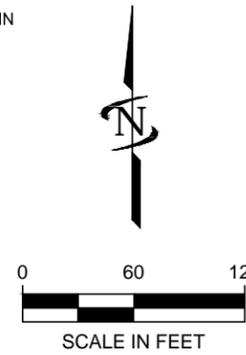
Staff recommends the City Council approve the final plat of the Lobo Villa Industrial Subdivision, as presented, and subject to the following condition:

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.

**Attachments:**

1. Villa Lobo Subdivision, Final Plat
2. Villa Lobo Subdivision, approved Preliminary Plat
3. 04-26-16 P&Z PH Minutes
4. Zoning Vicinity Map
5. Aerial Photo Map

PLAT SHOWING  
**LOBO VILLA SUBDIVISION**  
 A RESUBDIVISION AND RENUMBERING OF  
 LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT  
 LOCATED IN A PORTION OF THE NE4 SE4 SECTION 22,  
 TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN  
 TWIN FALLS COUNTY, IDAHO  
 2016

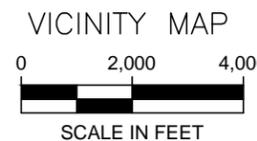
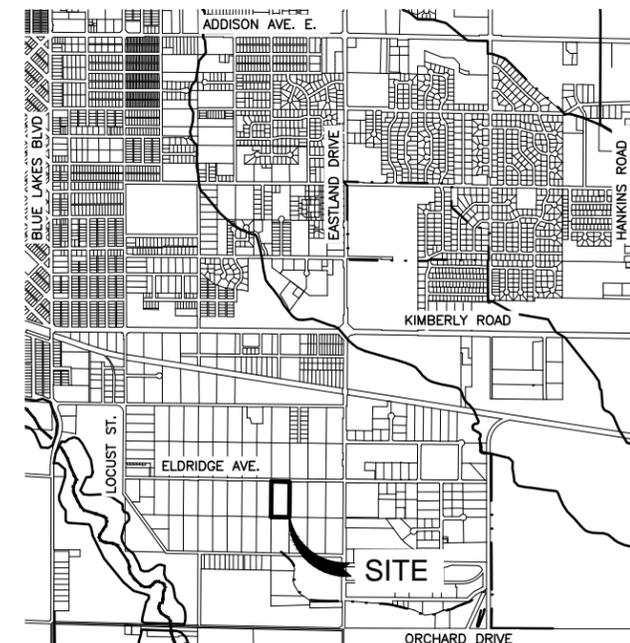


REFERENCE DOCUMENTS

- (R-1) WARRANTY DEED - WOLVERTON TO COTF - INST. #1997-008497
- IDAHO POWER EASEMENT - INST. #978553
- HIGHLAND VIEW TRACT - INST. #013929
- ELDRIDGE COMMERCIAL SUBDIVISION - INST. #2008-023921
- A RECIPROCAL CROSS USE AGREEMENT FOR SHARED ACCESS, UTILITIES AND STORM WATER DRAINAGE HAS BEEN RECORDED IN THE TWIN FALLS COUNTY RECORDER'S OFFICE - INST. #2016-008523.

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTER LINE
- PERMANENT EASEMENT AS NOTED
- 5/8"x30" REBAR w/ CAP SET
- 5/8" REBAR w/ CAP FOUND
- 1/2" REBAR w/ CAP FOUND
- NOTHING FOUND OR SET
- SECTION CORNER
- QUARTER CORNER



SANITARY RESTRICTION/CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE FOR LOT 1, BLOCK 1. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED FOR LOT 2, BLOCK 1. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE \_\_\_\_\_ HEALTH DISTRICT SIGNATURE \_\_\_\_\_

J-U-B ENGINEERS, INC.

Twin Falls, Idaho 60-16-037\_FP1

LAST UPDATED:5/25/2016

SHEET 1 OF 2

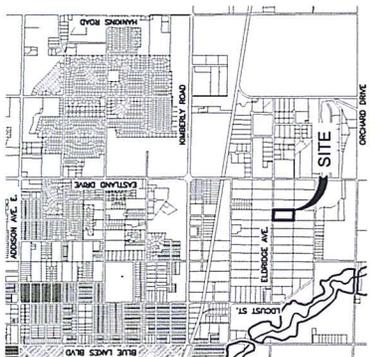
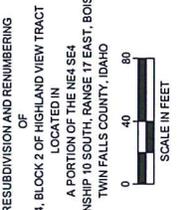


NO.	DESCRIPTION	DATE

THIS DOCUMENT AND THE ENGINEERING THEREON ARE THE PROPERTY OF JUB ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

PRELIMINARY PLAT  
 LOBO VILLA SUBDIVISION  
 CITY OF TWIN FALLS  
 TWIN FALLS COUNTY, IDAHO  
 LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT

**LOBO VILLA SUBDIVISION**  
 A RESUBDIVISION AND RENUMBERING  
 OF  
 LOT 4, BLOCK 2 OF HIGHLAND VIEW TRACT  
 LOCATED IN  
 A PORTION OF THE NE/4  
 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN  
 TWIN FALLS COUNTY, IDAHO



- NOTES:**
- NO TWIN FALLS CANAL COMPANY WATER SHARES OR CANAL FACILITIES EXIST ON SITE.
  - NO CHANGE TO THE EXISTING PROPERTY IS ANTICIPATED TO OCCUR AS A RESULT OF THIS SUBDIVISION. ANY ADDITIONAL DEVELOPMENT OR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. WATER GENERATED BY THE NEW DEVELOPMENT.
  - EXISTING LANDSCAPING SHALL BE RETAINED AND KEPT TO A MINIMUM SQUARE FOOTAGE TO REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION. NO TIE WATER SHARES OR PRESSURE IRRIGATION PUMP STATION EXISTS TO SERVE THE PROPERTY.
  - THE PROPOSED SEWER SYSTEM FOR THE WEST BUILDING HAS BEEN LOCATED PER "SEWERING DRAWING ATTACHED TO SECOND APPLICATION PERMIT NUMBER 42-3868."
  - A SEWER AND WATER MODEL IS NOT REQUIRED SINCE NO CHANGE TO THE EXISTING CITY UTILITY INFRASTRUCTURE IS BEING PROPOSED. A SEWER AND/OR WATER MODEL WILL BE REQUIRED IN THE FUTURE IF ADDITIONAL CITY SERVICES ARE REQUESTED.
  - NO CONDITIONS, COVENANTS OR RESTRICTIONS (CC&R) ARE PROPOSED FOR THE SUBDIVISION.

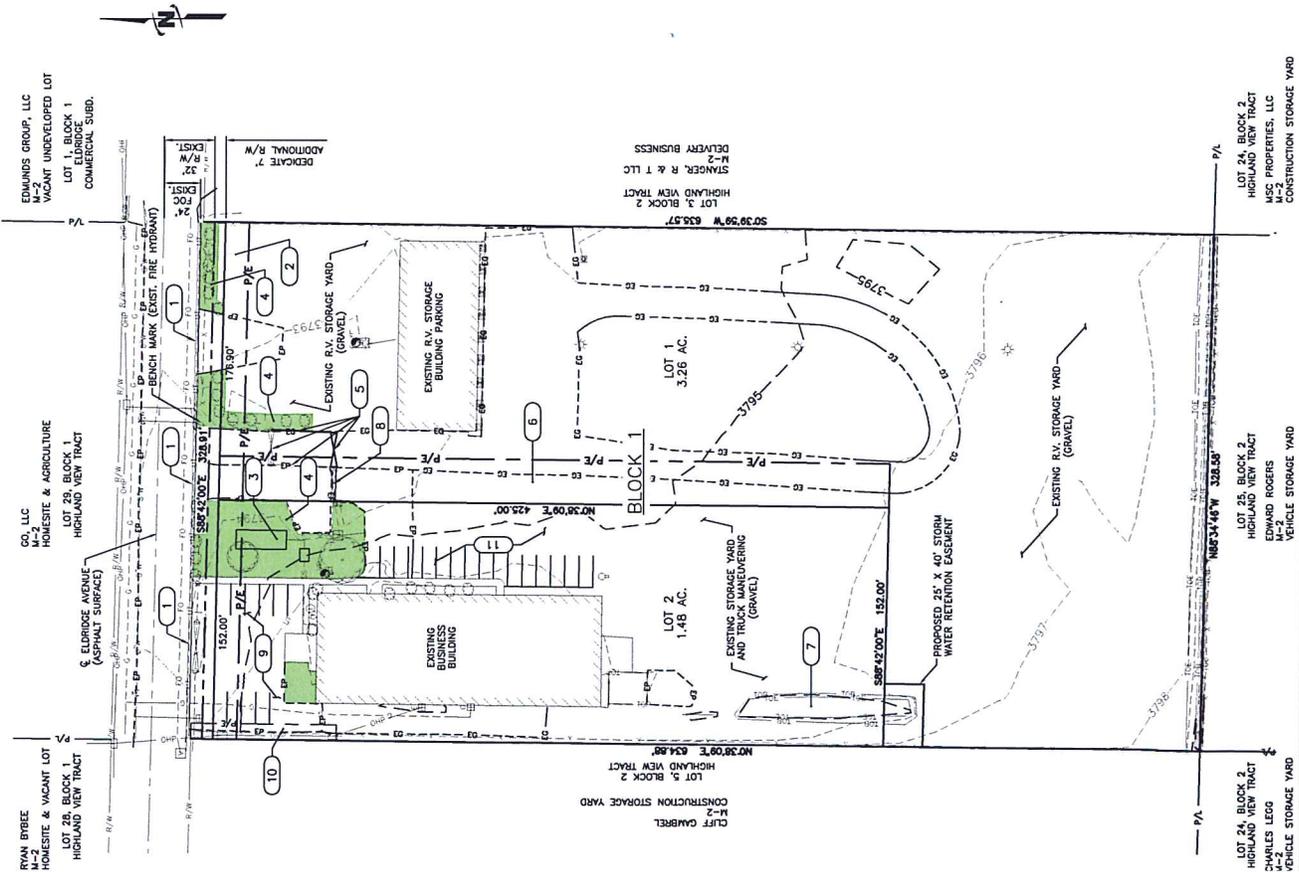
**DESIGN DATA**  
 DEVELOPER/OWNER: LOBO VENTURES, LLC  
 P.O. BOX 8029  
 TWIN FALLS, IDAHO 83303  
 C/O LOB VARD  
 ENGINEER: J-U-B ENGINEERS, INC.  
 115 NORTHSTAR AVE.  
 TWIN FALLS, IDAHO 83301  
 208-733-2414  
 PARCEL NUMBER: RPT2481002004A  
 SUBDIVISION AREA: 4.79 ACRES  
 EXISTING ZONE: M-2, HEAVY MANUFACTURING  
 PROPOSED ZONE: NO CHANGE  
 EXISTING USE: RV STORAGE AND INDUSTRIAL  
 PROPOSED USE: NO CHANGE  
 VARIANCE: NONE REQUESTED  
 BENCH MARK: CITY OF TWIN FALLS FIRE HYDRANT #100304  
 TOP OF BOLT ELEV.=3794.49  
 SEWER: INDIVIDUAL SEPTIC SYSTEM UNTIL CITY SEWER EXTENSION OCCURS.  
 EXISTING SEWER SYSTEM IS APPROXIMATELY 100 FEET WEST OF THE PROPOSED CITY SEWER MAIN CONNECTION IS APPROXIMATELY 990' EAST IN EASTLAND DRIVE AND 1.315' WEST IN ELURIDGE AVENUE.  
 WATER: CITY POTABLE WATER EAST BUILDING HAS NO WATER SERVICE. NO CHANGE TO UTILITIES BEING REQUESTED.  
 DRY UTILITIES: UNDERGROUND POWER, TELEPHONE, GAS, CABLE TV, FIBER OPTIC LINE, AND WATER SERVICE ARE BEING REQUESTED.  
 STREETS: CITY STREET (ELURIDGE AVENUE) RESURFACE SEVEN (7) ADDITIONAL FEET FOR RIGHT OF WAY ON SOUTH SIDE  
 EASEMENTS: AS SHOWN ON FACE OF PRELIMINARY PLAT

**KEY NOTES**

(1)	RETAIN AND PROTECT 30' APPROACH (TOP OF 3)
(2)	PROPOSED 15' UTILITY AND SEPTIC SYSTEM EASEMENT
(3)	EXISTING SEPTIC SYSTEM (SEE NOTE 4)
(4)	RETAIN EXISTING LANDSCAPING
(5)	REMOVE AND RELOCATE GATE AND FENCE
(6)	PROPOSED 28' INGRESS, EGRESS AND UTILITY EASEMENT
(7)	RETAIN AND PROTECT STORM WATER RETENTION FACILITY
(8)	RETAIN AND PROTECT GATE
(9)	EXISTING ASPHALT PARKING LOT
(10)	EXISTING POWER LINE EASEMENT, INST. #976553
(11)	EXISTING GRAVEL PARKING AREA

**LEGEND:**

---	SUBDIVISION BOUNDARY
---	LOT LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	OVERHEAD POWER
---	ELECTRIC METER
---	UNDERGROUND TELEPHONE
---	TELEPHONE RISER
---	GAS LINE
---	GAS METER
---	CABLE TV LINE
---	FIBER OPTIC LINE
---	WATER LINE (SIZE AS INDICATED)
---	WATER VALVE
---	WATER METER
---	FIRE HYDRANT
---	YARD HYDRANT
---	FENCE
---	EDGE OF GRAVEL
---	EDGE OF PAVEMENT
---	DITCH
---	TOE OF SLOPE
---	TOP OF BANK
---	BOLLARD
---	LIGHT
---	CATCH BASIN
---	IRRIGATION BOX
---	SHRUB
---	TREE (DECIDUOUS)





**MINUTES**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**April 26, 2016 6:00 PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Danielle Dawson Tom Frank Kevin Grey Gerardo “Tato” Muñoz Ed Musser Christopher Reid Jolinda Tatum  
Chairman Vice-Chairman

**AREA OF IMPACT:**

Ryan Higley Steve Woods

**ATTENDANCE**

**CITY LIMIT MEMBERS**

**PRESENT**

Dawson  
Frank  
Grey  
Muñoz  
Reid  
Tatum

**ABSENT**

Musser

**AREA OF IMPACT MEMBERS**

**PRESENT**

Higley  
Woods

**ABSENT**

**CITY STAFF:** Carraway-Johnson, Spendlove, Strickland, Vitek

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **April 12, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Lezamiz (SUP 04-12-16)
  - Walkers (NCBEP 04-12-16)
  - McKnight (SUP 04-12-16)

**Motion:**

Commissioner Munoz made a motion to approve the consent calendar, as presented. Commissioner Grey seconded the motion. **Unanimously Approved**

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of the **Preliminary Plat** for Lobo Villa Subdivision, 4.79 (+/-) acres consisting of 2 lots located at 2050 Eldridge Avenue Lori Ward c/o Scott Allen, JUB Engineers, Inc.

**Applicant Presentation:**

Lori Ward, the applicant, stated the purpose of this request is to separate the property into two lots so that each building can be on it owns lot. During the platting process there will also be a dedication of right-of-way to the city along the north boundary of the property.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this property is part of the Highland View Tract, Platted in 1909. It is also Zoned M-2 – Heavy Manufacturing. It is assumed this designation took place in the 1980’s when the Zoning Code was rewritten and the new classifications were assigned. No further zoning history is known at this time. Our records indicate one warehouse being constructed in 1997-98 and another warehouse being constructed in 2006-07.

## Planning & Zoning Commission Minutes

April 26, 2016

This is the first step of the plat approval process. A preliminary plat is 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 and lots sold for development. This request is in conformance with the Comprehensive Plan and the requirements found in Twin Falls City Code.

Planner I Spendlove stated upon conclusion staff recommends the Commission approve the preliminary plat of the Lobo Villa Industrial Subdivision, as presented, and subject to the following condition:

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.

### **PZ Questions/Comments:**

- Commissioner Grey asked about the right-of-way dedication.
- Planner I Spendlove stated that road right-of-way along the north boundary would be dedicated at the time of platting.

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

### **Closing Statements:**

Scott Allen, JUB Engineers, Inc., representing the applicant stated that there is going to be a line placed between two buildings. There will not be any changes to the site or the buildings and while reviewing this plat the need for additions storm water retention came up in the discussion. He would ask that if additional development occurs, the additional storm water retention be required at that time.

Assistant City Engineer Vitek, stated that if you were to develop a lot there would be a need for an increase in storm water retention. Plats act differently, it is the only opportunity to ask for requirements to be met for example right-of-way dedication and storm water retention. The platting of the lot is what has triggered the storm water retention requirement. He understands the request from the applicant however this is required by code. If the plat was not required, this would not be an issue.

### **Deliberations Followed:**

Commissioner Frank asked how the storm water requirement is met.

Assistant City Engineer Vitek, stated that it can be met by several different methods and that he will work with the applicant to meet this condition.

### **Motion:**

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

### **[Approved, As Presented, With 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.

# Zoning Vicinity Map

Reference Only



WRIGHT AVE

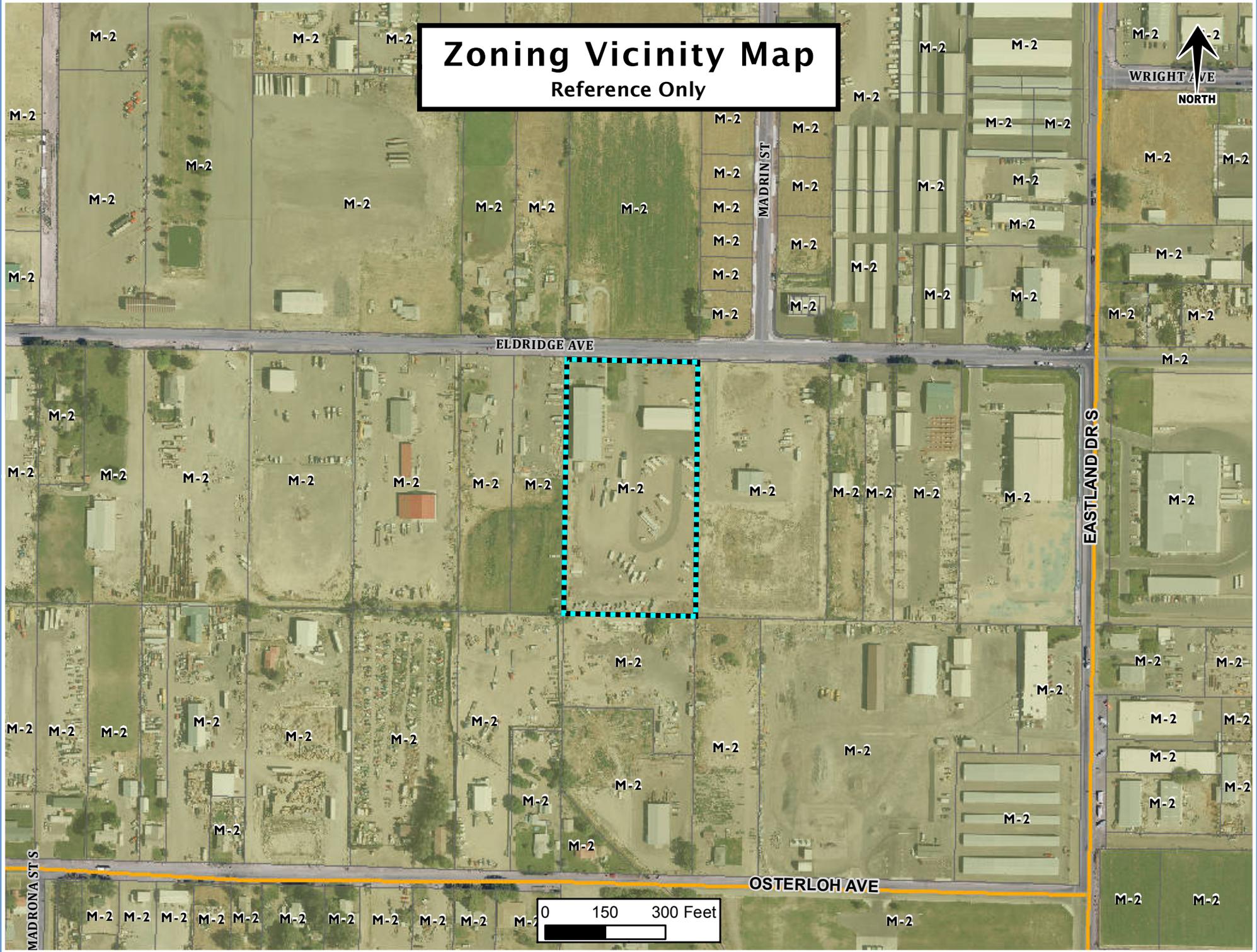
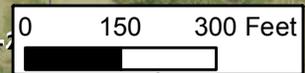
MADRIN ST

EASTLAND DR S

ELDRIDGE AVE

OSTERLOH AVE

MADRONA ST S



# Aerial Photo Map

Reference Only

ELDRIDGE AVE

MADRIN ST



1925 ELDRI

1979 ELDRI

1989 ELDRI

2053 ELDRI

2085 ELDRI

1974 ELDRI

1988 ELDRI

2050 ELDRI

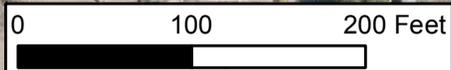
2076 ELDRI

2110 ELDRI

1943 OSTER

1981 OSTER

2055 OSTER





**Date:** Monday, June 6, 2016  
**To:** Honorable Mayor and City Council  
**From:** Troy Vitek, Assistant City Engineer

---

**Request:**

Avigation Easement – 2999 E 3400 N for Sue Miller.

**Time Estimate:**

The presentation will take approximately 5 minutes.

**Background:**

The property owner wishes to build a shed on the property. The property is adjacent to the Magic Valley Regional Airport.

**Approval Process:**

City Code 10-4-12.3(K) (5) specifies that as a condition of the granting of a building permit, an avigation easement is required.

**Budget Impact:**

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

**Regulatory Impact:**

Approval of this request will allow the owner to build a shed on the aforementioned property.

**Conclusion:**

Staff recommends that the Council approve the request as presented.

**Attachments:**

1. Location maps
2. Avigation Easement
3. Warranty Deed

AVIGATION EASEMENT

THIS AGREEMENT, dated this 16<sup>th</sup> day of May, 2016,  
by and between Sue C. Miller 2999 E. 3400 N,  
herein after called "GRANTORS", and THE CITY AND COUNTY OF TWIN FALLS,  
IDAHO, Municipal Corporation, hereinafter called "GRANTEES",

WITNESSETH:

WHEREAS, Grantors are the owners of a certain parcel of real property situated in the County of Twin Falls, State of Idaho, more particularly described in Exhibit "A", attached and incorporated by reference in this agreement.

WHEREAS, Grantees operate and maintain the airport known as the Joslin Field, Magic Valley Regional Airport, situate din the County of Twin Falls, State of Idaho, for commercial and general aviation aircraft operation and for purposes of promoting commercial and general aviation, Grantees have, by ordinance, rules, and regulations, regulated and restricted and prescribed land use of real property adjacent to said airport and lands over which aircraft may operate and utilize said airport; and

WHEREAS, Grantors anticipate the construction of a residential dwelling which lies within or near the areas of take-off, landing, and traffic patterns established and promulgated by Grantees for aircraft landing at, taking off from, or operating at, from or on said airport;

NOW THEREFORE, in consideration of the premises, and as a condition of the granting of a building permit pursuant to Twin Falls City Code Section 10-4-12.3(K)(5), Grantors do hereby grant and convey unto Grantees, their successors and assigns, and to all persons lawfully using the Joslin Field, Magic Valley Regional Airport, the right and easement to use the air space above Grantor's property in accordance with the rules existing at the time of this agreement which regulate take-off, landing and traffic patterns established and promulgated by the Twin Falls Airport Commission without liability for any necessary, convenient, or operational incidental effects thereof whatever as the same may presently or in the future exist, together with the right to Grantees, its successors and assigns, and to all persons lawfully using said airport, to cause in such air space adjacent to and above the surface of Grantors' said property, such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused by the

operation of aircraft landing at, taking off from, or operating at, from or on said Joslin Field, Magic Valley Regional Airport; and Grantors do hereby fully waive and release any and all right for cause of action which they may now have or which they may have in the future against Grantees, its successors and assigns, due to noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at, from or on said Joslin Field, Magic Valley Regional Airport, PROVIDE, HOWEVER, nothing contained herein shall be construed as a waiver by Grantors, or their successors in interest, of any rights provided by law for redress due to unlawful or negligent destruction of property by persons flying over or using said aerospace or airport facilities.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the day and year first above written.

GRANTORS

Sue C. Miller  \_\_\_\_\_

State of ID

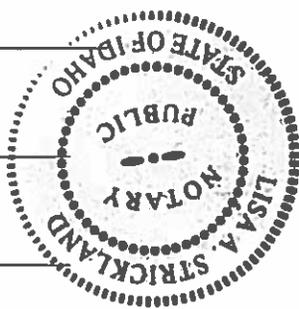
On 16 day of May, 2016, before me a notary public in and for said State, personally appeared

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that Sue C. Miller executed the same.

Notary Public Lisa A. Strickland

Residing at Jerome County

Expiration Date 8/25/18



WARRANTY DEED

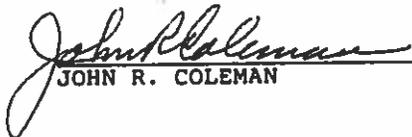
For Value Received JOHN R. COLEMAN and MARJORY COLEMAN, husband and wife, the Grantors, do hereby grant, bargain, sell and convey unto the Grantee, SUE C. MILLER, whose current address is 2999 East 3400 North, Twin Falls, Idaho 83301, the following described premises, in Twin Falls County, Idaho, to-wit:

A parcel of land in the NE¼NE¼ Section 9, Township 11 South, Range 17 East Boise Meridian, described as follows:  
Commencing at the Northeast corner of said section,  
Thence South along the East boundary thereof 200 feet,  
Thence West parallel to the North boundary of said section 135 feet,  
Thence in a Northwesterly direction 235 feet to a point on the North boundary of section 270 feet West of the Northeast corner thereof,  
Thence East along the North boundary of said section 270 feet to the Point of Beginning.

Subject to taxes for 1995, easements and rights of way of record.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: September 1, 1994.

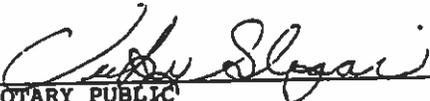
  
\_\_\_\_\_  
JOHN R. COLEMAN

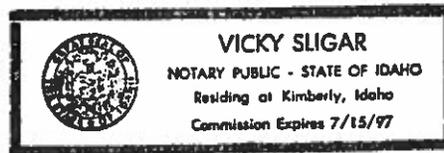
  
\_\_\_\_\_  
MARJORY COLEMAN

STATE OF IDAHO )  
 ) ss.  
County of Twin Falls )

On this 1st day of September, 1994, before me, a Notary Public in and for said County and State, personally appeared JOHN R. COLEMAN and MARJORY COLEMAN, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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

  
NOTARY PUBLIC



COLEMAN, et al  
1997 JAN -5 AM 11 17 19970001621  
FEE: 6.00 DEPOSIT: LF

50257 60

No. of Pages: 1 Fee: \$3.00  
KRISTINA GLASCOCK  
County Clerk  
Deputy: CO

**QUIT CLAIM DEED**

FOR VALUE RECEIVED

**Carson Wong, spouse of Grantee**

GRANTOR(S)

Do(es) Hereby Convey, Release, Remise and Forever Quitclaim Unto

**Sue C. Miller, a married woman dealing with her sole and separate property**

GRANTEE(S)

Whose address is: 2999 East 3400 NorthTwin Falls, ID 83301-

The following described premises, to-wit:

Township 11 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho  
Section 9: A parcel of land in the NE1/4NE1/4 more particularly described as follows:  
COMMENCING at the Northeast corner of said Section:  
THENCE South along the East boundary thereof 200 feet;  
THENCE West parallel to the North boundary of said Section 135 feet;  
THENCE in a Northwesterly direction 235 feet to a point on the North boundary of Section, 270 feet West of the Northeast corner thereof;  
THENCE East along the North boundary of said Section, 270 feet to the POINT OF BEGINNING.  
SUBJECT TO: Twin Falls Highway District right of way.

Together with their appurtenances.

Dated: December 04, 2003

*Sue C. Miller*  
\_\_\_\_\_  
Sue C. Miller

*Carson Wong*  
\_\_\_\_\_  
Carson Wong

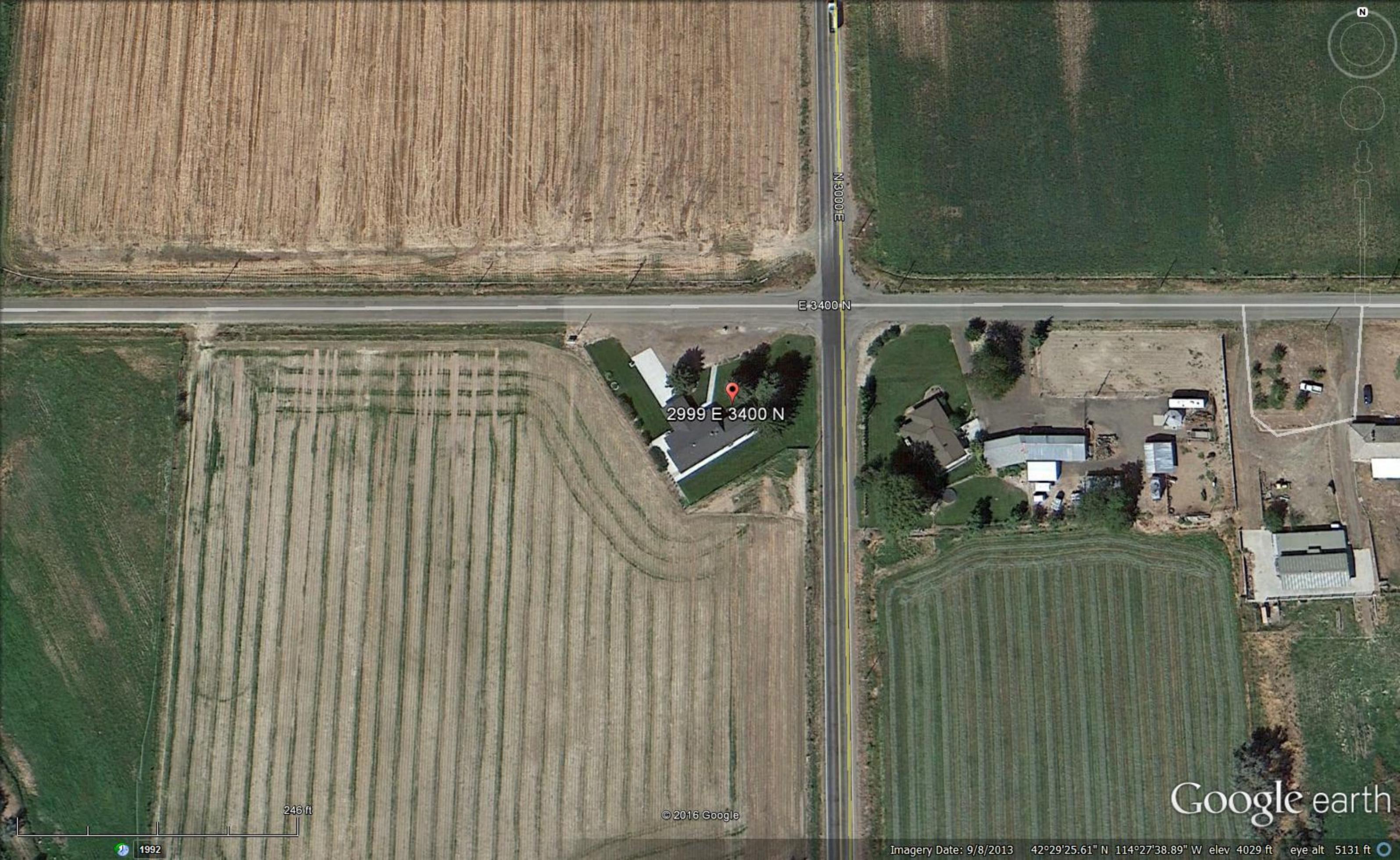
State of IDAHO )  
  ) ss.  
County of TWIN FALLS )

On December 04, 2003, before me, a notary public, personally appeared Sue C. Miller and Carson Wong, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

-----  
NORMAN D. WRIGHT  
NOTARY PUBLIC  
STATE OF IDAHO  
-----

\_\_\_\_\_  
Notary Public Norman D Wright  
Residing At: Twin Falls  
Commission Expires: August 19, 2005



N 3000 E

E 3400 N

2999 E 3400 N

Google earth

246 ft

© 2016 Google

1992

Imagery Date: 9/8/2013 42°29'25.61" N 114°27'38.89" W elev 4029 ft eye alt 5131 ft



2999 E 3400 N

E 3400 N

Airport Rd

Airport Loop

ay Ln

N 3000 E

1883 ft

© 2016 Google

Google earth

1992

Imagery Date: 9/8/2013 42°29'07.94" N 114°28'31.69" W elev 4110 ft eye alt 12643 ft



# BEFORE THE TWIN FALLS CITY COUNCIL

---

In Re: )  
 )  
Special Use Permit, Application, ) FINDINGS OF FACT,  
 )  
 ) CONCLUSIONS OF LAW,  
City of Twin Falls )  
c/o Information Services Department ) AND DECISION  
 Applicant(s) )

---

This matter having come before the City Council of the City of Twin Falls, Idaho on May 16, 2016 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of a city operated communication tower located at 1630 Washington Street South, and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of a city operated communication tower located at 1630 Washington Street South
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: April 28, 2016
3. The property in question is zoned R-4 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Center & Medium Density 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, Residential Use; to the south, 3600 North Hwy 74/Residential Use/Area of Impact; to the east; Washington Street South/Residential Use; and to the west, Residential Use.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of a city operated communication tower located at 1630 Washington Street South is consistent with the purpose of the R-4 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the R-4 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of a city operated communication tower located at 1630 Washington Street South should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject 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 City Council hereby enters the following

#### DECISION

1. The application for a Special Use Permit for the purpose of a city operated communication tower located at 1630 Washington Street South is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

MAYOR-TWIN FALLS CITY COUNCIL

---

DATE

"EXHIBIT NO. A"

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

APPLICATION #2789  
SUP#1396



# BEFORE THE TWIN FALLS CITY COUNCIL

---

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>IOL Properties</u>	)	CONCLUSIONS OF LAW,
<u>c/o Gerald Martens</u>	)	
Applicant(s)	)	AND DECISION

---

This matter having come before the City Council of the City of Twin Falls, Idaho on May 16, 2016 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of constructing and operating a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive, and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

### FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of constructing and operating a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: April 28, 2016
3. The property in question is zoned R-2 PRO PUD 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.

4. The existing neighboring land uses in the immediate area of this property are: to the north, undeveloped portions of Eastpark PUD; to the south, Cheney Drive/Residential; to the east; undeveloped portion of Eastpark PUD; and to the west, Locust Street North/Vacant Undeveloped.

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

#### CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of constructing and operating a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive is consistent with the purpose of the R-2 PRO PUD Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10. The proposed use is a proper use in the R-2 PRO PUD Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of constructing and operating a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject 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 City Council hereby enters the following

#### DECISION

1. The application for a Special Use Permit for the purpose of constructing and operating a medical facility on property located at the northeast corner of Locust Street North and Cheney Drive is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

---

MAYOR-TWIN FALLS CITY COUNCIL

---

DATE

"EXHIBIT NO. A"

1. Subject to the site plan amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to all lighting being downward facing and the light source being shielded from nearby residential properties.

APPLICATION #2788  
SUP# 1395



**Date:** Monday, June 6, 2016  
**To:** Honorable Mayor and City Council  
**From:** Chief Craig Kingsbury, Twin Falls Police Department

---

**Request:**

Swearing in ceremony for two Twin Falls Police Department Officers. It is requested that Vice-Mayor Suzanne Hawkins administer the Oath of Office to **Anthony Summers** and **Salko Lilic**.

**Time Estimate:**

The staff presentation will take approximately 10 minutes.

**Background:**

**Anthony Summers** was hired by the Twin Falls Police Department on February 29, 2016, as a full-time Police Officer.

Anthony was born and raised in Santa Rosa, California. He was home schooled and went on to further his education at Santa Rosa Junior College.

Anthony's military service includes four years in the U.S. Navy and over three years in the U.S. Marine Corps Reserve.

Prior to his employment with the TFPD, Anthony worked as an apprentice with a local plumber. Prior to moving to Idaho, Anthony worked as an event coordinator and assistant race director for the Santa Rosa Marathon.

Anthony enjoys reading books, studying history, working out, martial arts, and hiking.

Anthony attended and successfully completed the POST Basic Patrol Academy. He graduated on June 3, 2016.

**Salko Lilic** was hired by the Twin Falls Police Department on March 14, 2016, as a full-time Police Officer.

Salko was born in Bosnia in 1991. The war in Bosnia took place from 1992 through 1995, which made life very complicated. Salko lost his father in that war. Salko, his mother and three sisters lived in Bosnia until 2002. On February 12, 2002, Salko, his mother, and one of his sisters came to Twin Falls to join some aunts and uncles who were already living here. One of his sisters lives in Bosnia and another sister lives in Australia.

Salko attended school here in Twin Falls and graduated from Twin Falls High School. He went on to further his education at the College of Southern Idaho where he attained Associate's Degrees in Law Enforcement and Criminal Justice. Salko just received his Bachelor's Degree in Criminal Justice from Boise State University.

Agenda Item for June 6, 2016  
From Chief Craig Kingsbury  
Page Two

Prior to his employment with the TFPD, Salko was a Security Officer for Cactus Pete's in Jackpot and for the College of Southern Idaho.

Salko enjoys spending time with his family and friends and enjoys lifting weights.

Salko attended and successfully completed the POST Basic Patrol Academy. He also graduated on June 3, 2016.

**Approval Process:**

N/A

**Budget Impact:**

This will not impact the budget.

**Regulatory Impact:**

N/A

**Conclusion:**

Chief Kingsbury would like to have these Twin Falls Police Department Police Officers sworn in before the City Council, with Vice-Mayor Suzanne Hawkins administering the Oath of Office on June 6, 2016.

**Attachments:**

None

aed



**Date:** Monday, June 6, 2016, City Council Meeting

**To:** Honorable Mayor and City Council

**From:** Jacqueline Fields, City Engineer

---

### **Request:**

Consideration of a request to approve the purchase of Engineering lab equipment and electronic plan review software and hardware for Engineering staff.

### **Time Estimate:**

The staff presentation will take approximately 5 minutes.

### **Background:**

The purchase of a gyratory compactor for testing asphalt plantmix was approved for this fiscal year. As the Engineering team progressed through review/analysis of the Idaho Specifications for Public Works Construction (ISPWC), we have a better understanding of how often this piece of equipment would be used by staff. Initially, we believed the gyratory compactor would be used on almost all of our lab work. We have concluded that our need will be primarily during mix design confirmation which is significantly less than anticipated. We believe that it is more cost efficient to utilize an outside lab and that the purchase of a gyratory compactor should be deferred indefinitely. In lieu of purchasing this piece of equipment, this request is to consider purchasing equipment that is proposed in next year's budget. Some of these items were recommended by a local paving company during the ISPWC conversations and we agreed to request the equipment in this budget cycle.

The first piece of equipment requested is a viscosity tester. Viscosity is the measure of resistance to gradual deformation by (shear or tensile) stress. In other words, it is a measure of gooeyness and the ability to flow. The viscosity is related to the temperature and since plantmix pavement is a mix or recipe, it is important to have the asphalt flow in the right way at the right temperatures. Having proper viscosity helps ensure a better pavement because we want the pavement to be stable at our local temperatures. Viscosity affects durability.

The other 2 items are used to test cores but can be used for aggregates and loose mix pavement samples. The CoreDry is a unit that dries the sample very quickly (20 minutes for a core instead of overnight). It will allow us to increase our response time in some cases. Core Dry also assists in providing a more uniform process and will hopefully eliminate some of the discrepancies between measured results. CoreLok is a unit that will seal the asphalt sample so that density can be measured, again in a manner that eliminates some of the opportunities for error. Density is a critical component of durability and also of payment.

Currently, the Building Department (and Planning and Zoning) are utilizing BlueBeam software for electronic plan review of residential building permits. This software allows multiple entities to concurrently review the plans and provides annotation on who/when the comments occur. In addition, it is possible to utilize a "light table" feature which facilitates comparative review between revisions more efficiently. Comments can be returned and approvals can be issued electronically. The Building Department has hesitated on implementation of electronic plan review for commercial developments because the

Engineering support personnel to not have access. Engineering planned to request the software and a larger monitor for these reviews in the upcoming fiscal year. It is possible that use of the software can be extended to the subdivision process. Staff that supports public works projects absolutely will use BlueBeam for the design review of public works projects and, perhaps in the future for inspections.

**Approval Process:**

These capital expenditures can be added to this fiscal year with a simple majority vote of the Council.

**Budget Impact:**

The budget for the gyratory compactor is \$40,000. The estimates for the viscosity tester (\$9,150), the estimate for the CoreLok and CoreDry (\$14,650), and the estimate for the Bluebeam software/monitor (\$12,000) totals \$35,800. The impact to this year's budget is a surplus of approximately \$4,200.

**Conclusion:**

It is recommend the City Council accept the request to purchase equipment for the Engineering lab, estimated at \$35,800.



**Date:** Monday, June 6, 2016  
**To:** Honorable Mayor and City Council  
**From:** Jacqueline D. Fields, PE, City Engineer

---

**Request:**

Consideration of award for the 2016 Chip Seal Project to Emery, Inc. in the amount of \$548,600.88.

**Time Estimate:**

Approximately 5 minutes.

**Background:**

On May 19, 2016 bids were opened for the 2016 Chip Seal Project. One bid was received from Emery, Inc. of Filer, ID, in the amount of \$548,600.88.

**Budget Impact:**

The bid is \$548,600.88 and the budget is \$900,000.00. The remaining \$351,399.12 will be used for slurry sealing, fog sealing, crack sealing, purchasing tabs to preserve locations of existing pavement markings, purchasing new thermoplastic pavement markings and towing costs during these projects.

**Regulatory Impact:**

N/A

**Conclusion:**

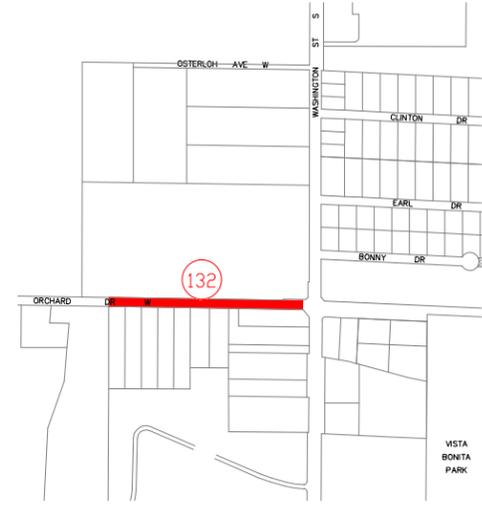
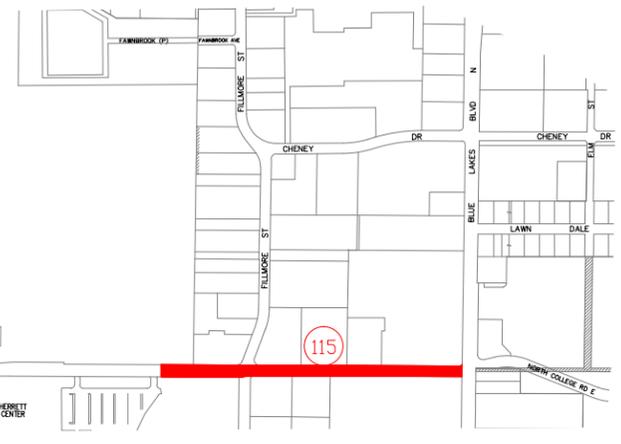
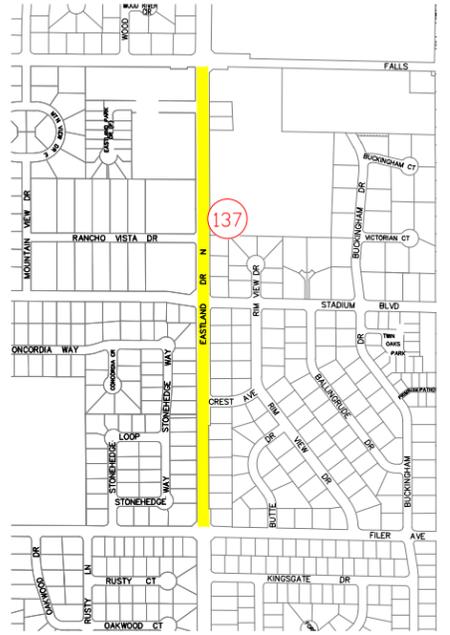
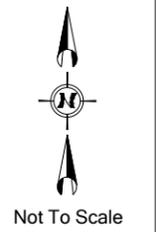
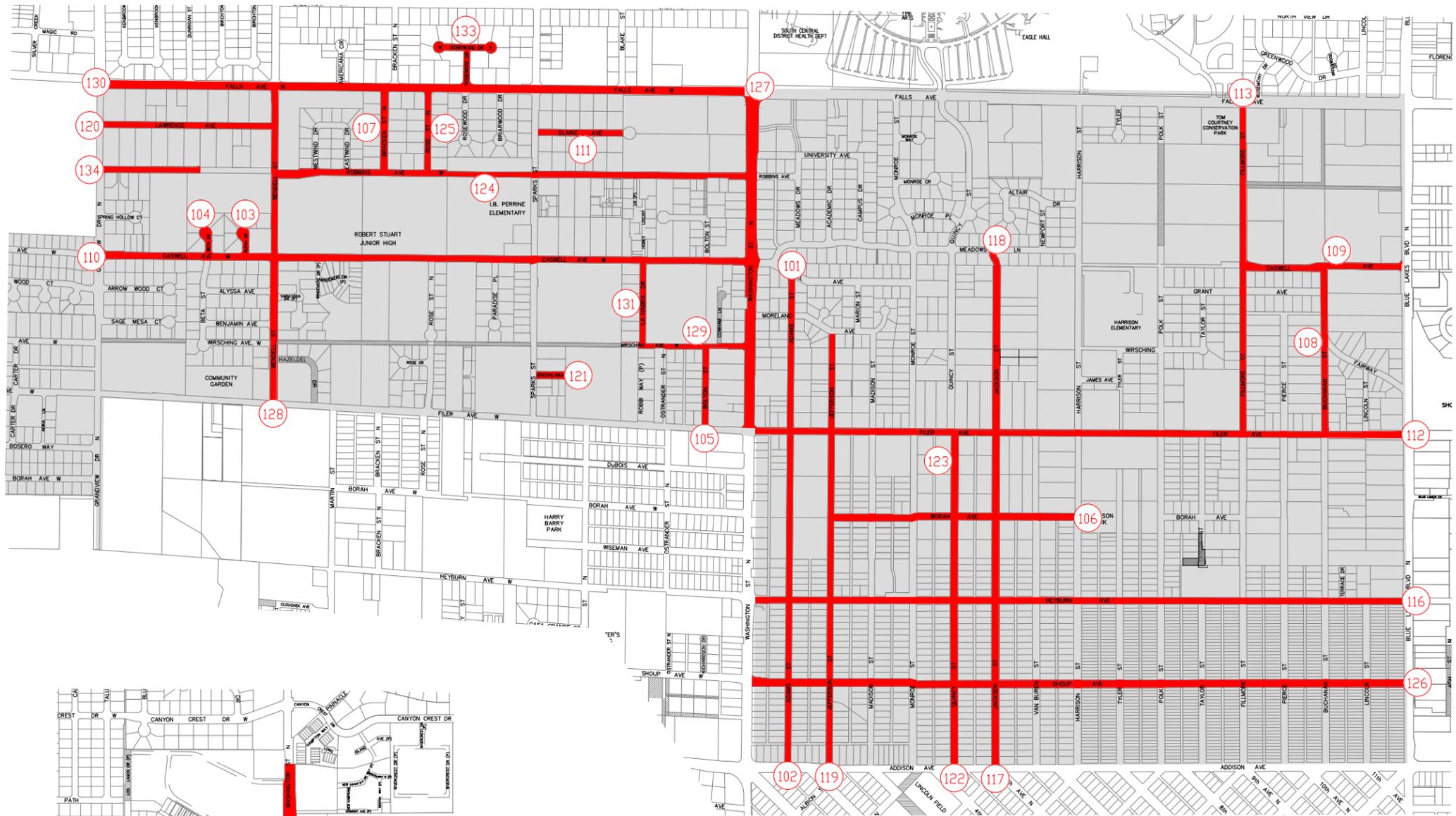
Staff recommends that the City Council authorize the Mayor to sign the contract for the 2016 Chip Seal Project with Emery, Inc. in the amount of \$548,600.88.

**Attachments:**

1. Bid Summary
2. 2016 Chip Seal Map

BID SUMMARY  
CITY OF TWIN FALLS  
ENGINEERING DEPARTMENT

<b>PROJECT:</b> 2016 Chip Seal Project				Emery, Inc. 21357 Hwy 30 Filer, ID 83328					
Bid Open Date: May 19, 2016									
Item No.	BID ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid
1	CRS-2R Emulsion	455	TON	\$397.50	\$180,862.50		\$0.00		\$0.00
2	1/2" Chip	4734	TON	\$14.84	\$70,252.56		\$0.00		\$0.00
3	Seal Coat In Place	280,647.00	SY	\$1.06	\$297,485.82		\$0.00		\$0.00
				<b>Total</b>	<b>\$548,600.88</b>	<b>Total</b>	<b>\$0.00</b>	<b>Total</b>	<b>\$0.00</b>
				<b>Per Sq. Yd.</b>	<b>\$1.95</b>	<b>Per Sq. Yd.</b>	<b>\$0.00</b>		



# CITY OF TWIN FALLS

## 2016 Zone 4 Chip Seal Map

- Chip Seal
- Chip Seal w/ Pass Oil



**Date:** Monday, June 6, 2016  
**To:** Honorable Mayor and City Council  
**From:** Jacqueline D. Fields, PE, City Engineer

---

**Request:**

Consideration to adopt a Resolution declaring a sole source supplier for the Slurry Seal Project and to award the 2016 project to Morgan Pavement Maintenance, in the amount of \$260,003.84.

**Time Estimate:**

Approximately 5 minutes.

**Background:**

On May 26, 2016 bids were opened for the 2016 Slurry Seal Project. Two bids were received. Morgan Pavement Maintenance of Clearfield, UT, was the low bidder in the amount of \$260,003.84.

**Budget Impact:**

The bid for the Slurry Seal Project is \$260,003.84. The total seal coat budget is \$900,000.00. The City will also contract a Chip Seal project this year at a cost of \$548,600.88 which will share in the \$900,000.00 allocated. The remaining \$91,395.28 will be used for crack sealing, purchasing tabs to preserve locations of the existing pavement markings, purchasing new thermoplastic pavement markings and towing costs during these projects.

**Regulatory Impact:**

N/A

**Conclusion:**

Staff recommends that the City Council adopt the resolution as presented and authorize the Mayor to sign the contract for the 2016 Slurry Seal Project with Morgan Pavement Maintenance in the amount of \$260,003.84.

**Attachments:**

1. Bid Summary
2. 2016 Slurry Seal Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, DECLARING A SOLE SOURCE SUPPLIER FOR SLURRY SEAL PROJECT.

WHEREAS, Idaho Code 44-1001 requires that public works projects must employ 95% bona fide Idaho residents as employees on such projects except for procurement of sole source expenditures authorized in Idaho Code 67-2808(2); and,

WHEREAS, The City has advertised for bids for the 2016 slurry seal project, and received no bids from any potential contractor complying with the requirements of Idaho Code 44-1001; and,

WHEREAS, Idaho Code §67-2808(2) permits sole source expenditures where competitive solicitation is impractical, disadvantageous or unreasonable under the circumstances; and,

WHEREAS, The City has received a low bid for the 2016 slurry seal project from Morgan Pavement Maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: The Twin Falls City Council hereby declares that Morgan Pavement Maintenance shall be the sole source of the 2016 slurry seal project.

Section 2: That notice of sole source procurement shall be published in the Times-News at least fourteen (14) calendar days prior to the award of the contract.

PASSED BY THE CITY COUNCIL , 2016.  
SIGNED BY THE MAYOR , 2016.

\_\_\_\_\_  
MAYOR

ATTEST:

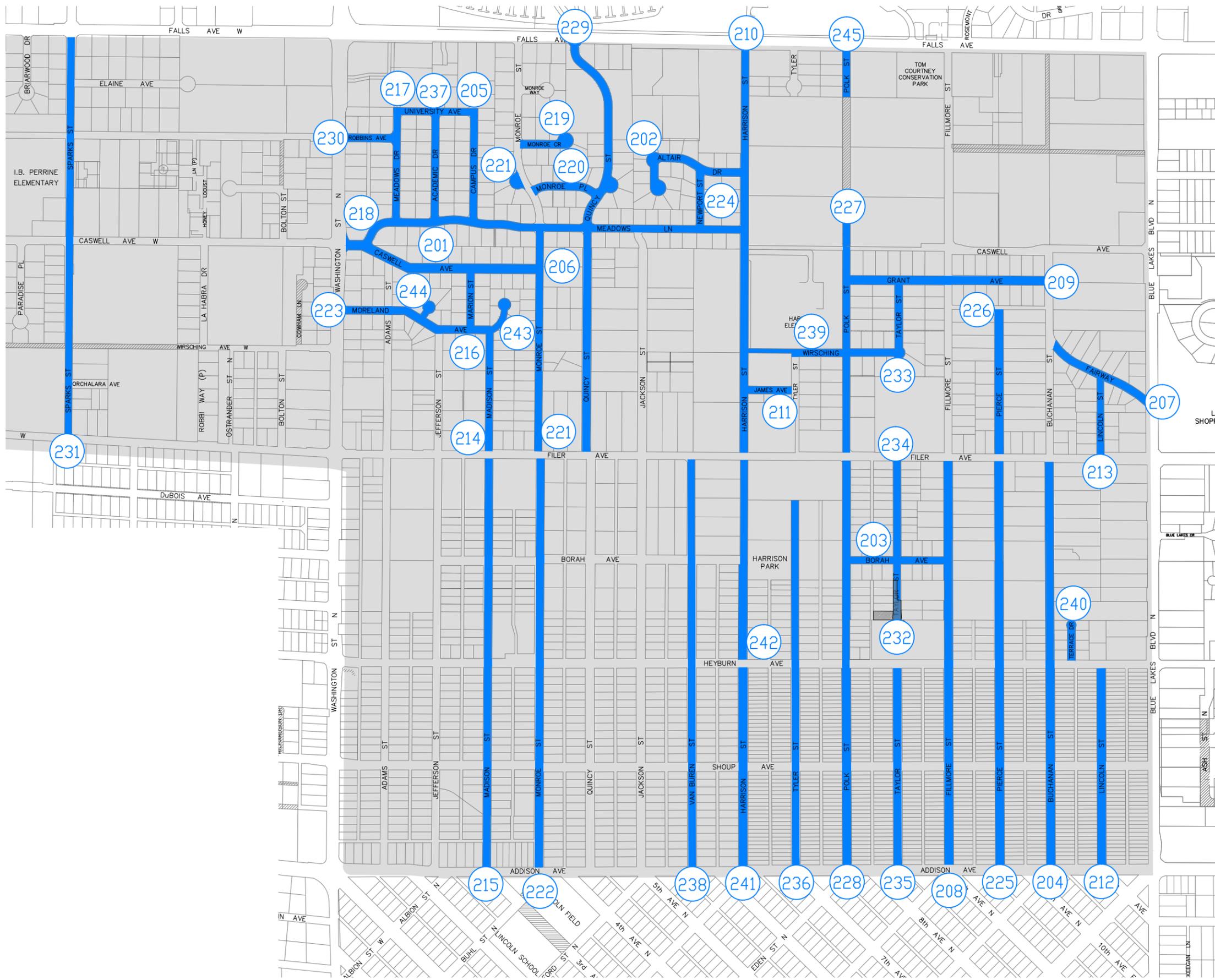
\_\_\_\_\_  
DEPUTY CITY CLERK

BID SUMMARY  
CITY OF TWIN FALLS  
ENGINEERING DEPARTMENT

<b>PROJECT:</b> 2016 Slurry Seal Project				Intermountain Slurry Seal, Inc. 520 North 400 West North Salt Lake, UT 84054 <a href="mailto:scott.mabey@gcinc.com">scott.mabey@gcinc.com</a>		Morgan Pavement Maintenance 625 South Main Street Clearfield, UT 84015 <a href="mailto:chanson@morganpavement.com">chanson@morganpavement.com</a>			
Bid Open Date: May 28, 2015									
Item No.	BID ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Unit Price	Amount Bid	Unit Price	Amount Bid	Unit Price	Amount Bid
1	Type II Slurry Seal in Place	203,128.00	SY	\$1.37	\$278,488.49	\$1.28	\$260,003.84		\$0.00
				<b>Total</b>	<b>\$278,488.49</b>	<b>Total</b>	<b>\$260,003.84</b>	<b>Total</b>	<b>\$0.00</b>



Not To Scale



**CITY OF  
TWIN FALLS**  
2016  
Zone 4  
Slurry Seal Map

 Slurry Seal



**Public Hearing: Monday, June 6, 2016**

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planner 1

**ITEM IV-1**

**Request:** Request to **Vacate** approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East c/o City of Twin Falls (app. 2784)

**Time Estimate:**

Staff's presentation may be up to five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 2,500 sq ft +/-
City of Twin Falls Community Development Dept. 324 Hansen Street East Twin Falls ID, 83301 208-735-7267	<b>Current Zoning:</b> Public Right-of-Way	<b>Requested Zoning:</b> Vacation of Right of Way
	<b>Comprehensive Plan:</b> Townsite	<b>Lot Count:</b> None
	<b>Existing Land Use:</b> Public sidewalk and roadway	<b>Proposed Land Use:</b> No Change
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> CB P-1, Commercial Business	<b>East:</b> CB P-1, Vacant Building, Future City Hall
	<b>South:</b> CB P-1, Commercial Business	<b>West:</b> CB P-1, Commercial Business
	<b>Applicable Regulations:</b> 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 of 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 the request to vacate the Public Right of Way listed in the description.

**History:**

This portion of Right-of-Way was dedicated as part of the Twin Falls Town Site Plat established in 1904.

**Analysis:**

This is a request to vacate a portion of the dedicated public right-of-way/sidewalk area adjacent to the vacant Banner Building on the corner of Hansen St E and Main Ave E. The plans for renovation of the old Banner Building into the New City Hall show a vestibule being constructed outside the current building envelope and into the sidewalk area fronting Hansen St E.

The vestibule on the new City Hall allows for a more energy efficient design and aesthetic exterior including some planter boxes and public space. Current codes do not allow for buildings, or portions of buildings to be constructed within Right-of-Way. The Vacation of the designated public right-of-way/sidewalk area would allow for the building permit to be approved with the vestibule and other amenities.

Additionally, the plans for the Plaza and Main Street Redesign call for Hansen Street to be constructed into a Festival Street, this section of public right-of-way/sidewalk will look and feel differently from the rest of Hansen Street.

Contact has been made with applicable Utility Companies which might have assets within the proposed vacation area. Confirmation of existing assets and possible solutions for relocating have not been received by staff. It would be appropriate to place a condition requiring the applicant to comply with requirements from the applicable utilities for relocation of assets if necessary.

**Possible Impacts:** Although the public right-of-way/sidewalk area would be vacated, the City plans to maintain a public sidewalk and roadway through this section of Hansen Street in order to maintain the roadway connections through the area. Staff does not foresee the roadway network or adjoining properties being negatively impacted by this request.

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 May 10, 2016 the Planning & Zoning Commission held a public hearing on this request. The public hearing was opened and closed with no public comment. Commissioner Tatum made a motion to recommend approval of the vacation, as presented with a reduction of the area as shown on the site plan presentation, with the following staff recommendations:**

1. Subject to the retention of a pedestrian easement along Hansen Street East
2. Subject to a technically correct legal description being provided prior to the City Council public hearing.

**Commissioner Reid seconded the motion. All members present voted in favor of the motion.**

**CONCLUSION:**

Staff recommends the following conditions if a favorable motion is passed by the City Council:

1. Subject to the retention of a pedestrian easement along Hansen Street East.
2. Subject to a technically correct legal description being provided prior to adoption of the Vacation Ordinance.
3. Subject to the complying with requirements placed by applicable utility companies for relocation of assets.

**Attachments:**

1. Vacation request
2. Vacation Exhibit
3. Building Elevations
4. May 10, 2016 P&Z PH minutes.

March 22, 2016

City of Twin Falls Planning and Zoning  
Attn: Rene'e Carraway-Johnson  
PO Box 1907  
Twin Falls, Idaho, 83303

RE: Narrative to vacate a portion of Hansen St. ROW

Rene'e,

I am including a narrative for your use in the request to vacate the portion of Hansen St. as we discussed. Also attached are plans, renderings, and photos. Let me know if anything further is needed and please feel free to edit this narrative as you see fit.

Narrative:

The existing condition at 201 Main Avenue East includes the former Banner Furniture building which is built against the public right-of-way on the alley, Main Street, and Hansen Street sides. The fourth side is built against an adjacent building which is occupied by Benno's Fine Jewelry. Across Hansen Street is the Rogerson building, which will be demolished spring of 2016. Improvements planned for this building and site in 2016-2017 include a New City Hall, downtown commons, and festival street area. The use of space in this area will be transformed from vacant retail buildings to very active, accessible, public facilities and gathering spaces.

In order to provide the best use for the community, it is recommended to vacate a portion of the Hansen Street right-of-way from Main Street to the alley. Below are examples of how this vacation will benefit the community. Attached are supportive illustrations.

1. Hansen Street sidewalk will be increased from 10'-0" to 19'-0" in front of City Hall which will create the opportunity for:
  - a. More secure building entry/exit.
  - b. Landscape planters and seating areas near building entry.
  - c. Building vestibule which will keep wind out of the building.
  - d. Better ADA accessibility to the Hansen Street entry and to the downtown commons.
  - e. More pedestrian walkway area to accommodate a higher volume of traffic.
  - f. Consistent furnishing areas with Main Street.

Sincerely,

Clint Sievers

Attachments:

- Concept renderings of new city hall and downtown commons
- Site and floor plan of new city hall
- Photos of the existing Banner Furniture building

Boise:  
2785 North Bogus Basin Road  
Boise, Idaho 83702  
phone: 208.343.7523  
fax: 208.343.0940

Twin Falls:  
195 River Vista Place, Suite 305  
Twin Falls, Idaho 83301  
phone: 208.736.1027

Principal

Greg Allen, AIA  
NCARB

Eddie Daniels, AIA  
NCARB

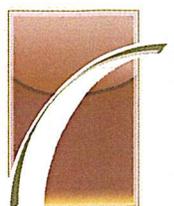
Gary Sorensen, AIA  
LEED AP BD+C  
NCARB

Scott Straubhar, AIA  
NCARB

Associates

Mandy Boam, NCIDQ

Clint Sievers, AIA  
NCARB



GENERAL NOTES

1. PRIOR TO START OF CONSTRUCTION CONTRACTOR TO VERIFY POSITION AND CONDITION OF ALL EXISTING BENCHMARKS.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, COORDINATE WITH CDE FOR GRADING AND DRAINAGE ELEVATIONS. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS IF AT ODDS WITH DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, COORDINATE WITH CDE FOR GRADING AND DRAINAGE ELEVATIONS. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS IF AT ODDS WITH DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, COORDINATE WITH CDE FOR GRADING AND DRAINAGE ELEVATIONS. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS IF AT ODDS WITH DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS, COORDINATE WITH CDE FOR GRADING AND DRAINAGE ELEVATIONS. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS IF AT ODDS WITH DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
6. THE ARCHITECT, IMPROVEMENT WORK WHICH IS INTERFERED WITH SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. VERIFY WITH CDE FOR ALL EXISTING UTILITY LOCATIONS.
7. FINAL POSITIONING OF ALL SITE FIRE UTILITIES SHALL BE SUBJECT TO APPROVAL BY THE LOCAL FIRE DEPARTMENT AUTHORITIES. CONTRACTOR SHALL VERIFY.
8. IN CASE OF CONFLICT BETWEEN ARCHITECTURAL & CIVIL DRAWINGS AS TO THE LOCATION OF UTILITIES, THE CIVIL DRAWINGS SHALL GOVERN. ONLY THE LAST IN PLACE CURBS/UTILITY CIVIL DRAWINGS SHALL GOVERN.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE
- GRAVEL
- MEASURE LINE
- FENCING (SEE XXXXX)
- C.P. CONCRETE CURBS (COORDINATE WITH CIVIL DRAWINGS)
- SWINGING GATE
- PROPERTY LINE CORNER PIN
- MONUMENT
- SITE LIGHTING (COORDINATE WITH ELECTRICAL DRAWINGS)
- BUILDING
- ATHLETIC SURFACING

**HUMMEL**  
 at: 2785 North Bogus Basin Road  
 Boise, Idaho 83702  
 P: (208)343.7323  
 F: (208)343.0940

Project:  
**CITY OF TWIN FALLS - NEW**  
**CITY HALL**  
 201 MAIN AVE EAST

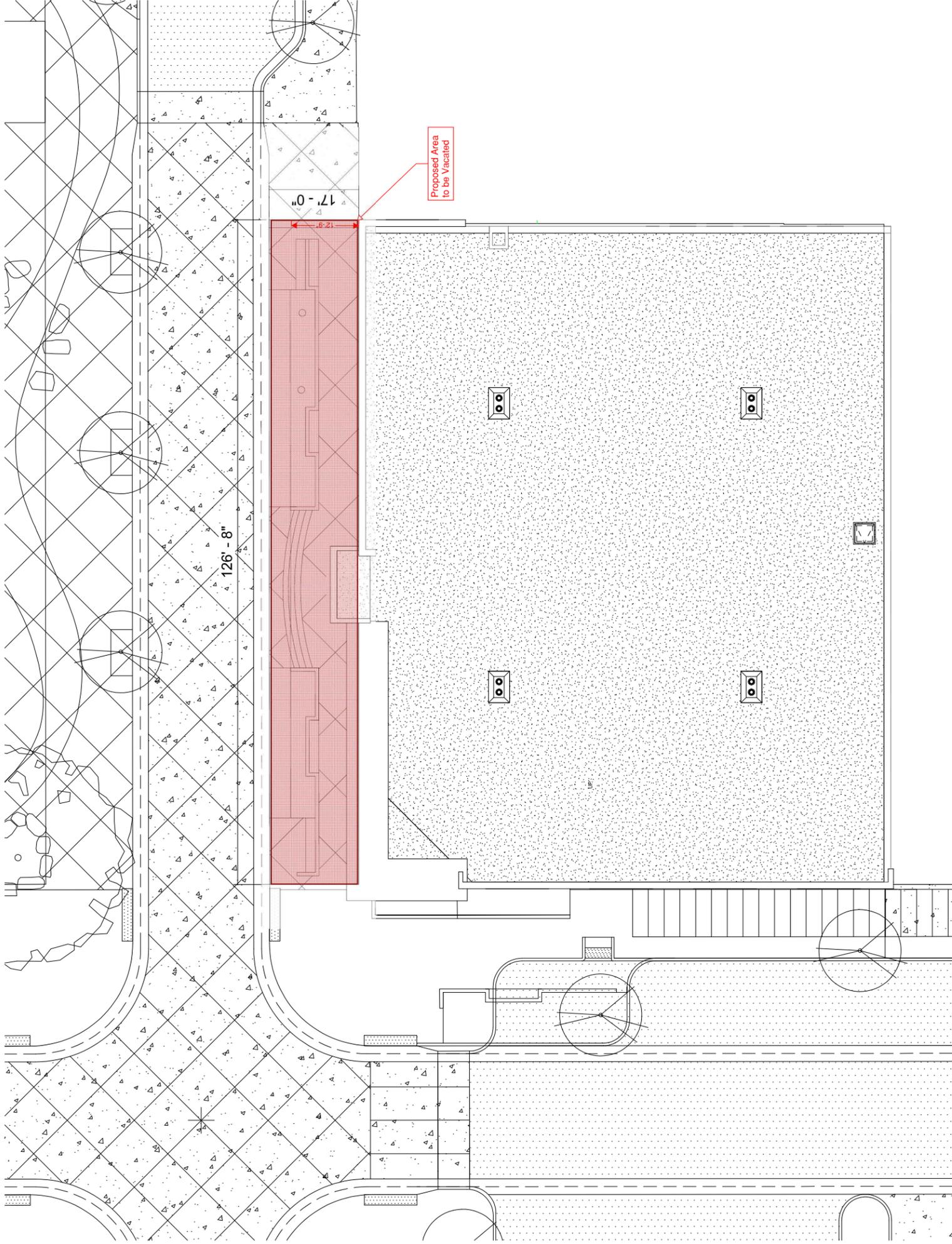
Sheet:  
**COMPOSITE SITE PLAN**

Revisions:  $\Delta$

1806  
 Author  
 BC/CS  
 11/09/05

Sheet No: **A1.01**

DESIGN DEVELOPMENT - 03/04/2016



1 COMPOSITE SITE PLAN  
1/8" = 1'-0"

# TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



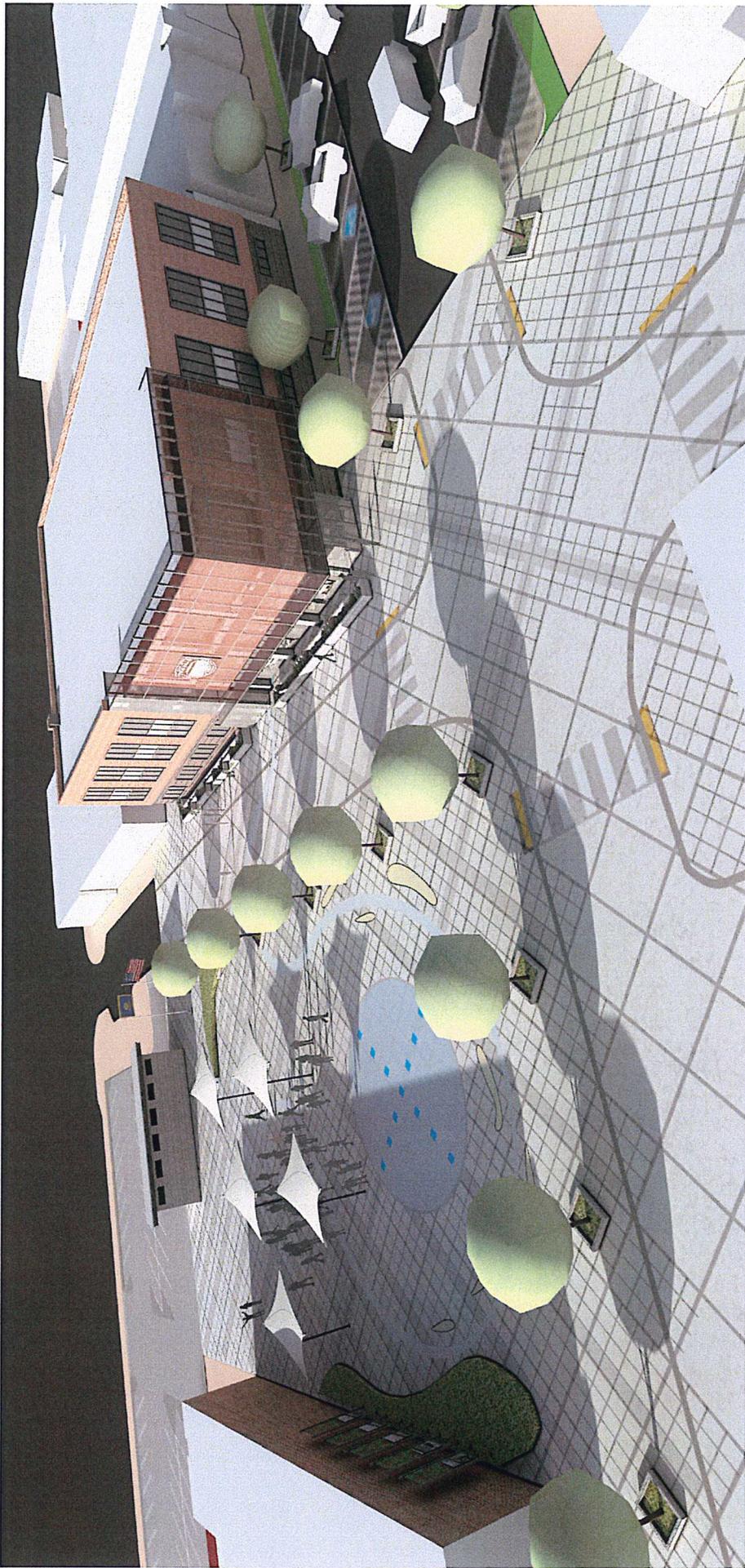
HUMMEL

# TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

# TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

# TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

# TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL



**MINUTES**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**May 10, 2016 6:00 PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Danielle Dawson   Tom Frank   Kevin Grey   Gerardo “Tato” Muñoz   Ed Musser   Christopher Reid   Jolinda Tatum  
    **Chairman**     **Vice-Chairman**

**AREA OF IMPACT:**

Ryan Higley   Steve Woods

**ATTENDANCE**

**CITY LIMIT MEMBERS**

**PRESENT**

Dawson  
 Frank  
 Musser  
 Reid  
 Tatum

**ABSENT**

Grey  
 Munoz

**AREA OF IMPACT MEMBERS**

**PRESENT**

Higley

**ABSENT**

Woods

**CITY STAFF:** Carraway-Johnson, Nope, Spendlove, Strickland, Vitek

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **April 26, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Lobo Villa (Pre-plat 04-26-16)
  - Watte (SUP 04-26-16)

**III. ITEMS OF CONSIDERATION:**

1. **Preliminary PUD Amendment presentation** requesting the Commission’s recommendation for a PUD Amendment to the North Haven PUD #235 to allow building heights within the North Haven Business Park Subdivision No. 2 as per City Code and Ordinance 3077 for property located northwest of the Cheney Drive West and Billiar Street intersection. c/o North Haven Business Park, Inc. (app. 2790)

**Applicant Presentation:**

Dave Thibault, EHM Engineers, Inc. stated he is here to make the preliminary presentation for a request to amend the North Haven PUD #235 for the North Haven Business Park Subdivision No. 2. The proposed amendment is to change the height restriction for buildings from 35 ft to 50ft. When this PUD was written the maximum allowable building height was 35 ft. since then the City had amended the height restriction to allow for building heights up to 50 ft. This request is to amend the PUD to match current City Codes.

**Staff Presentation:**

Planner I Spendlove reviewed the history of the property and stated the North Haven Business Park C-1 PUD was annexed in 2004, and went through the platting process in 2004-2005 and in 2009. In 2006, the PUD was amended to include additional lots and land uses within the Walmart site only.

**Planning & Zoning Commission Minutes  
May 10, 2016**

North Haven Subdivision No. 2, A PUD was platted in 2009. Multiple buildings have been constructed within this subdivision including, First Federal Bank, various medical and professional offices, Norco Medical, a Dialysis Center, and Castle's Corner Convenience Store and Service Station.

This is a preliminary review for a request to amend the North Haven PUD #235 to allow additional building heights within the North Haven Business Park Subdivision No. 2 as per City Code and Ordinance 3077 for undeveloped property located northwest of the Cheney Drive West and Billiar Street intersection.

The additional Height being requested is to simply to match the maximum height allowed per our current zoning Code. The PUD had placed a maximum height of 35' on themselves. They wish to follow the current height limitation set forth in the current zoning Code.

Planner Spendlove stated upon conclusion that a public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, May 24, 2016](#). A comprehensive Staff analysis will be provided at that time.

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

**[Planning & Zoning Public Hearing is Scheduled for May 24, 2016](#)**

**IV. PUBLIC HEARINGS:**

1. Request to [Vacate](#) approximately 8000 sq. ft. of right-of-way along the 100 block of Hansen Street East [c/o City of Twin Falls](#) (app. 2784)

**Applicant Presentation:**

Client Sievers, Hummel Architect, representing the City of Twin Falls stated that they have been working with the City on planning the new City Hall building. There will be a change of use for the area from retail to more public community gatherings and there will be a need to vacate a portion of Hansen Street East to meet building code requirements and ADA requirements for access to the building without doing ramps or handrails. The vacation will also allow for a vestibule type entrance to meet current building code and additional width for pedestrian circulation.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this portion of Right-of-Way was dedicated as part of the Twin Falls Town Site Plat established in the early 1900's. The plans for renovation of the old Banner Building into the New City Hall show a vestibule being constructed outside the current building envelope and into the sidewalk area fronting Hansen Street East. The vestibule on the new City Hall allows for a more energy efficient design and aesthetic exterior including some planter boxes and public space. Current codes do not allow for buildings, or portions of buildings to be constructed within the Right-of-Way. Originally 8000 sq. ft. was the estimate size needed for the vacation, however after some discussion with staff and review of the code that has been reduce to approximately 2500 sq. ft. The city would like to maintain the Hansen Street East Right-of-Way so parking will not be allowed in this area and will provide a festival street type design.

Additionally, the plans for the Plaza and Main Street Redesign call for Hansen Street to be constructed into a Festival Street, this section of roadway will look and feel differently from the rest of Hansen Street.

**Planning & Zoning Commission Minutes  
May 10, 2016**

Although the Right of Way would be vacated, the City plans to maintain a roadway through this section of Hansen Street in order to maintain the roadway connections through the area. Staff does not foresee the roadway network or adjoining properties being negatively impacted by this request.

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 staff recommends the following conditions.

1. Subject to the retention of a pedestrian easement along Hansen Street East
2. Subject to a technically correct legal description being provided prior to the City Council public hearing.

**PZ Questions/Comments:**

- Commissioner Higley asked if the remaining portion of Hansen Street East is going to remain a road.
- Planner I Spendlove stated yes Hansen Street East will still go through and be wide enough for two-way traffic.

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

**Motion:**

Commissioner Tatum made a motion to recommend approval of the request, as presented with a reduction of the area as shown on the site plan presentation, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Recommend, Approval, As Presented, To City Council](#)**

1. Subject to the retention of a pedestrian easement along Hansen Street East
2. Subject to a technically correct legal description being provided prior to the City Council public hearing.

**[City Council Public Hearing Scheduled June 6, 2016](#)**

2. Request to **[Vacate](#)** an irrigation easement on the North side of 3600 North Road approximately 850 ft. West of Harrison Street South Twin Falls School District #411 c/o City of Twin Falls (app. 2786)

**Applicant Presentation:**

Lee Glaesemann, City Staff Engineer, reviewed the request on the overhead and stated when the South Hills Middle School was designed a request for a pressurized irrigation easement was made by the City of Twin Falls. The original intent was to run the irrigation easement lengthwise from east to west adjacent to road frontage and after the design was complete it was determined that the easement needed to be changed to run north to south to provide better access and make it easier to maintain. In order to get the new easement, the Twin Falls School District asked that the original easement be vacated.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this Irrigation easement was dedicated as part of the Golden Eagle Subdivision #5 in 2015. It was originally dedicated as part of the irrigation network when the Middle School came through the platting process.

**Planning & Zoning Commission Minutes  
May 10, 2016**

Staff does not foresee unreasonable impacts with the vacation of the platted irrigation easement. Due to timing of events it is common practice to place a condition on the vacation which requires the recording of the new easement.

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 condition.

1. The new easement language shall receive City Engineer approval, and be recorded, prior to the City Council signing the ordinance granting the vacation.

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

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

Commissioner Tatum made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

[Recommend, Approval, As Presented, To City Council](#)

1. The new easement language shall receive City Engineer approval, and be recorded, prior to the City Council signing the ordinance granting the vacation.

[City Council Public Hearing Scheduled June 6, 2016](#)

**V. GENERAL PUBLIC INPUT:** [None](#)

**VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

Zoning & Development Manager Carraway-Johnson stated that the two vacation requests heard tonight will move forward and be scheduled for the June 6, 2016 City Council Meeting. She also reminded the Commission that on May 25, 2016 there will be a joint meeting held with the Comprehensive Plan Advisory Committee to review maps and draft documents for the Comprehensive Plan Update.

**VII. UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)

1. Public Hearing- [May 24, 2016](#)
2. Joint Meeting- [May 25, 2016 \(Comprehensive Plan Advisory Committee\)](#)
3. Work Session-[June 1, 2016](#)

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 6:30 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



**Public Hearing: Monday, June 06, 2016**

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Planner 1

## ITEM IV-2

**Request:** Request to **Vacate** an irrigation easement on the North side of 3600 North Road approximately 850 ft. West of Harrison Street South Twin Falls School District #411 c/o City of Twin Falls (app. 2786)

**Time Estimate:**

Staff's presentation may be up to five (5) minutes.

**Background:**

<b>Applicant:</b>	<b>Status:</b> Owner	<b>Size:</b> 1000 sq ft easement
Twin Falls School District 201 Main Ave West Twin Falls, 83301 208-733-6900 <a href="mailto:dobbswi@tfsd.org">dobbswi@tfsd.org</a>	<b>Current Zoning:</b> R-4, Platted Irrigation Easement	<b>Requested Zoning:</b> Vacation of Irrigation Easement
	<b>Comprehensive Plan:</b> Medium Density Residential	<b>Lot Count:</b> none
	<b>Existing Land Use:</b> Vacant, undeveloped	<b>Proposed Land Use:</b> No Change
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Lee Glaesemann (Staff Engineer) City of Twin Falls Engineering Department 324 Hansen Street East Twin Falls ID, 83301	<b>North:</b> R-4, Public Middle School	<b>East:</b> R-4, Residential
	<b>South:</b> 3600 North; R-4, Undeveloped Agricultural	<b>West:</b> R-4, Vacant Undeveloped
	<b>Applicable Regulations:</b> 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 of 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 an ordinance. Upon approval and recordation of an ordinance the vacation shall be codified.

**History:**

This Irrigation easement was dedicated as part of the Golden Eagle Subdivision #5 in 2015. It was originally dedicated as part of the irrigation network when the Middle School came through the platting process.

**Analysis:**

This vacation request is being brought forward due to a change in plans for the irrigation network. The original plan called for an irrigation pump station situated parallel to the roadway. The new plan calls for the pump station to be perpendicular to the roadway. The reason for the change is twofold: to facilitate an easier maintenance of the station, and decrease the impact on the property by reducing the frontage along 3600 North. This creates a larger buildable area for the owner of the property.

**Possible Impacts:** Staff does not foresee unreasonable impacts with the vacation of the platted irrigation easement. Due to timing of events it is common practice to place a condition on the vacation which requires the recording of the new easement.

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 May 10, 2016 the Planning & Zoning Commission held a public hearing on this request. The public hearing was opened and closed with no public comment. Commissioner Tatum made a motion to recommend approval of the vacation, as presented, subject to the following staff recommendation:**

- 1. Subject to the new easement language receiving City Engineer approval, and be recorded, prior to the City Council signing the ordinance granting the vacation.**

**Commissioner Reid seconded the motion. All members present voted in favor of the motion.**

**CONCLUSION:**

Staff concurs with the Commission's recommendation subject to the recommended condition.

**Attachments:**

1. Vacation request
2. Vacation Exhibits (3)
3. May 10, 2016 P&Z PH minutes

**Summary of Project:**

Early in the planning stages of the South Hills School, the City requested an irrigation easement for a new City Pressurized Irrigation (PI) station. When constructed, the PI station will allow several subdivisions in the area to use Canal Company water rather than potable water for landscape irrigation. (The School District will own and maintain their own separate irrigation station to water their landscaping.)

The School District granted the easement and included it on their property plat.

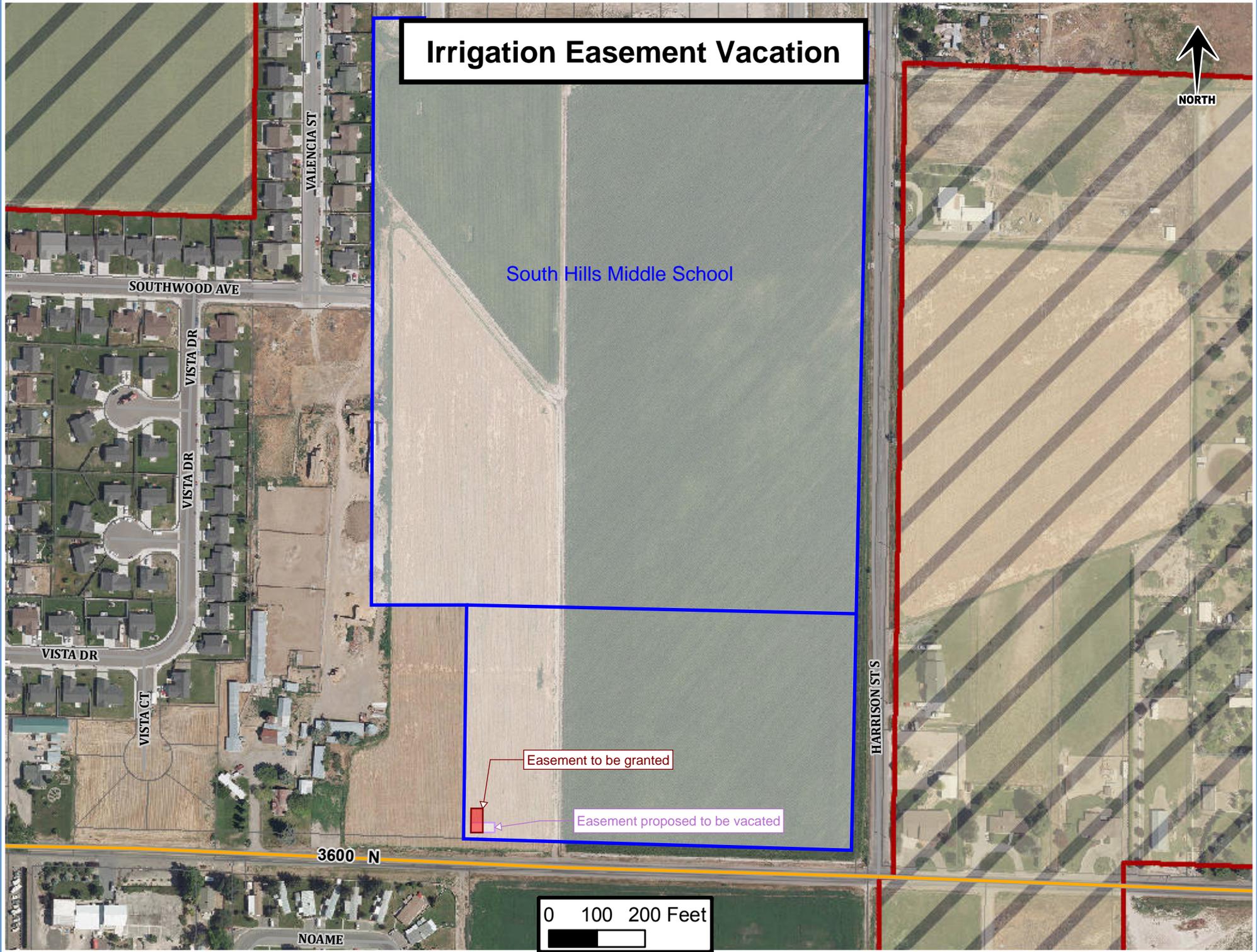
During the design of the City PI Station, it was determined that access and maintenance would be improved if the station were reconfigured and rotated ninety degrees. Rotating the station requires a new easement and a vacation of the existing easement.

*Lee Glaesemann  
Staff Engineer  
City of Twin Falls*

# Irrigation Easement Vacation



South Hills Middle School



SOUTHWOOD AVE

VALENCIA ST

VISTA DR

VISTA DR

VISTA DR

VISTA CT

HARRISON ST'S

3600 N

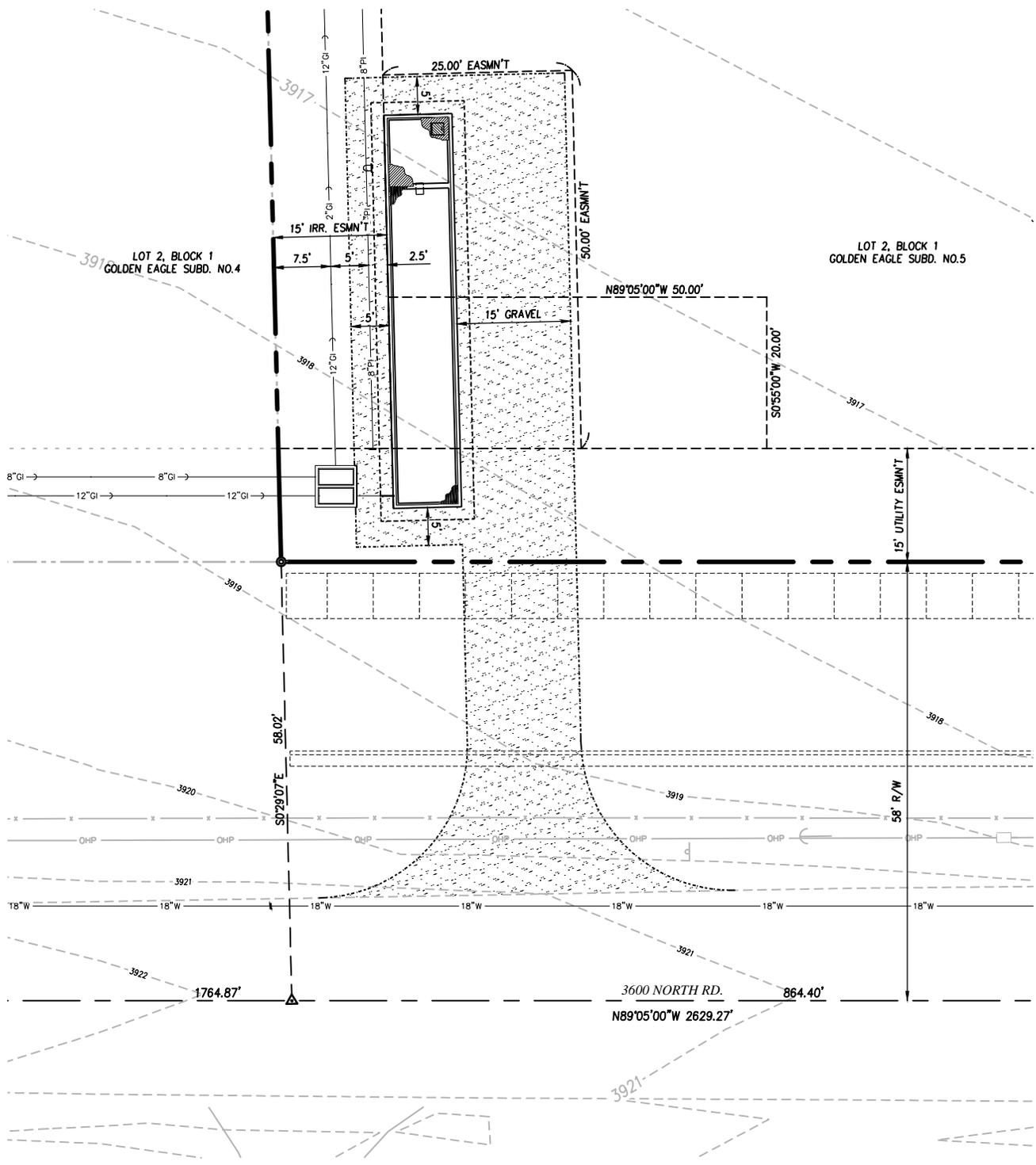
NOAME

Easement to be granted

Easement proposed to be vacated

0 100 200 Feet





LOT 2, BLOCK 1  
GOLDEN EAGLE SUBD. NO.4

LOT 2, BLOCK 1  
GOLDEN EAGLE SUBD. NO.5

S0729107°E 56.02'

3600 NORTH RD.  
N89°05'00"W 2629.27'

15' UTILITY ESMN'T

58' R/W

25.00' EASMN'T

15' IRR. ESMN'T

50.00' EASMN'T

15' GRAVEL

N89°05'00"W 50.00'

S0°55'00"W 20.00'

8"GI → 12"GI → 8"GI → 12"GI →

OHP OHP

18"W 18"W 18"W 18"W 18"W 18"W 18"W 18"W 18"W 18"W

1764.87'

864.40'

3917

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**MINUTES**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**May 10, 2016 6:00 PM**  
**City Council Chambers**  
**305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301**

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Danielle Dawson   Tom Frank   Kevin Grey   Gerardo “Tato” Muñoz   Ed Musser   Christopher Reid   Jolinda Tatum  
    **Chairman**                    **Vice-Chairman**

**AREA OF IMPACT:**

Ryan Higley   Steve Woods

**ATTENDANCE**

**CITY LIMIT MEMBERS**

**PRESENT**

Dawson  
 Frank  
 Musser  
 Reid  
 Tatum

**ABSENT**

Grey  
 Munoz

**AREA OF IMPACT MEMBERS**

**PRESENT**

Higley

**ABSENT**

Woods

**CITY STAFF:** Carraway-Johnson, Nope, Spendlove, Strickland, Vitek

**I. CALL MEETING TO ORDER:**

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **April 26, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
  - Lobo Villa (Pre-plat 04-26-16)
  - Watte (SUP 04-26-16)

**III. ITEMS OF CONSIDERATION:**

1. **Preliminary PUD Amendment presentation** requesting the Commission’s recommendation for a PUD Amendment to the North Haven PUD #235 to allow building heights within the North Haven Business Park Subdivision No. 2 as per City Code and Ordinance 3077 for property located northwest of the Cheney Drive West and Billiar Street intersection. c/o North Haven Business Park, Inc. (app. 2790)

**Applicant Presentation:**

Dave Thibault, EHM Engineers, Inc. stated he is here to make the preliminary presentation for a request to amend the North Haven PUD #235 for the North Haven Business Park Subdivision No. 2. The proposed amendment is to change the height restriction for buildings from 35 ft to 50ft. When this PUD was written the maximum allowable building height was 35 ft. since then the City had amended the height restriction to allow for building heights up to 50 ft. This request is to amend the PUD to match current City Codes.

**Staff Presentation:**

Planner I Spendlove reviewed the history of the property and stated the North Haven Business Park C-1 PUD was annexed in 2004, and went through the platting process in 2004-2005 and in 2009. In 2006, the PUD was amended to include additional lots and land uses within the Walmart site only.

**Planning & Zoning Commission Minutes  
May 10, 2016**

North Haven Subdivision No. 2, A PUD was platted in 2009. Multiple buildings have been constructed within this subdivision including, First Federal Bank, various medical and professional offices, Norco Medical, a Dialysis Center, and Castle's Corner Convenience Store and Service Station.

This is a preliminary review for a request to amend the North Haven PUD #235 to allow additional building heights within the North Haven Business Park Subdivision No. 2 as per City Code and Ordinance 3077 for undeveloped property located northwest of the Cheney Drive West and Billiar Street intersection.

The additional Height being requested is to simply to match the maximum height allowed per our current zoning Code. The PUD had placed a maximum height of 35' on themselves. They wish to follow the current height limitation set forth in the current zoning Code.

Planner Spendlove stated upon conclusion that a public hearing regarding this request will be heard at the regularly scheduled Planning and Zoning Commission public meeting [Tuesday, May 24, 2016](#). A comprehensive Staff analysis will be provided at that time.

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

**[Planning & Zoning Public Hearing is Scheduled for May 24, 2016](#)**

**IV. PUBLIC HEARINGS:**

1. Request to [Vacate](#) approximately 8000 sq. ft. of right-of-way along the 100 block of Hansen Street East [c/o City of Twin Falls](#) (app. 2784)

**Applicant Presentation:**

Client Sievers, Hummel Architect, representing the City of Twin Falls stated that they have been working with the City on planning the new City Hall building. There will be a change of use for the area from retail to more public community gatherings and there will be a need to vacate a portion of Hansen Street East to meet building code requirements and ADA requirements for access to the building without doing ramps or handrails. The vacation will also allow for a vestibule type entrance to meet current building code and additional width for pedestrian circulation.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this portion of Right-of-Way was dedicated as part of the Twin Falls Town Site Plat established in the early 1900's. The plans for renovation of the old Banner Building into the New City Hall show a vestibule being constructed outside the current building envelope and into the sidewalk area fronting Hansen Street East. The vestibule on the new City Hall allows for a more energy efficient design and aesthetic exterior including some planter boxes and public space. Current codes do not allow for buildings, or portions of buildings to be constructed within the Right-of-Way. Originally 8000 sq. ft. was the estimate size needed for the vacation, however after some discussion with staff and review of the code that has been reduce to approximately 2500 sq. ft. The city would like to maintain the Hansen Street East Right-of-Way so parking will not be allowed in this area and will provide a festival street type design.

Additionally, the plans for the Plaza and Main Street Redesign call for Hansen Street to be constructed into a Festival Street, this section of roadway will look and feel differently from the rest of Hansen Street.

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Although the Right of Way would be vacated, the City plans to maintain a roadway through this section of Hansen Street in order to maintain the roadway connections through the area. Staff does not foresee the roadway network or adjoining properties being negatively impacted by this request.

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 staff recommends the following conditions.

1. Subject to the retention of a pedestrian easement along Hansen Street East
2. Subject to a technically correct legal description being provided prior to the City Council public hearing.

**PZ Questions/Comments:**

- Commissioner Higley asked if the remaining portion of Hansen Street East is going to remain a road.
- Planner I Spendlove stated yes Hansen Street East will still go through and be wide enough for two-way traffic.

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

**Motion:**

Commissioner Tatum made a motion to recommend approval of the request, as presented with a reduction of the area as shown on the site plan presentation, with staff recommendations. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

**[Recommend, Approval, As Presented, To City Council](#)**

1. Subject to the retention of a pedestrian easement along Hansen Street East
2. Subject to a technically correct legal description being provided prior to the City Council public hearing.

**[City Council Public Hearing Scheduled June 6, 2016](#)**

2. Request to **[Vacate](#)** an irrigation easement on the North side of 3600 North Road approximately 850 ft. West of Harrison Street South Twin Falls School District #411 c/o City of Twin Falls (app. 2786)

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

**Deliberations Followed:** [Without Concerns](#)

**Motion:**

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[Recommend, Approval, As Presented, To City Council](#)

1. The new easement language shall receive City Engineer approval, and be recorded, prior to the City Council signing the ordinance granting the vacation.

[City Council Public Hearing Scheduled June 6, 2016](#)

**V. GENERAL PUBLIC INPUT:** [None](#)

**VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

Zoning & Development Manager Carraway-Johnson stated that the two vacation requests heard tonight will move forward and be scheduled for the June 6, 2016 City Council Meeting. She also reminded the Commission that on May 25, 2016 there will be a joint meeting held with the Comprehensive Plan Advisory Committee to review maps and draft documents for the Comprehensive Plan Update.

**VII. UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)

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**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 6:30 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department