

COUNCIL MEMBERS

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



**AGENDA**  
**5:00 p.m.**

**Meeting of the Twin Falls City Council**  
**Monday, August 1, 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: **None**  
**GENERAL PUBLIC INPUT**

AGENDA ITEMS	Purpose:	By:
<p><b>I. <u>CONSENT CALENDAR:</u></b></p> <ol style="list-style-type: none"> <li>Request to approve the Accounts Payable for July 26 – August 1, 2016.</li> <li>Request to approve the Monday, July 25, 2016, City Council Minutes.</li> <li>Request to approve a liquor license transfer of ownership for Mi Tierra Mexican Restaurant, 164 Main Avenue North, Twin Falls, Idaho.</li> <li>Request to approve the “Magic Valley Beer Fest 5K Run/Walk” scheduled to be held on Saturday, August 6, 2016.</li> <li>Request to rename Pioneer Street, as platted in Hometowne Subdivision, to Homestead Street.</li> <li>Request to approve the Final Plat for Canyon Village Subdivision No. 2 PUD, consisting of 29 residential/professional lots and 13.60 acres (±) located on the south side of Pole Line Road East and west side of Eastland Drive North.</li> </ol>	<p>Action Action Action Action Action Action</p>	<p>Sharon Bryan Sharon Bryan Sharon Bryan Ron Fustos Troy Vitek Rene’e V. Carraway-Johnson</p>
<p><b>II. <u>ITEMS FOR CONSIDERATION:</u></b></p> <ol style="list-style-type: none"> <li>Swearing in ceremony for seven new Twin Falls Police Department Officers: Braxton Christensen, Daniel Clifford, Candace Comeau, Joseph Kellogg, Tyler Kraft, Dzevad Mandzic and Shauna Peterson. Mayor Shawn Barigar to administer the Oath of Office.</li> <li>Update on the status of Airport projects.</li> <li>Presentation of the City Manager’s Recommended Budget for FY 2017 for Strategic Plan Focus Area 6 (Prosperous Community) followed by citizen input.</li> <li>Public input and/or items from the City Manager and City Council.</li> </ol>	<p>Presentation/ Action  Update  Presentation/ Citizen Input</p>	<p>Craig Kingsbury/ Shawn Barigar  Bill Carberry  Jake Losinski/ Travis Rothweiler</p>
<p><b>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></b></p> <p style="text-align: center;">6:00 P.M.</p>		
<p><b>IV. <u>PUBLIC HEARINGS:</u> None</b></p>		
<p><b>V. <u>ADJOURNMENT:</u> EXECUTIVE SESSION 74-206(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.</b></p>		

***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.***

## Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
  - a. wait to be recognized by the mayor
  - b. approach the microphone/podium
  - c. state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and
  - d. proceed with their input.
2. The Mayor may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

## 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 (2) minutes per person.
  - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the mayor. The spokesperson shall be limited to 15 minutes.
  - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
  - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
6. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council, as recognized by the Mayor, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor may again establish time limits.
7. The Mayor shall close the Public Hearing. The City Council shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

\* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor.

COUNCIL MEMBERS

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



**MINUTES**  
5:00 p.m.

**Meeting of the Twin Falls City Council**  
**Monday, July 25, 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: **None**  
**GENERAL PUBLIC INPUT**

AGENDA ITEMS	<u>Purpose:</u>	<u>By:</u>
<b>I. <u>CONSENT CALENDAR:</u></b> 1. Request to approve the Accounts Payable for July 19-25, 2016. 2. Request to approve the Monday, July 18, 2016, City Council Minutes. 3. Request to approve a Clif Bar Baking Company Benefit event to be held at Elevation 486 located at 195 River Vista Place, on August 5, 2016. 4. Request to approve the 6 <sup>th</sup> Annual Parktacular event to be held at the Twin Falls City Park on Sunday, August 7, 2016. 5. Request to approve the 6 <sup>th</sup> Annual Kermes event, also known as the Hispanic Food Festival, to be held at the Twin Falls City Park on August 14, 2016. 6. Request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4 to Sunterra Way.	Action Action Action  Action  Action  Action	Sharon Bryan Sharon Bryan Justin Diamond  Justin Diamond  Justin Diamond  Troy Vitek
<b>II. <u>ITEMS FOR CONSIDERATION:</u></b> 1. Request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for Select Bid Packages of the Public Safety Campus Project. 2. Request to discontinue the service of hanging banners over Shoshone Street, effective October 4, 2016. 3. Update on current City of Twin Falls projects. 4. Presentation of the City Manager’s Recommended Budget for FY 2017 for Strategic Plan Focus Areas 1-3 (Healthy, Learning and Safe Community) followed by citizen input. 5. Public input and/or items from the City Manager and City Council.	Action  Action  Update Presentation/ Public Input	Brian Pike  Kathy Markus  Troy Vitek Travis Rothweiler
<b>III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u></b> <p style="text-align: center;">6:00 P.M.</p>		
<b>IV. <u>PUBLIC HEARINGS:</u></b> 1. Request for a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North.	PH/Action	Jonathan Spendlove Rex Harding/Riedesel Engineering, Inc.
<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: Suzanne Hawkins, Nikki Boyd, Chris Talkington, Greg Lanting, Ruth Pierce  
Absent: Shawn Barigar, Don Hall

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Information Communication Technology Manager Kathy Markus, Assistant City Engineer Troy Vitek, Deputy City Clerk Sharon Bryan

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

Vice Mayor Hawkins called the meeting to order at 5:00 P.M. She then asked 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 Item #6 be removed from the Consent Calendar.

**PROCLAMATIONS: None**

## **GENERAL PUBLIC INPUT**

Jessie Stroup, Twin Falls asked if the downtown sidewalks could be fixed.

Councilmember Talkington and City Manager Rothweiler explained that the downtown improvement project includes fixing the sidewalks.

Julie Ruf, Hansen, Idaho, gave an update on the living quarters for the Fawnbrook Case victim.

Councilmember Lanting expressed concerned with the Go Fund Me account.

Julie Ruf, Hansen, Idaho said they have opened a bank account and will be directing funds to the bank account. She went on to say that the money collected will be used for the purchase of a home.

## **I. CONSENT CALENDAR:**

1. Request to approve the Accounts Payable for July 19-25, 2016.
2. Request to approve the Monday, July 18, 2016, City Council Minutes.
3. Request to approve a Clif Bar Baking Company Benefit event to be held at Elevation 486 located at 195 River Vista Place, on August 5, 2016.
4. Request to approve the 6<sup>th</sup> Annual Parktacular event to be held at the Twin Falls City Park on Sunday, August 7, 2016.
5. Request to approve the 6<sup>th</sup> Annual Kermes event, also known as the Hispanic Food Festival, to be held at the Twin Falls City Park on August 14, 2016.
6. Request to rename Sun Dance Way, as platted in Sunterra Subdivision No. 4 to Sunterra Way. **REMOVED.**

## **MOTION:**

Councilmember Lanting moved to approve the Consent Calendar minus item #6. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

## **II. ITEMS FOR CONSIDERATION:**

1. Request by Starr Corporation, to present a proposed Guaranteed Maximum Price (GMP) for Select Bid Packages of the Public Safety Campus Project.

Deputy City Manager Pike reviewed the bid packages of the Public Safety Campus Project.

City Council discussion ensued on the following:

Funds are entirely separate from the City Hall and Rogerson building projects.

Competitive bidding process.

Final pricing not a high end figure.

Covering only the scope of work as defined.

City Manager Rothweiler said his intent is to continue to work with companies to bring in competitive bids.

### **MOTION:**

Councilmember Talkington moved to approve the proposed Guaranteed Maximum Price for Select Bid Package in the amount of 1,709,226.00 for the Public Safety Campus Project. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

2. Request to discontinue the service of hanging banners over Shoshone Street, effective October 4, 2016.

Information Communication Technology Manager Markus reviewed the request.

City Council discussion ensued on the following:

Closing street when hanging and unhang banners.

Liability issues.

Can banners be hung someplace else.

Change city code to allow hanging banners across street.

Notification of groups that have hanging banners.

Less costly solution – hang banners at City Parks on light poles.

Community does a good job for nonprofits.

### **MOTION:**

Councilmember Talkington moved to approve the request to discontinue the service of hanging banners over Shoshone Street, effective October 4, 2016. The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

3. Update on current City of Twin Falls projects.

Assistant City Engineer Vitek gave an update on the following projects using visuals.

- Eastland Drive South
- Canyon Springs Grade Odor Reduction
- Canyon Springs Grade Public Involvement Committee Update
- Waste Water Treatment Plant Headwork's Expansion

Council discussion ensued on the following:

- Time line for completion of Eastland Drive South
  - Concrete vs asphalt on Eastland Drive South
  - Eastland Drive South done in time for sugar beet harvest.
  - Drainage problems on section of Eastland Drive South
4. Presentation of the City Manager's Recommended Budget for FY 2017 for Strategic Plan Focus Areas 1-3 (Healthy, Learning and Safe Community) followed by citizen input.

Deputy City Manager Pike gave a presentation on Budget for FY 2017 for Strategic Plan Focus Areas 1-3 (Healthy, Learning and Safe Community).

City Council discussion ensued on the following:

Water Operator figure includes benefit costs.

Pool bubble life expectancy has expired. Pool bubble is 17 years old.

School Resource Officer program.

Vehicle rotation for police vehicles.

Net budget decrease could work favorably for homeowners.

Home Owner exemption is going up.

Public Input: None

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

Councilmember Pierce would like an update on the intermountain Gas line project on 2<sup>nd</sup> Avenue East.

City Manager Rothweiler said he would get an update and report to the City Council on Monday, August 1, 2016.

Councilmember Talkington encouraged City Council to visit the Airport and see all the work that has been done out there.

Councilmember Talkington said that the neighboring jewelry store told him that since City Hall has moved downtown foot traffic has increased and they have seen sales increase.

### **III. ADVISORY BOARD REPORT/ANNOUNCEMENTS: None**

6:00 P.M.

### **IV. PUBLIC HEARINGS:**

1. Request for a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a planned 4-Plex Townhome development on property located at 2916 East 3600 North.

Clint Boyle, Horrock Engineers, Idaho Falls, reviewed the 4-plex townhome development.

City Council discussion ensued on the following:

Concerned with an offsite property manager.

Private park in the development.

Development of 4-plex townhomes in other communities.

Limit on units used as rentals.

Road completion

Bonding to complete the road.

Rex Harding, Riedesel Engineering, Inc., reviewed the development.

Planner I Spendlove gave staff report using visuals.

Open Public Hearing 6:55 PM

Rex Harding, Riedesel Engineering, Inc. reviewed Valencia Street

Close Public Hearing 6:57 PM

City Council discussion ensued on the following:

Concerns with Valencia Street completion.

Community needs this type of development.

Start on the south end a performance bond be issued to build Valencia Street.

Start on North End of Valencia Street concerns.

Cost of the townhouses.

### **MOTION:**

Councilmember Talkington moved to approve a Zoning District Change and Zoning Map Amendment for approximately 9 (+/-) acres from R-4 to R-4 ZDA to develop a Planned 4-Plex Townhome development on property located at 2916 East 3600 North with the following conditions:

1. Subject to site plan amendments as determined by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and Standards.
2. Subject to the entirety of Valencia Street being constructed in the first phase; if construction begins on the North end Valencia shall connect to 3600 North (Valencia connector width to be determined by City Engineer); if construction starts on the south end, either full construction of Valencia is required, or they can bond for the future phases, with a completion deadline by the year 2022; both scenarios subject to engineering review of the plat.
3. Subject to the perimeter fence being installed prior to Issuance of a building permit, for each phase of the project.
4. Subject to a final plat being recorded prior to any development.
5. Subject to conformance to the Zoning Development Agreement and the Valencia Park Master Development Plan as approved.
6. Subject to an on-site or hired property manager.

The motion was seconded by Councilmember Lanting. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0

### **V. ADJOURNMENT:**

Meeting adjourned at: 7:20 PM

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Sharon Bryan, Deputy City Clerk



**Date August 1, 2016, City Council Meeting**

**To: Honorable Mayor and City Council**

**From: Sharon Bryan, Deputy City Clerk**

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Request: Approval of a liquor license transfer of ownership for Mi Tierra Mexican Restaurant, 164 Main Avenue North, Twin Falls, Idaho

Time: Consent Calendar

Background: Application liquor license transfer of ownership.

Budget Impact: N/A

Regulatory Impact: City and State Code Compliance

Conclusion: Staff recommends approval of the license.

Attachments: License Application.



# ALCOHOL LICENSE APPLICATION

BUSINESS NAME M. tierra Mexican Restaurant STATE LICENSE # \_\_\_\_\_

DOING BUSINESS AS M. tierra Mexican Restaurant *(Please attach a copy of your state license)*

BUSINESS ADDRESS 164 Main Ave N

LEGAL DESCRIPTION OF PLACE OF BUSINESS \_\_\_\_\_

Lot 17 Block 86 Subdivision Townsite

MAILING ADDRESS 1735 Alvarado St

CONTACT PERSON Ruben cruzco Esbrada PHONE # 208 490 4716

<b>BEER:</b>	<i>Bottled for consumption off the premises only</i>	(\$ 50.00)	(Check) _____
	<i>Bottled for consumption on premise</i>	(\$ 150.00)	_____
	<i>Bottled &amp; Draught for consumption on premises</i>	(\$200.00)	_____
<b>WINE:</b>	<i>Retail Sales for consumption off premises only</i>	(\$200.00)	_____
	<i>Wine by the Drink for consumption on premises only</i>	(\$200.00)	_____
<b>LIQUOR:</b>	<i>Liquor license &amp; fees cover wine license &amp; fees</i>	(\$562.50)	_____

As provided by the laws of the City of Twin Falls, Idaho for the term ending **June 30, 20**\_\_\_\_\_ tendered herewith is the license fee of \$ 50.00 . (Ordinance #2708)

APPLICANT IS AN INDIVIDUAL (  ) PARTNERSHIP (  ) CORPORATION (  )

IF A PARTNERSHIP, NAME ALL PARTNERS: (PLEASE PRINT)

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

IF A CORPORATION OR ASSOCIATION, NAME ALL OFFICERS:

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE OF INCORPORATION OR ORGANIZATION \_\_\_\_\_

PLACE OF INCORPORATION OR ORGANIZATION \_\_\_\_\_

PRINCIPAL PLACE OF BUSINESS IN IDAHO Twin Falls

OWNER OF PREMISES (Please Print) \_\_\_\_\_

NAME OF PERSON WHO WILL MANAGE BUSINESS OF SELLING BEER AT RETAIL:  
(Please Print) \_\_\_\_\_

\*\*\*\*\*  
(IF A PARTNERSHIP, ALL PARTNERS NEED TO SIGN)

SIGNATURE OF APPLICANT Ruben Orasco E

NAME (Please Print) Ruben Orasco Estrada

SIGNATURE OF APPLICANT \_\_\_\_\_

NAME (Please Print) \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

NAME (Please Print) \_\_\_\_\_

SIGNATURE OF APPLICANT \_\_\_\_\_

NAME (Please Print) \_\_\_\_\_

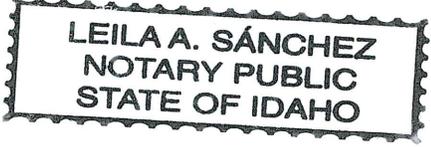
Subscribed and sworn to before me this 27<sup>th</sup> day of July, 2016.

Leila Sanchez

Notary Public for Idaho

Residing at: Twin Falls

Notary Expiration Date: 5-18-2018



# State of Idaho

## Idaho State Police

Premise Number: 2T-14063  
Incorporated City

Retail Alcohol Beverage License

License Year: 2017  
License Number: 14063

Cycle Tracking Number: 88267  
ISLD ID: 7885

This is to certify, that **Mi Tierra Mexican Restaurant, LLC**  
doing business as: **Mi Tierra Mexican Restaurant**

is licensed to sell alcoholic beverages as stated below at:  
**164 Main Ave No, Twin Falls, Twin Falls County**

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.  
*County and city licenses are also required in order to operate.*

Liquor	Yes	<u>\$0.00</u>
Beer	Yes	<u>\$0.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Keqs to go	No	
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

TOTAL FEE: \$0.00

*Rubra Orozco*  
Signature of Licensee, Corporate Officer, LLC Member or Partner

MI TIERRA MEXICAN RESTAURANT, LLC  
 MI TIERRA MEXICAN RESTAURANT  
 1735 ALVARADO ST  
 TWIN FALLS, ID 83301  
 Mailing Address

License Valid: 07/26/2016 - 06/30/2017  
Expires: 06/30/2017

*RJ Fowler*

Director of Idaho State Police





**Date:** Monday, August 1, 2016

**To:** Honorable Mayor and City Council

**From:** Staff Sergeant Ron Fustos, Twin Falls Police Department

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**Request:**

Consideration of a request to approve the “Magic Valley Beer Fest 5K Run/Walk” sponsored by the Jamie Tigie and the Magic Valley Trail Enhancement Committee (MaVTEC). This event is scheduled to be held on Saturday, August 6, 2016, from 11:30 a.m. to 1:00 p.m., along city streets surrounding the City Park. This event is in conjunction with the Magic Valley Beer Festival.

**Time Estimate:**

Staff requests that this item be placed on the Consent Calendar.

**Background:**

MaVTEC, in cooperation with the Shriners and Magic Valley Beer Festival, requests to hold the 1<sup>st</sup> Annual Magic Valley Beer Fest Fun Run and Walk on Saturday, August 6, 2016. The 5K route will take runners/walkers from the City Park and 3<sup>rd</sup> Avenue East on the west, along city streets to Liberty Street East to the east, and 8<sup>th</sup> Avenue East to the north. The route will end back in the City Park. Water and first aid stations will be placed strategically throughout the route, and seven (7) bicycle riders will be on hand to deliver water to runners.

Runners/walkers will remain to the farthest right side of the roadway as possible throughout the route. No streets will be closed; however, ten (10) volunteers will be on hand to assist crossings at busy intersections. Once completed, participants will be encouraged to attend the Beer Festival.

**Approval Process:**

Consent by the City Council

**Budget Impact:**

None

**Regulatory Impact:**

None

**Conclusion:**

This Special Event Application has been approved by several relevant City Staff members and the Twin Falls Police Department Staff. It is recommended that this request be approved by the City Council as presented.

**Attachments:**

None

RF:aed



Date: August 1, 2016  
To: Honorable Mayor and City Council  
From: Troy Vitek, P.E., Assistant City Engineer

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**Consent Request:**

Consideration of a request to rename Pioneer Street, as platted in Hometowne Subdivision, to **Homestead Street**.

**Time Estimate:**

The staff presentation will take approximately 2 minutes.

**Background:**

Pioneer Street was platted as roadway right-of-way in Hometowne Subdivision. After Hometowne Subdivision was recorded, it was discovered that there is a street located in Canyon Trails Subdivision No. 3 with a very similar name (Pioneer Path). With emergency services in mind, and to prevent confusion on emergency calls, City staff recommends changing the street name to **Homestead Street**.

**Approval Process:**

City Code Section 8-1-3 states: The names of streets and avenues as given and shown on the map of the City adopted by the City Council on February 25, 1957, and on file in the office of the City Clerk, or as may hereafter be renamed by said Council, are hereby declared to be the names of the same. Names of all streets and avenues hereafter dedicated shall be approved by the City Council. (1958 Code, ch. IV, art. 1).

**Budget Impact:**

The Council's approval of this request will not impact the City budget.

**Regulatory Impact:**

None.

**Conclusion:**

Staff recommends that the Council approve the request to rename Pioneer Path to Homestead Street.

**Attachments:**

1. Plat maps.

# HOMETOWNE SUBDIVISION

LOCATED IN A PORTION OF 2,900 AC.  
THE NW1/4 NW1/4, SECTION 32, 2400 N  
TOWNSHIP 9 SOUTH, RANGE 17 EAST,  
BOISE MERIDIAN, TWIN FALLS COUNTY,  
IDAHO 2008



**Legend:**

- Boundary Line
- Center Line of Street
- 24" Line
- 6" Line
- 1/2" Line
- 3/8" Line
- 1/4" Line
- 1/8" Line
- 1/16" Line
- 1/32" Line
- 1/64" Line
- 1/128" Line
- 1/256" Line
- 1/512" Line
- 1/1024" Line
- 1/2048" Line
- 1/4096" Line
- 1/8192" Line
- 1/16384" Line
- 1/32768" Line
- 1/65536" Line
- 1/131072" Line
- 1/262144" Line
- 1/524288" Line
- 1/1048576" Line
- 1/2097152" Line
- 1/4194304" Line
- 1/8388608" Line
- 1/16777216" Line
- 1/33554432" Line
- 1/67108864" Line
- 1/134217728" Line
- 1/268435456" Line
- 1/536870912" Line
- 1/1073741824" Line
- 1/2147483648" Line
- 1/4294967296" Line
- 1/8589934592" Line
- 1/17179869184" Line
- 1/34359738368" Line
- 1/68719476736" Line
- 1/137438953472" Line
- 1/274877906944" Line
- 1/549755813888" Line
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- 1/2199023255552" Line
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- 1/8796093022208" Line
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- 1/4503599627370496" Line
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- 1/36028797018963968" Line
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- 1/144115188075855872" Line
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- 1/1152921504606846976" Line
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4200 N

CANYON BLVD

GRANDVIEW DR N

PIONEER ST

4200 N

PIONEER ST







Public Hearing: **MONDAY August 1, 2016**

To: Honorable Mayor and City Council

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

## ITEM I

**Request:** Request for consideration of the **Final Plat** for Canyon Village Subdivision No. 2 PUD, consisting of 29 residential/professional lots and 13.60 acres (+/-) located on the south side of Pole Line Road East and west side of Eastland Drive North c/o EHM 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> 13.6 Acres
Northeast Investments, LLC Kent Taylor PO Box 1901 Twin Falls, ID 83301	<b>Current Zoning:</b> Canyon Village PUD; C-1; Urban Village/Urban Infill Development	<b>Requested Zoning:</b> Approval of the final plat for Canyon Village Subdivision No 2
	<b>Comprehensive Plan:</b> Urban Village/Infill	<b>Lot Count:</b> 29 Lots, 1 Tract
	<b>Existing Land Use:</b> Undeveloped	<b>Proposed Land Use:</b> 29 Lots to be developed in accordance to R-1 VAR Zoning District, Professional Office & PUD #270
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
EHM Engineers Gerald Martens 621 N College Rd #100 Twin Falls 83301 208-734-4888 <a href="mailto:gmartens@ehminc.com">gmartens@ehminc.com</a>	<b>North:</b> C-1 PUD, Undeveloped	<b>East:</b> Eastland Drive N; The Preserve PUD-R-2 and NCO; Undeveloped Agricultural
	<b>South:</b> Cheney Drive East; R-1 VAR, Residential	<b>West:</b> R-4 and R-1 VAR-Eastpark PUD, Undeveloped Agricultural
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-12-1 through 4; Canyon Village PUD #270	

**Approval Process:**

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

The council, at its next meeting following receipt of the administrator's report, shall consider the commission's findings and comments from concerned persons and agencies to arrive at a decision on the final plat. The council shall approve, approve conditionally, disapprove or table the final plat for additional information. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat the council shall specify:

1. The regulations and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain approval. (Ord. 2012, 7-6-1981)

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 a final plat will allow property to be developed. Development could have an impact on the City budget.

**Regulatory Impact:**

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

**History:**

This property is Zoned Canyon Village C-1 PUD. This Zoning designation took place in 2014 and 2015. This zoning change went through multiple public hearings with the Planning and Zoning Commission and the City Council. The PUD Master Development Plan is contained within the Attachments.

**Analysis:**

The request is for approval of the final plat of the Canyon Village Subdivision No. 2, a PUD. This site is zoned C-1 PUD, includes 13.6 acres and consists of 21 Residential Lots, 4 Commercial Lots, 4 Professional Office Lots and 1 Tract. The Canyon Village PUD has a total of 40 acres, this is a plat for development of the second phase. The first phase was for development of a Bishop's Storehouse built on a 3-acre lot located in the NW corner of the PUD. A Parks-n-Lieu Contribution Request was submitted to the Parks Director when the preliminary plat was submitted. As of today the Parks and Recreation Commission has not discussed the request. It is scheduled to be presented to the Parks & Recreation Commission on August 9<sup>th</sup>. Their recommendation will be presented to the Council at a later date. Prior to recordation of the final plat the parks issue needs to be resolved. The Preliminary Plat satisfied minimum requirements outlined in City Code 10-12: General Subdivision Provisions and the Canyon Village PUD #270, however, the Engineering Department will do a final review prior to recordation.

This is the second 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.

On June 14, 2016 the Preliminary Plat for the Canyon Village Subdivision No 2, A PUD was presented to the Planning & Zoning Commission for consideration. There was no public comment. Upon conclusion of Commission discussion Commissioner Woods made a motion to approve the preliminary plat, as presented, with staff recommendations. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

**The Preliminary plat was 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.
2. Subject to resolution of the Parks-n-Lieu Request.

**Conclusion:**

Staff recommends the Council approve the final plat of the Canyon Village Subdivision No. 2, a PUD, as presented, and subject to conditions recommended by the Commission.

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to resolution of the Parks-n-Lieu Request.

**Attachments:**

1. Canyon Village Subdivision No 2, Final Plat
2. Canyon Village Subdivision No 2, Approved Preliminary Plat
3. Zoning Vicinity Map
4. June 14, 2016 P&Z minutes
5. Canyon Village PUD Master Plan



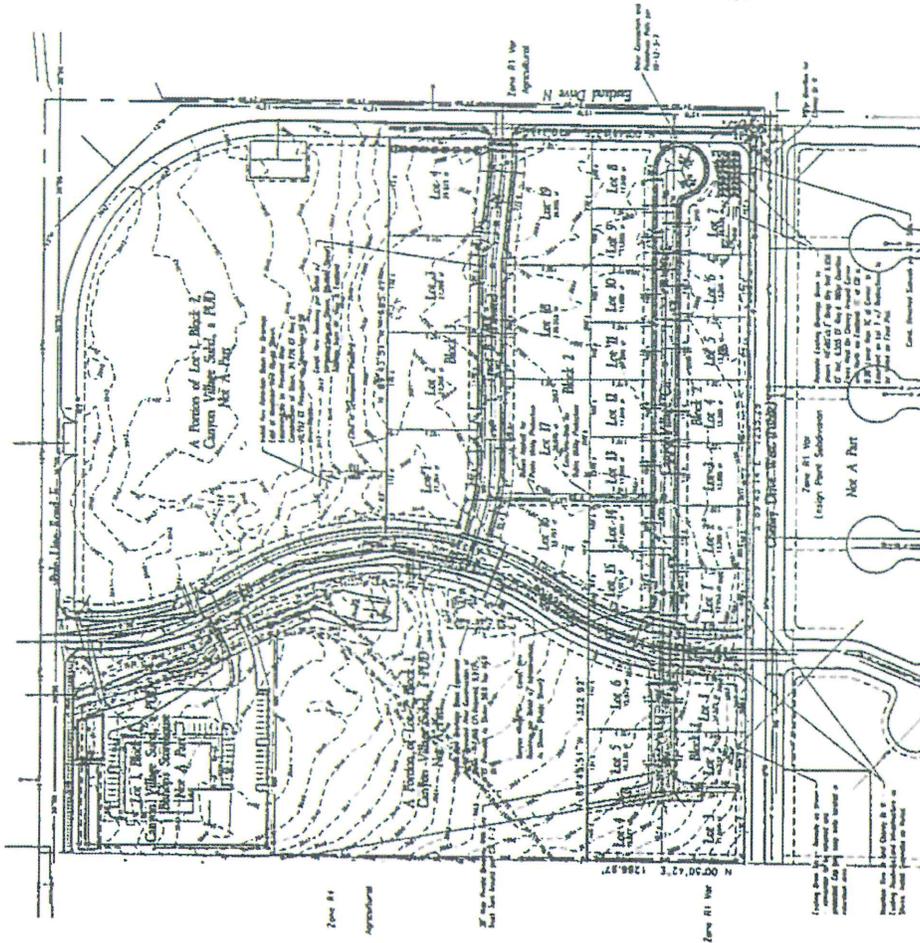
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MAY 27 2016

CITY OF TWIN FALLS  
PLANNING & ZONING

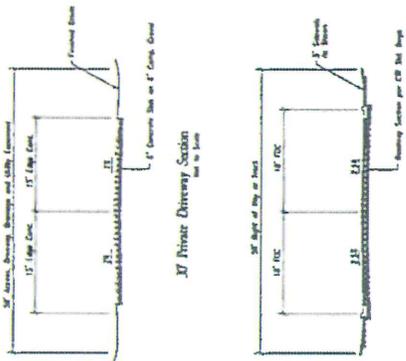
Zone S1B

Zone C1



**Notes**

1. All lot areas shown are based on the most recent aerial photograph.
2. All lot areas shown are based on the most recent aerial photograph.
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10. All lot areas shown are based on the most recent aerial photograph.



30' Street or Emb, 30' Asphalt Surface Roadway per CTF 2008 Transportation Master Plan  
and to Section

**Design Data**

DESIGNER	City of Twin Falls, Idaho
DATE	May 2016
PROJECT	30' Street or Emb, 30' Asphalt Surface Roadway per CTF 2008 Transportation Master Plan and to Section
SCALE	1" = 10'-0"
REVISIONS	1. Initial Design
APPROVED	[Signature]

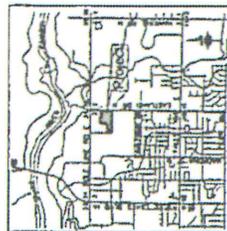
**Preliminary Plat**  
For  
**CANYON VILLAGE**  
**SUBDIVISION NO. 2, a PUD**  
A Re-Subdivision and Re-Numbering  
of a Portion of  
Lot 2, Block 1 & Lot 1, Block 2  
Canyon Village Subdivision, a PUD  
Located In  
Gov't Lot 1, Section 3  
Township 10 South, Range 17 East  
Boise Meridian  
Twin Falls County, Idaho  
2016



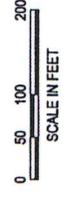
- Legend**
- BOUNDARY LINE
  - 10' LOT LINE
  - PROPERTY EASEMENT LINE
  - CLUB AND EXISTE
  - RETURNED DEDICATION

**NOTE:**  
1. ALL DIMENSIONS BASED ON CITY OF TWIN FALLS  
PLAT RECORD DATA.

As per the City of Twin Falls  
Plat Record Data  
Map 1710-302 (Ordinance 2014-17)



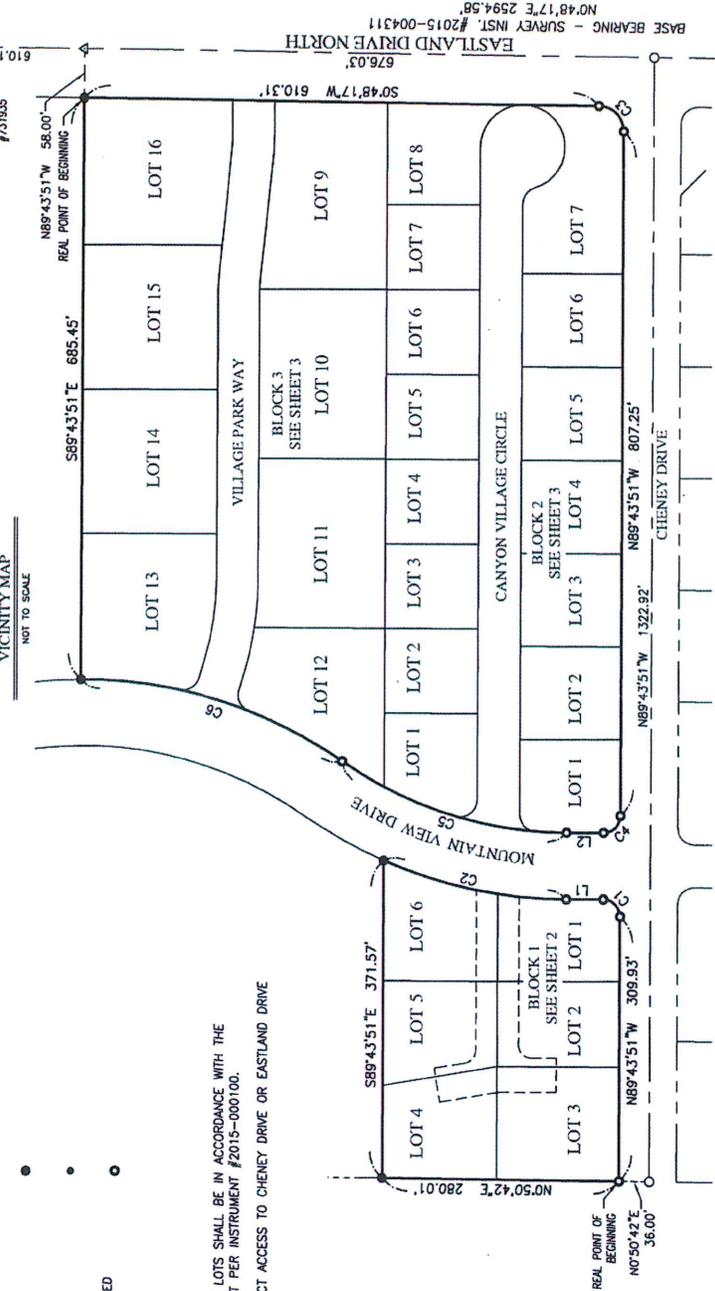
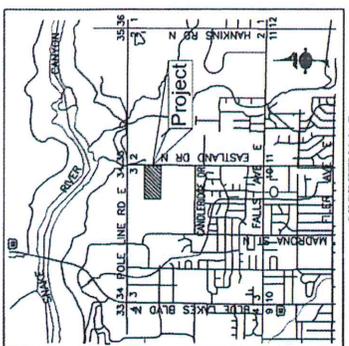
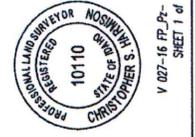
CANYON VILLAGE  
 SUBDIVISION NO. 2, a PUD  
 A Re-Subdivision and  
 Re-Numbering of a Portion of  
 Lot 2, Block 1 & Lot 1, Block 2  
 CANYON VILLAGE  
 SUBDIVISION, a PUD  
 Located In  
 Gov't Lot 1, Section 3  
 Township 10 South, Range 17  
 East Boise Meridian  
 Twin Falls County, Idaho  
 2016



Sheet Index

Sheet Number	Sheet Title
1 OF 5	SUBDIVISION BOUNDARY
2 OF 5	BLOCK 1, LINE & CURVE DATA
3 OF 5	BLOCK 2
4 OF 5	CERTIFICATE OF OWNERS
5 OF 5	ACKNOWLEDGEMENTS

Survey References  
 #2014-004357  
 #2008-014492  
 #2008-020023  
 CANYON VILLAGE  
 SUBDIVISION #2015-004311



Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE SUBDIVISION. THE DEVELOPER HAS OBTAINED THE NECESSARY APPROVALS FOR THE CONSTRUCTION OF SANITARY FACILITIES. BEFORE IS CALICULATED AT THE TIME OF THIS APPROVAL. DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS \_\_\_\_\_ DATE: \_\_\_\_\_

Easement Table

- (A) EXISTING 15' WIDE UTILITY, IRRIGATION, SIDEWALK AND DRAINAGE EASEMENT
- (B) EXISTING 15' WIDE DRAINAGE EASEMENT
- (C) 15' WIDE UTILITY EASEMENT
- (D) DRAIN TILE EASEMENT
- (E) SANITARY SEWER AND STORM DRAIN EASEMENT
- (F) STORM DRAINAGE RETENTION EASEMENT
- (G) PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT

Legend

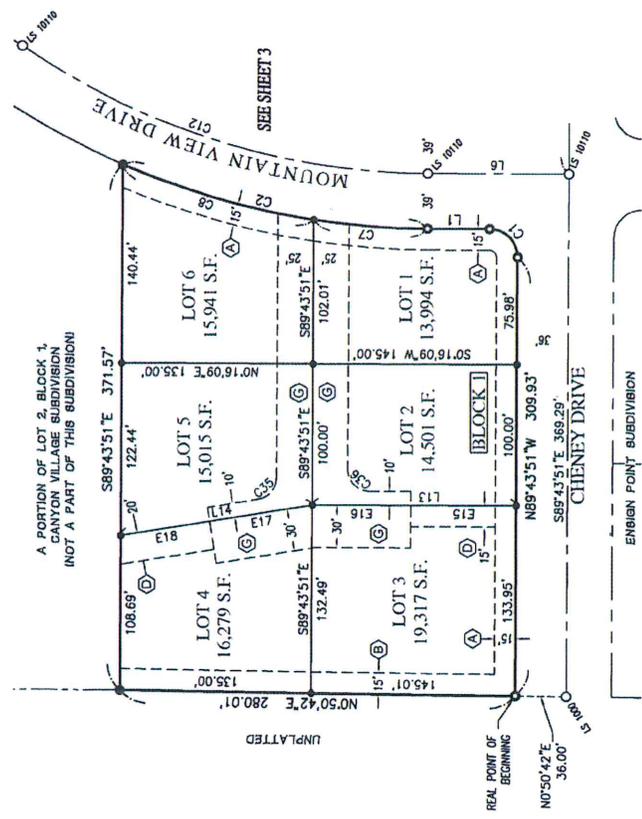
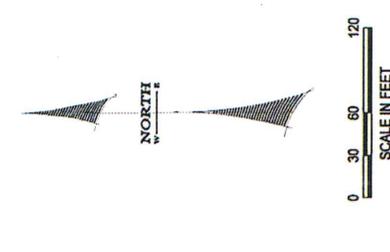
- SURVEY BOUNDARY LINE
- - - SECTION LINE
- - - EASEMENT LINE (SEE EASEMENT TABLE)
- - - ADJACENT PROPERTY LINE
- - - CENTERLINE OF STREET
- LOT LINE
- ▲ CALCULATED POINT (NOT SET)
- FOUND 5/8" REBAR (AS NOTED)
- FOUND 1/2" REBAR (AS NOTED)
- SET 5/8" x 24" REBAR & CAP - LS 10110
- SET 1/2" x 24" REBAR & CAP - LS 10110
- FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110

Notes:

- DEVELOPMENT OF ALL THE LOTS SHALL BE IN ACCORDANCE WITH THE APPROVED PUD AGREEMENT PER INSTRUMENT #2015-000100.
- THERE SHALL BE NO DIRECT ACCESS TO CHENEY DRIVE OR EASTLAND DRIVE NORTH.



EHM Engineers, Inc.



A PORTION OF LOT 2, BLOCK 1, CANYON VILLAGE SUBDIVISION (NOT A PART OF THIS SUBDIVISION)

UNPLATTED

REAL POINT OF BEGINNING

EMBLEM POINT SUBDIVISION

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°16'09"W
C2	23°16'06"	546.62'	221.99'	220.46'	112.54'	S11°54'12"W
C3	89°27'53"	30.00'	46.84'	42.23'	29.72'	S45°32'13"W
C4	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°43'51"W
C5	34°31'49"	468.62'	282.42'	278.17'	145.65'	N17°32'04"E
C6	35°02'16"	539.00'	329.61'	324.50'	170.14'	N17°16'50"E
C7	8°30'54"	546.62'	81.24'	81.16'	40.69'	S4°31'37"W
C8	14°45'12"	546.62'	140.75'	140.36'	70.77'	S16°09'39"W
C9	4°35'40"	468.62'	37.58'	37.57'	18.80'	S2°33'59"W
C10	85°24'20"	20.00'	29.81'	27.13'	18.46'	S47°33'59"W
C12	34°31'48"	507.62'	305.93'	301.32'	157.77'	S17°32'04"W
C13	35°04'38"	500.00'	306.11'	301.35'	158.02'	N17°15'39"E
C14	73°23'55"	20.00'	25.62'	23.90'	14.91'	N53°01'53"W
C15	162°51'47"	50.00'	142.12'	98.88'	331.84'	N82°14'10"E
C16	90°32'07"	50.00'	79.01'	71.04'	50.47'	N44°27'47"W
C18	106°18'12"	20.00'	37.11'	32.01'	26.69'	S36°34'46"E
C19	11°08'06"	468.62'	91.07'	90.93'	45.68'	S22°08'23"W
C20	7°05'32"	468.62'	58.01'	57.97'	29.04'	S31°15'12"W
C21	13°20'13"	539.00'	125.47'	125.18'	63.02'	N28°07'52"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C22	85°22'46"	20.00'	29.80'	27.12'	18.45'	S64°09'08"W
C23	8°04'39"	375.00'	52.87'	52.82'	26.48'	S77°11'49"E
C24	8°29'42"	375.00'	55.60'	55.55'	27.85'	S85°29'00"E
C25	5°40'51"	125.00'	12.39'	12.39'	6.20'	N86°53'26"W
C26	5°40'51"	175.00'	17.35'	17.34'	8.68'	S86°53'26"E
C27	5°40'51"	125.00'	12.39'	12.39'	6.20'	S86°53'26"E
C28	5°40'51"	175.00'	17.35'	17.34'	8.68'	N86°53'26"W
C29	16°34'21"	325.00'	94.00'	93.68'	47.33'	S81°26'40"E
C30	85°23'11"	20.00'	29.81'	27.12'	18.45'	S30°27'55"E
C31	12°27'57"	539.00'	117.27'	117.04'	58.87'	N5°59'41"E
C32	5°40'51"	150.00'	14.87'	14.87'	7.44'	S86°53'26"E
C33	5°40'51"	150.00'	14.87'	14.87'	7.44'	N86°53'25"W
C34	16°34'21"	350.00'	101.24'	100.88'	50.97'	S81°26'40"E
C35	80°32'55"	15.00'	21.09'	19.39'	12.71'	S48°27'24"E
C36	90°00'00"	15.00'	23.56'	21.21'	15.00'	S45°16'09"W
C37	4°37'02"	538.00'	43.44'	43.42'	21.73'	N19°09'14"E
C38	4°37'03"	538.00'	43.44'	43.43'	21.73'	N14°32'11"E
C39	6°21'27"	468.62'	52.00'	51.97'	26.03'	S13°23'36"W
C40	5°21'04"	468.62'	43.77'	43.75'	21.90'	S73°32'21"W

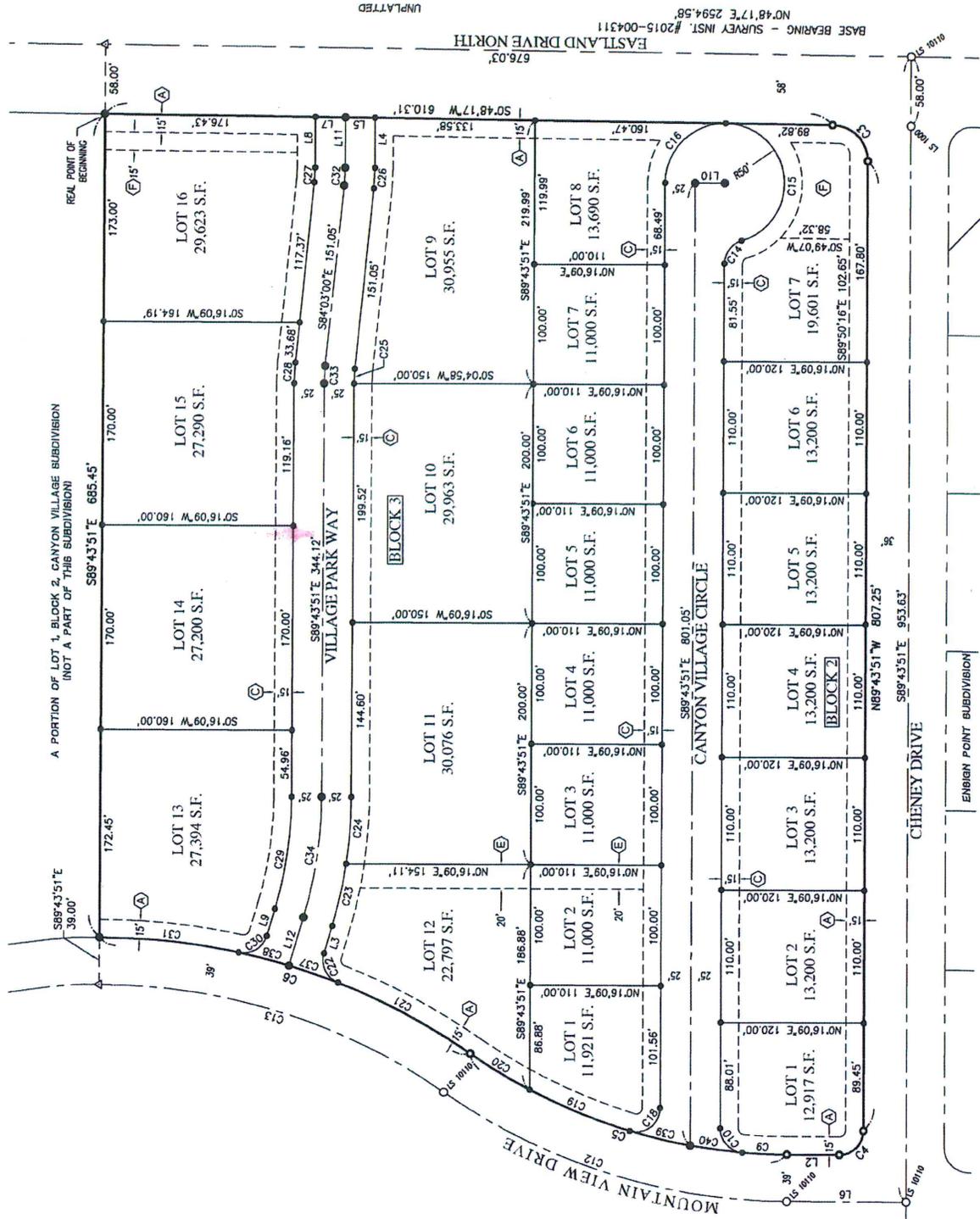
Line Table

LINE #	BEARING	DISTANCE
L1	S0°16'09"W	44.07'
L2	N0°16'09"E	44.07'
L3	N73°09'30"W	23.60'
L4	N89°43'51"W	41.72'
L5	S0°48'17"W	25.00'
L6	S0°16'09"W	100.07'
L7	S0°48'17"W	25.00'
L8	S89°43'51"E	42.19'
L9	S73°09'30"E	23.59'
L10	S0°16'09"W	25.00'
L11	S89°43'51"E	41.96'
L12	S73°09'30"E	41.78'
L13	S0°16'09"W	145.00'
L14	N8°10'06"W	136.85'

Easement Line Table

LINE E#	BEARING	DISTANCE
E15	N0°16'09"E	75.00'
E16	N0°16'09"E	70.00'
E17	N9°10'06"W	73.34'
E18	N9°10'06"W	63.51'





**Easement Table**

- (A) EXISTING 15' WIDE UTILITY, IRRIGATION, SIDEWALK AND DRAINAGE EASEMENT
- (B) EXISTING 15' WIDE DRAINAGE EASEMENT
- (C) 15' WIDE UTILITY EASEMENT
- (D) DRAIN TILE EASEMENT
- (E) SANITARY SEWER AND STORM DRAIN EASEMENT
- (F) STORM DRAINAGE RETENTION EASEMENT
- (G) PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT

UNPLATTED

EASTLAND DRIVE NORTH  
 SURVEY INST. #2015-004311  
 NO. 48'17" E 2594.58'

A PORTION OF LOT 1, BLOCK 2, CANYON VILLAGE SUBDIVISION (NOT A PART OF THIS SUBDIVISION)

SEE SHEET 2



EHM Engineers, Inc.

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 2, BLOCK 1 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "CANYON VILLAGE SUBDIVISION, A PUD", RECORDED MARCH 3, 2015 AS INSTRUMENT NO. 2015-004311, OF OFFICIAL RECORD, IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, SAID CORNER LIES NORTH 00°48'17" EAST 2594.58 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 07°16'09" WEST 1286.17 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 3 TO THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" WEST 1322.92 FEET ALONG THE SOUTH BOUNDARY OF SAID PLAT TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 07°50'42" EAST 36.00 FEET ALONG THE WEST BOUNDARY OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1 AND BEING THE REAL POINT OF BEGINNING; THENCE NORTH 07°50'42" EAST 280.01 FEET ALONG THE WEST BOUNDARY OF SAID LOT 2, BLOCK 1; THENCE LEAVING SAID WEST BOUNDARY, SOUTH 89°43'51" EAST 371.57 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 2, BLOCK 1; THENCE, ALONG THE ARC OF A NON-TANGENT 546.62 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°16'06", AN ARC DISTANCE OF 221.99 FEET AND A CHORD DISTANCE OF 220.46 FEET THAT BEARS SOUTH 11°54'12" WEST ALONG SAID EAST BOUNDARY; THENCE, SOUTH 07°16'09" WEST 44.07 FEET ALONG SAID EAST BOUNDARY; THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET AND A CHORD DISTANCE OF 28.28 FEET THAT BEARS SOUTH 45°16'09" WEST ALONG SAID EAST BOUNDARY TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2, BLOCK 1; THENCE, NORTH 89°43'51" WEST 309.93 FEET ALONG SAID SOUTH BOUNDARY TO SAID REAL POINT OF BEGINNING.

CONTAINING APPROXIMATELY 2.18 ACRES OF LAND. BEING A PORTION OF LOT 1, BLOCK 2 AS SHOWN ON SAID PLAT ENTITLED "CANYON VILLAGE SUBDIVISION, A PUD", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 3, SAID CORNER LIES NORTH 00°48'17" EAST 2594.58 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE, SOUTH 07°48'17" WEST 610.14 FEET ALONG THE EAST BOUNDARY OF SAID LOT 1, BLOCK 2 AND BEING THE REAL POINT OF BEGINNING; THENCE, SOUTH 07°48'17" WEST 610.31 FEET ALONG SAID EAST BOUNDARY; THENCE, ALONG THE ARC OF A TANGENT 30.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°27'53", AN ARC DISTANCE OF 46.84 FEET AND A CHORD DISTANCE OF 42.23 FEET THAT BEARS SOUTH 45°32'13" WEST ALONG SAID EAST BOUNDARY TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 1, BLOCK 2; THENCE, NORTH 89°43'51" WEST 807.25 FEET ALONG SAID SOUTH BOUNDARY TO A POINT ON THE WEST BOUNDARY OF SAID LOT 1, BLOCK 2; THENCE, ALONG THE ARC OF A TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET AND A CHORD DISTANCE OF 28.28 FEET THAT BEARS NORTH 44°43'51" WEST ALONG SAID WEST BOUNDARY; THENCE, NORTH 07°16'09" EAST 44.07 FEET ALONG SAID WEST BOUNDARY; THENCE, ALONG THE ARC OF A TANGENT 488.62 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 34°31'49", AN ARC DISTANCE OF 282.42 FEET AND A CHORD DISTANCE OF 278.17 FEET THAT BEARS NORTH 17°32'04" EAST ALONG SAID WEST BOUNDARY; THENCE, ALONG THE ARC OF A REVERSE 539.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°02'16", AN ARC DISTANCE OF 329.61 FEET AND A CHORD DISTANCE OF 324.50 FEET THAT BEARS NORTH 17°16'50" EAST ALONG SAID WEST BOUNDARY; THENCE, LEAVING SAID WEST BOUNDARY, SOUTH 89°43'51" EAST 685.45 FEET TO SAID REAL POINT OF BEGINNING.

CONTAINING APPROXIMATELY 11.42 ACRES OF LAND. THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 13.60 ACRES. IT IS THE INTENTION OF THE UNDERSIGNED TO, AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT, THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHTS OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

NORTHEAST INVESTMENTS, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, FKA, NORTHEAST DEVELOPMENT, L.L.C.  
BY: GORDO INVESTMENTS, L.P., MEMBER

BY: G. KENT TAYLOR, PRESIDENT

BY: GARY STORREER, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ ) ss  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED G. KENT TAYLOR, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF GORDO INVESTMENTS, L.P., AND THE MEMBER WHO SUBSCRIBED SAID COMPANY NAME TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME. 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  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ ) ss  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY STORREER, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MEMBERS OF GORDO INVESTMENTS, L.P., AND THE MEMBER WHO SUBSCRIBED SAID COMPANY NAME TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY NAME 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  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY AND DESCRIBED THE PROPERTY AND THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND DIRECTION.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

APPROVAL OF CITY ENGINEER

I HAVE REVIEWED THE ACCOMPANYING PLAT AND HEREBY CERTIFY THAT IT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF TWIN FALLS, IDAHO.

CITY ENGINEER \_\_\_\_\_ ATTEST \_\_\_\_\_

COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JOHN O. ROOT, HAVE CHECKED THE FOREGOING PLAT AND COMPUTATIONS FOR MAKING THE SAME AND HAVE DETERMINED THAT THEY COMPLY WITH THE LAWS OF THE STATE OF IDAHO AND THE COUNTY OF TWIN FALLS RELATED THERETO. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

JOHN O. ROOT  
ACTING COUNTY SURVEYOR

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN O. ROOT, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_

COUNTY TREASURER'S CERTIFICATE

I, \_\_\_\_\_, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. \_\_\_\_\_  
STATE OF IDAHO )  
COUNTY OF TWIN FALLS ) ss  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, AT \_\_\_\_\_, I, \_\_\_\_\_, THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_, ON PAGE \_\_\_\_\_.

DEPUTY \_\_\_\_\_ EX-OFFICIO RECORDER \_\_\_\_\_







OS

SUI

R-2

R-1 VAR

OS

SUI

G-1

R-1 VAR

R-1 VAR

R-1 VAR

R-1 VAR

VARIES

R-1 VAR

R-1 VAR

R-1 VAR

R-1 VAR



**Planning & Zoning Commission Minutes  
June 14, 2016**

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this property is Zoned C-1 PUD. This Zoning designation took place in 2014 and 2015. This zoning change went through multiple public hearings with the Planning and Zoning Commission and the City Council. The PUD Master Development Plan is contained within the Attachments.

The request is for approval of the Canyon Village Subdivision #2 –A PUD. The site is zoned C-1 PUD, includes 13.6 acres and consists of 21 Residential Lots, 4 Commercial Lots, 4 Professional Office Lots and 1 Tract. A Parks-n-Lieu Request was submitted to the Parks Director when the plat was submitted. As of today the Parks and Recreation Commission has not discussed the request. Prior to submittal of a final plat the parks issue needs to be resolved. The Preliminary Plat we have received satisfies the rest of requirements outlined in City Code 10-12: General Subdivision Provisions and the Canyon Village PUD #270.

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 should the Commission approve the preliminary plat of the Canyon Village Subdivision No. 2, a PUD, as presented, staff recommends the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to resolution of the Parks-n-Lieu Request.

**PZ Questions/Comments:**

- Commissioner Munoz asked about the wetlands area being designated as a park for the residential development.
- Planner I Spendlove explained that the Parks & Recreation Commission will review this development and make that determination.
- Commissioner Woods asked for clarification on symbols shown on the plat.
- Mr. Thibault explained the symbols shown on the plat.
- Commissioner Woods asked about the private street designation shown on the plat.
- Mr. Thibault the street designated as private is not on the Master Transportation Plan. It is intended to serve as primary access for the professional lots. Because there are four lots they are anticipating high volumes of traffic then what would be allowed on a city street and by designating this as private it will be privately maintained and can accommodate a higher level of access. The only public streets

identified in this development are Mountain View Drive and Cheney Drive West. This decision between public and private was based upon users and the attempt to conform to the PUD Agreement.

**Public Comment:** Opened & Closed Without Comments

**Closing Statements:**

Mr. Thibault stated he has reviewed the conditions recommended by staff and has no issues with meeting those conditions.

**Deliberations Followed:** Without Concerns

**Motion:**

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Munoz 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.
2. Subject to resolution of the Parks-n-Lieu Request.

**IV. PUBLIC HEARINGS:**

1. Request for a Special Use Permit to allow for an Outdoor Theater; to include concerts and other similar outdoor events on property located at 245 & 287 5<sup>th</sup> Avenue South c/o Rock Canyon Amphitheater –Mark Gallegos (app. 2794)

**Applicant Presentation:**

Curt Gallegos, the applicant, stated this request is for a Special Use Permit so that there is more flexibility for scheduling acts as they are touring.

**Staff Presentation:**

Planner I Spendlove reviewed the request on the overhead and stated this property is part of the original Twin Falls Townsite dating to 1905. We have no specific Zoning history for this location. However, it is safe to assume it has been Zoned OT at least since 1996, when that zoning district was first enacted for parts of downtown. This area of OT was incorporated within the Warehouse Historic Overlay District which was adopted in 1999 – this district was developed to protect and improve the old historic downtown area of Twin Falls. The Historic Preservation Commission actively reviews all changes to sites and or structures within this zone.

The property has been undeveloped for a number of years. In 2015, the Gallegos Brothers purchased the property with the plan to hold temporary outdoor concerts a few times a year as permitted by the Special Events process. During their first year of operation, they pursued and obtained a Special Event Permit for the concerts they held on the location. After the conclusion of their first year, they started plans to make this location a permanent Outdoor Theater/Concert site. In order to do this, they made application for a code amendment to add "Outdoor Theater" to the OT Zone. This change occurred in February of 2016.

The site is zoned OT (Old Towne) WHO (Warehouse Historic Overlay) with a P3 parking overlay. The request is to operate an Outdoor Theater/Concert; to include concerts and other similar outdoor events. The site plan indicates all items associated with the outdoor theater/events being temporary or movable. This is due in-part to the requirement for any permanent improvements shall receive approval from the Historic Preservation Commission and make required site improvements such as; curb, gutter, sidewalk, retention, trash enclosures, landscaping, parking, etc. The applicant states their desire is for concerts to potentially take place Monday – Sunday 8 AM – 10 PM. The applicants do not anticipate a concert taking place every day, however, they could under this permit. The applicants portray this permanent special use permit as a necessity for scheduling during the summer as they will be able to pursue various artists and groups for any day of the week instead of only on weekends.

The applicant anticipates most of their events will see between 40 – 800 vehicles, depending on the popularity of the event. Their parking plan shows a dependence on public parking, which has been abundant in this area for the past several years. Particularly a public parking lot owned by the Urban Renewal Agency immediately to the south. They will encourage and advertise the locations of all nearby public parking lots. The applicant states they have made contact with neighboring property owners to discuss the nature of the business. They claim nearby businesses have not conveyed issues with this plan as most events will take place after hours and thus patrons will not compete with office workers for parking spaces.

The applicant has indicated security for the events will be provided by themselves or a privately hired security firm. Their application also contains a condition for notifying the Twin Falls Police Department 3 weeks prior to each event. Additionally, they will notify TFPD if their ticket sales exceed 2000 to ensure adequate safety precautions are met.

**Per City Code 10-4-13:** Outdoor Theaters require a special use permit prior to being legally established. The applicant proposes operating an outdoor theater/concerts with no permanent structures as of yet. The site is currently landscaped with grass a few trees and a temporary chain link fence.

**Per City code 10-10-12: Parking Overlay Districts**

This property is located within the P-3 Parking overlay. Special Consideration may be given on a case by case basis to the parking requirements, in order to retain the character of the district. Examples could be: a variance, leased parking, or remote parking. The applicant is asking the Commission to grant this use with no designated onsite parking for their customers.

**Per City Code 10-11-1 thru 8: Required Site Improvements**

Required improvements include streets, parking, paving, landscaping, curb-gutter-sidewalk, water and sewer, drainage and storm water, etc... These improvements are required for any change of use of a property but typically assurance of completion is tied to a building permit review and approval. Due to no building permit being sought at this time, these improvements will be difficult to ensure they are

met. If the commission wishes to address any of these improvements, they should evaluate this request for the possible impacts it will cause and potentially address them.

The negative impacts associated with this particular business will involve an increase in traffic and noise. Due to the surrounding area being underdeveloped and commercial in nature, staff does not anticipate unreasonable negative impacts to be created by the operation of this business.

The most prominent impact on the area will be additional vehicular and foot traffic to the area. There is no sidewalk in this area and in some cases, this can be overbearing to an area to the extent it becomes a significant impact. The applicants are asking for consideration to allow all of their required onsite parking to be off-site. Some consideration needs to be given to the varying peak times of customers to the area. As indicated by the applicant, most events will be taking place after hours. The applicant has indicated they will make every effort to encourage patrons to use established public parking lots and to park legally on streets that allow it.

The other prominent impact on the area will be noise due to the events. Outdoor Concerts of all types create noise which can be heard clear across town and can also be undesirable for people within the area. The applicant has proposed a reasonable time frame for operations being no earlier than 8 AM and no later than 10 PM. Although retail hours are permitted from 7am to 10pm, typically the business operates within a building limiting greatly the impacts from noise. It should be noted, during the four (4) concerts put on by the applicants last summer the city did not receive any noise complaints.

As the site shall remain undeveloped a concern trash, temporary stages, benches, port-a-poties, the temporary chain link fence will remain onsite until the next concert date. It may be appropriate to place a condition all temporary facilities and all trash be removed within 24 hours of the close of the concert.

The commission should evaluate the impacts of this proposed special use and evaluate if conditions should be placed on the permit to mitigate those potential impacts.

Planner I Spendlove stated upon conclusion should the Commission approve the request, as presented staff recommends the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to notifying the Twin Falls Police Department a minimum of three (3) weeks prior to each event.
3. Subject to additional notification to the Twin Falls Police Department when ticket sales exceed the two-thousand (2,000) mark, and each additional thousand (1,000) thereafter.
4. Subject to any permanent structure or improvement receiving approval from the Historic Preservation Commission, if applicable, and subsequent building permit.
5. Subject to the hours of operation being limited to 8:00 AM – 10:00 PM.
6. Subject to the Special Use Permit being issued to the Rock Canyon Amphitheater only any change in ownership would require a new Special Use Permit.

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June 14, 2016**

**PZ Questions/Comments:**

- Commissioner Grey asked if the three-week notification requirement negates the applicant's ability to book someone that wants to perform on short notice.
- Mr. Gallegos, explained this limitation is not an issue.
- Planner I Spendlove explained that is correct, and the applicant has told staff they would not be able to book on such short notice.
- Commissioner Grey asked if there is a maximum capacity for the lot. Two Thousand people sounds like a lot and a thousand after that seems a bit extreme.
- Planner I Spendlove explained capacity is usually determined for a building but not for a lot. He stated the condition for notification is to assist in managing the event.
- Mr. Gallegos explained the he has spoken to the people that own the vacant lot adjacent to this lot along Idaho Street in case an event is expected to draw a bigger crowd, they would apply for a Special Event to include this lot as part of the location and have the beer garden located on the vacant lot allowing for a bigger crowd at the amphitheater site.
- Commissioner Grey asked where the nearest residential property is located.
- Planner I Spendlove showed the residential properties located around the site, the closest is approximately three blocks away.
- Commissioner Grey asked about night crews after the concerts cleaning up.
- Mr. Gallegos explained they have been on site until 2am cleaning up from an event. They don't play any music and the impacts are minimal when cleaning up the site. The generators used for lighting are not as loud as the trains passing through the area.
- Commissioner Woods asked if the fence is removable.
- Mr. Gallegos stated the fence was originally removable but they went through the Historic Preservation Commission to install a permanent fence on site and plant english ivy along the fence to create a nice appearance and better buffer.
- Commissioner Munoz asked about the location of the video wall.
- Mr. Gallegos showed on the overhead where the stage will be located and where the video wall will be facing.
- Commissioner Frank asked about the property that is just adjacent to the site.
- Planner I Spendlove explained it is public right of way and explained parking in the area.
- Commissioner Frank asked about preventing parking in this area and the railroad right of way.
- Mr. Gallegos stated they have the beer trucks park along the public right of way and they work with traffic control on blocking off the railroad right of way.
- Commissioner Musser asked about any complaints that came up last year during the events.
- Mr. Gallegos stated there were no complaints reported during the events they had last year.
- Planner I Spendlove stated that the applicant requested that another condition be added to the staff recommendations stating the Special Use Permit is only issued to them.

**Public Hearing: Opened**

Dave Woodhead stated he has no issues with this request and thinks this will benefit the City and the surrounding businesses.

**Public Hearing: Closed**

**Deliberations Followed:**

- Commissioner Munoz stated he feels like the applicant has put a lot of thought into this request and has done a good job planning for events at this location.

- Commissioner Frank agreed and stated their past performance speaks volumes.

**Motion:**

Commissioner Dawson made a motion that the trash and temporary facilities be removed from the site within 24 hours of the event being complete. Commissioner Munoz seconded the motion.

**Discussion:**

- Commissioner Grey stated that if an event is held on a Saturday next day pick up may be difficult possibly changing the verbiage to by the end of the next business day would be more appropriate.
- Commissioner Frank agreed and called for a vote on the motion.

**Unanimously Approved**

**Motion:**

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations and amendments. Commissioner Dawson seconded the motion. All members present voted in favor of the motion.

**Approved, As Presented, With The Following Conditions**

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to notifying the Twin Falls Police Department a minimum of three (3) weeks prior to each event.
3. Subject to additional notification to the Twin Falls Police Department when ticket sales exceed the two-thousand (2,000) mark, and each additional thousand (1,000) thereafter.
4. Subject to any permanent structure or improvement receiving approval from the Historic Preservation Commission, if applicable and subsequent building permit.
5. Subject to the hours of operation being limited to 8:00 AM – 10:00 PM.
6. Subject to the Special Use Permit being issued to the Rock Canyon Amphitheater only any change in ownership would require a new Special Use Permit.
7. Subject to trash and temporary facilities being removed by the end of the next business day.

**V. GENERAL PUBLIC INPUT: None**

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

- Zoning & Development Manager Carraway-Johnson explained that there will be a relatively short meeting on June 28, 2016. As for the work session on July 6, 2016 she proposed that be cancelled to allow for a joint meeting to be held July 13, 2016 from Noon-2pm with the Planning & Zoning Commission and the Comprehensive Plan Advisory Committee to discuss the updated draft Comprehensive Plan documents. A City-Fair has been proposed for July 13, 2016 at the future City Hall site from 3:30pm – 5:30pm. Several departments will be presenting updates about current projects. The draft will be presented to this Commission and the Comprehensive Plan Advisory Committee prior to the City-Fair that afternoon. Staff should have the draft documents by the end of this week and will be sent out soon enough for review and input from everyone.
- Commissioner Grey asked if there will be any public announcements once the final draft is ready for the public.
- Zoning & Development Manager Carraway-Johnson stated the City-Fair will be advertised and should be a big event.
- Commissioner Frank confirmed that the July 6, 2016 work session will be canceled.

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June 14, 2016**

- Commissioner Grey asked if there is a way that staff can follow up with the Idaho Department of Transportation about left turns across Blue Lakes Boulevard into the access north of the Zions Bank. He doesn't want this to become an issue after someone gets hurt, he would like to prevent that from happening.
- Zoning & Development Manager Carraway-Johnson explained that some follow-up can be made however because it is a state road our influence is minimal with regards to making a change.
- Commissioner Woods recommended the flexible cones that block people from turning left.
- Zoning & Development Manager Carraway-Johnson stated she would follow-up on this concern.

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

1. Public Hearing- **June 28, 2016**
2. Work Session- **July 6, 2016-Cancelled**
3. Public Meeting- **July 13, 2016 Noon-2:00pm** with Planning & Zoning & the Comprehensive Plan Advisory Committee

**VIII. ADJOURN MEETING:**

Chairman Frank adjourned the meeting at 7:05 PM

Lisa A Strickland  
Administrative Assistant  
Planning & Zoning Department



**Date:** Monday, August 1, 2016  
**To:** Honorable Mayor and City Council  
**From:** Chief Craig Kingsbury, Twin Falls Police Department

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**Request:**

Swearing in ceremony for seven new Twin Falls Police Department Officers: **Braxton Christensen, Daniel Clifford, Candace Comeau, Joseph Kellogg, Tyler Kraft, Dzevad Mandzic, and Shauna Peterson.** It is requested that Mayor Shawn Barigar administer the Oath of Office.

**Time Estimate:**

The staff presentation will take approximately 20 minutes.

**Background:**

**Braxton Christensen** was hired by the Twin Falls Police Department on June 20, 2016, as a full-time Police Officer.

Braxton was born in Burley, Idaho, and graduated from Declo Senior High School.

Right after high school, Braxton joined the United States Army to serve as an active-duty Airborne Infantryman. While in the military, his many assignments ranged from being a Long Range Surveillance Scout to Team Leader of their company's sniper section.

After leaving active duty in 2015, he and his family moved back to Idaho and he attended the College of Western Idaho. While at CWI, he had the opportunity of being the first Vice President of the CWI Law Enforcement Program. He was also the first student in the program to receive a full-time job offer by a law enforcement agency. Braxton graduated from the CWI Law Enforcement Program on July 26, 2016.

Braxton and his wife have a son and a daughter.

**Daniel Clifford** was hired by the Twin Falls Police Department on June 20, 2016, as a full-time Police Officer.

Daniel was born in Idaho Falls, Idaho, and raised in Rigby, Idaho. After graduating from Rigby High School, Daniel served a two-year church mission in Southern California. Daniel has served in the United States Navy for the past five years. He recently finished active duty to pursue a law enforcement career.

Daniel has been married to his wife, Justine, for seven years. He is looking forward to serving the community of Twin Falls.

Daniel will be attending the Idaho Peace Officer Standards and Training Basic Patrol Academy, Session 187, commencing September 11, 2016.

**Candace Comeau** was hired by the Twin Falls Police Department on June 13, 2016, as a full-time Police Officer.

Candace was born and raised in Winnemucca, Nevada. After graduating high school in 2012, she moved to Twin Falls and attended the College of Southern Idaho. While attending college, she worked two jobs and did an internship with the Public Defender's Office in an effort to get a well-rounded outlook on the law enforcement career she wanted to pursue. Candace graduated from CSI in 2014 with an Associate's Degree in Criminal Justice and successfully completed the CSI Law Enforcement Program.

Prior to her employment with the TFPD, Candace was a Police Officer with the Mountain Home Police Department from May 2015 to June 2016.

Candace was awarded her Basic Certificate from the Idaho Peace Officer Standards and Training Council on December 17, 2015.

**Joseph Kellogg** was hired by the Twin Falls Police Department on August 1, 2016, as a full-time Police Officer.

Joseph was born in Montebello, California. He graduated from Cantwell High School in Montebello, California.

Joseph joined the United States Marine Corps on October 14, 1992, and retired with an honorable discharge on July 31, 2013. During his service, he was deployed to Iraq, Afghanistan, Somalia, and other troubled areas around the globe.

Joseph is currently a student of the University of Phoenix with a Criminal Justice major. His goal is to obtain a bachelor's degree.

Prior to his employment with the TFPD, Joseph has worked for Stateside Services in San Marcos, California, in construction and administration, and for LVI in Camp Pendleton, California, assisting in the issuance of military gear for deploying Marines and Sailors.

Joseph and his wife, Juana, have a son and a daughter.

Joseph will be attending the Idaho Peace Officer Standards and Training Basic Patrol Academy, Session 187, commencing September 11, 2016.

**Tyler Kraft** was hired by the Twin Falls Police Department on June 13, 2016, as a full-time Police Officer.

Tyler was born in San Diego, California. He was raised in nearby Valley Center and graduated from Oak Glen High School in Valley Center, California.

At the age of 19, Tyler went to Western Australia for two years as a volunteer missionary. When he returned, he attended BYU-Idaho where he received his Bachelor's Degree in Business Management.

Prior to his employment with the TFPD, Tyler worked for St. Luke's Magic Valley Regional Medical Center and he interned at Starley-Leavitt.

He has been married to his wife, Camille, for almost five years and they have two daughters.

Tyler had his first taste of law enforcement while on a ride-along with the Twin Falls Police Department.

He will be attending the Idaho Peace Officer Standards and Training Basic Patrol Academy, Session 187, commencing September 11, 2016.

**Dzevad Mandzic** was hired by the Twin Falls Police Department on June 13, 2016, as a full-time Police Officer.

Dzevad was born in Bosnia in 1982. Due to the war in Bosnia in the 1990's, Dzevad and his family lost everything they had. After Dzevad graduated from high school, he and his parents decided to move to the United States. They arrived in Twin Falls in July 2001 and have been here ever since.

In 2009, Dzevad graduated from the College of Southern Idaho Law Enforcement Program.

Prior to his employment with the TFPD, Dzevad worked for FedEx. He served as a Reserve Officer with the Gooding Police Department from October 2010 through December 2013 and has also served as a Reserve Officer with the Kimberly Police Department.

Dzevad married his high school sweetheart in 2004 and they now have two children.

Dzevad was awarded a Part-Time Basic Certificate from the Idaho Peace Officer Standards and Training Council on September 20, 2011.

**Shauna Peterson** was hired by the Twin Falls Police Department on June 13, 2016, as a full-time Police Officer.

Shauna was born in Twin Falls. She was raised in Jerome and graduated from Jerome High School in 2005. She attended the College of Southern Idaho and graduated in December 2007 with an Associate's Degree in Pre-Law.

In January 2009, Shauna joined the United States Navy Reserve. She is currently a Master-at-Arms and a Petty Officer Second Class.

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From Chief Craig Kingsbury  
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After completing boot camp, Shauna moved to the Boise area and attended Boise State University. She graduated in May 2013 with a Bachelor's Degree in Criminal Justice and a Minor in Psychology.

Prior to her employment with the TFPD, Shauna worked at Best Buy for almost nine years.

Shauna will be attending the Idaho Peace Officer Standards and Training Basic Patrol Academy, Session 187, commencing September 11, 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 seven new Twin Falls Police Department Officers sworn in before the City Council, with Mayor Barigar administering the Oath of Office on August 1, 2016.

**Attachments:**

None

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**Date:** Monday, August 1, 2016  
**To:** Honorable Mayor and City Council  
**From:** Bill Carberry, Airport Manager

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**Request:**

An Update on the Status of Airport Projects

**Time Estimate:**

The staff presentation will take approximately 10 minutes. Following the presentations, staff anticipates some time for questions and answers.

**Background:**

I would like to update the Council on the FAA terminal construction project to include a status on the funding, budget, and construction progress. I'd also like to give an update on the Fed Ex development project and a look forward to 2017 Projects.

**Budget Impact:**

There are no new impacts to the budget.

**Conclusion:**

No recommendations required.

**Attachments:**

None



**Date:** Monday, August 1, 2017  
**To:** Mayor and City Council  
**From:** Travis Rothweiler, City Manager  
Jake Losinski, City Manager Intern

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## Request

A presentation of the City Manager's Recommended Budget for FY 2017 for Strategic Plan Focus Area 6 (Prosperous Community) followed by citizen input.

## Time Estimate

The estimated amount of time this item will take is 20 minutes plus time to answer questions.

## Background

On July 11, 2016, we presented the City Manager's Recommended Budget for the Fiscal Year 2017 (FY 2017). The budget for the upcoming year reflects our ongoing commitment to prudent fiscal management in delivering services that enhance the quality of life of Twin Falls' citizens and meeting the expressed needs of our community. It addresses the need to protect the long-term future of the community, public safety, public infrastructure, and to deliver sustainable government services that aligns with the demands of today, while ensuring the ability to respond to growth. While this budget covers only fiscal year 2017, it continues to define a path that will move Twin Falls into the future as a safe city with a solid infrastructure and an ongoing commitment to improving quality of life. The recommended budget funds current and enhanced service levels to meet the Twin Falls City Council's priorities for service delivery, with modest increases in city-supplied utilities.

The recommended budget has been formulated with a philosophy of:

- Providing high-quality governmental services consistent with citizen expectations
- Constantly seeking opportunities to improve service delivery or increase efficiency through technology, partnerships, or improved processes
- Careful stewardship of city resources, emphasizing affordability and sustainability
- Valuing our employees

The Recommended Budget is directly linked to the City of Twin Falls' 2030 Strategic Plan, which provides a series of pathways that will allow the City to realize its mission and the newly established 2030 vision. The budget maintains service levels designed to protect our citizen's health, safety, and welfare. It funds projects and initiatives designed to enhance our citizen's quality of life. It continues our reputation for being a strong, fiscally-sound municipal government.

Over the course of the next few weeks, members of the City's team will present and illustrate how the FY 2017 Budget will help the City realize the goals and, ultimately, the Vision we have for our community. This week, we will be focusing on Focus Area 6 (Prosperous Community).

## Budget Overview

The budget is balanced and in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The City of Twin Falls has historically focused on the "net budget," (the total budget, as presented above, less fund transfers). The total net budget for FY 2017 is \$60,633,693 or \$132,255, or 0.22% less than the total net budget of \$60,765,948 for the current fiscal year.

A total of \$1,644,133 of "cash reserves" is being used to complete several critical, one-time capital intensive projects. The total amount of cash reserves allocated in the tax supported funds is \$769,530. Specifically:

- \$79,530 in the General Fund cash reserves for E911 operational improvements
- \$60,000 in the Library Fund for major roof repairs
- \$280,000 in the CI Fund for a transfer (loan) to the Impact Fee Fund for trails
- \$350,000 to Pool Fund for a new pool bubble

The total amount of cash reserves allocated in the Enterprise Funds is \$874,603. Specifically:

- \$400,000 in the Impact Fee Fund for trail project
- \$290,425 in the Airport Construction Fund (PFC account) for terminal upgrades
- \$53,500 in the Shop Fund for capital projects
- \$130,678 in the Seizures and Restitution Fund for specified operational and capital acquisitions

The use of cash reserves assists in the completion of critical capital projects and allows the FY 2017 Recommended Budget to remain stable and sustainable. The use of cash reserves in the Enterprise-Type Funds allows us to continue to offer comprehensive, quality local government services at competitive tax rates and “lower-than-market” user fees.

This Recommended Budget provides funding for one new full-time position considered to be essential for maintaining the level of services provided to the public and increased operational cost and funding to address for capital needs that are viewed to be critical to accomplishing stated strategic planning objectives. There are a few noteworthy recommended changes proposed in the City Manager’s FY 2016 Recommended Budget. Those changes are the following:

- Total personnel cost will increase from \$23,656,094 to \$25,032,428, or by \$1,376,334 (5.81%). The FY 2017 Recommended Budget provides for a performance-based adjustment of 5.0% for all employees and moves the City’s compensation table (5.0%). These improvements are designed to maintain the competitiveness of the City’s compensation model.
- Overall operating costs are projected to increase from \$16,105,200 to \$16,253,986 or by \$148,786 (0.92%).
- Total funding for capital improvements and acquisitions are scheduled to decrease from \$14,713,636 to \$13,064,431 or by \$1,649,205 or 11.21%. This does not include any work associated with the \$38 million City’s waste water treatment plant and collection system that will continue into FY 2017, or funding for the new City Hall and Public Safety Complex, estimated to cost \$9.5 million.

Taxable Value of Twin Falls and the Tax Rate

As of July 15, 2016, the City of Twin Falls has not received any information on the preliminary taxable market value from the Twin Falls County Assessor’ Office. We believe we will be able to present the total taxable value information in early August. Once we receive it, we receive the information we will update the estimated levy rate and potential tax implications to our citizens.

The Twin Falls County Assessor’s Office gave a preliminary total taxable value for the City of Twin Falls on July 27<sup>th</sup>, 2016 of \$2,235,231,225. Taking this into account, the FY 2017 tax rate is factored as being \$8.16 per \$1,000 tax value.

There are many factors that influence the City’s total taxable value. Some of the larger factors are: an increase in the base value from reappraisals performed by the Twin Falls County Assessor’s Office, growth from new construction and an increase the maximum amount allowance of the State’s homeowner’s exemption.

Cities in Idaho have control over their annual expenditures in all funds and the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% of the highest non-exempt property tax budget of the immediate prior 3 years. The FY 2017 Recommend Budget requests the statutory allowed increases in property tax revenue and does not require the use of the City’s foregone balance of \$2,149,218.

### Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget has been placed on the City's website. On August 15, 2016, the City Council will adopt the preliminary budget for FY 2017, with a public hearing and final adoption scheduled to occur on August 29, 2016.

### Connection to the City's 2030 Strategic Plan

The City views its planning and operations in a strategic manner. Our fiscal, operational and organizational strategies are governed and directed by the City's 2030 Strategic Plan. The Strategic Plan has a series of vision statements, that when viewed collectively, will allow us to create and maintain an accessible, healthy, learning, environmental, responsible, prosperous, and secure community with a strong internal organization designed to be able meet the needs of our citizens, businesses and visitors. The Strategic Plan is divided into eight, equally important focus areas: a *Healthy Community*, a *Learning Community*, a *Secure Community*, an *Accessible Community*, an *Environmental Community*, a *Prosperous Community*, a *Responsible Community*, and recognition of the importance of the *Internal Organization*. For each focus area, there is a description of the vision for that topic in the year 2030.

*The City of Twin Falls strives to carry out its mission with unquestioned integrity, and the highest ethical standards. In its role as stewards of the community assets it focuses on the proper use of available resources, continually assessing programs and processes to ensure maximum effectiveness. In pursuit of shared obligation for community livability, opportunities are made available to citizens for direct involvement in civic affairs and transparency in decision-making.*

*In support of the desired effectiveness, the elected leadership works in close partnership with appointed professionals carrying out clear policy directives. A high level of competency is provided from a lean, properly compensated and respected core staff.*

*Maximum effort is expended in ensuring authorities granted through state legislation are maintained and expanded.*

Throughout the year, the City of Twin Falls reviews the full compensation (salary and benefits) level of its employees to ensure it is competitive with the market. The Recommended Budget for FY 2017 provides competitive compensation and benefits adjustments as well as advanced training opportunities. It provides an across-the-board adjustment of 5.0% for all employees who meet minimum job performance standards. It also provides funding to adjust the City's salary table by 5%. Both of these requests are consistent with the City's compensation. Moving the compensation table 5% does not constitute a 5% compensation adjustment for all employees. The movement of the market on the compression ratio table will allow the City to address wage compression issues for tenured employees. Employees that are below new market wage for their position will receive the larger increases, while those above the market wage will receive little to no adjustment associated with moving the salary table.

The Recommended Budget provides increase funding for health insurance benefits. Based on preliminary information received, we believe that we will have to make changes to the current benefit to ensure its long-term sustainability and affordability. A wellness committee has been established to look at options for promoting wellness among our employees.

In addition to compensation and benefits, we have allocated funding for training, professional and technical development as well as funding for our continued One City training.

How much more will City Services Cost?

In addition to understanding the levels of services and the amount of improvements programmed in the budget, it is also important that we recognize the impact this proposal has on our citizens and taxpaying shareholders.

The table below illustrates the impact the City Manager's Recommended Budget will have on the taxpayers residing or doing business in Twin Falls for the utility rate payers only. For the average customer, the Recommended Budget has a total impact of \$1.81 per month or \$21.72 per year.

	FY 2016 Adopted Budget	FY 2017 Recommended Budget	Difference
<b>Property Tax</b>	Tax Rate of: \$7.86/\$1,000 tax value	Tax Rate of: \$8.16/\$1,000 tax value	\$0.30/\$1,000
Median Valued Home (Owner Occupied) \$144,000 in FY 2016 \$142,600 in FY 2017	\$566.52 <i>annual</i>	\$582.04 <i>annual</i>	\$15.52 <i>annual</i>
<b>Utility Bills</b>			
Average Residential Customer Consumption of: Water - 18,000 gallons (includes arsenic fee)	\$48.75	\$48.94	\$0.19
Sewer - 8,000 gallons	\$24.73	\$25.97	\$1.24
Sanitation & Recycling	\$16.52	\$16.90	\$0.38
<b>Monthly Rate of Utility Bills</b>	<b>\$90.00</b>	<b>\$91.81</b>	<b>\$1.81</b>
<b>Total Monthly Rate (Property Tax and Utility Bills)</b>	<b>\$137.21</b>	<b>\$140.31</b>	<b>\$3.10</b>

Specifically, the Recommended Budget:

- The total monthly utility bill for the average resident (18,000 gallons used) in Twin Falls is expected to increase by \$1.81/month, or \$21.72 annually.
- The monthly property tax for the average resident (\$142,600 median valued home) in Twin Falls is expected to increase by \$1.29 monthly or \$15.52 annually.

**Approval**

There is no approval process.

**Budget Impact:**

There are no budgetary or financial impacts from the conversation.

**Regulatory Impact:**

There is no regulatory impact.

**Attachments:** None