

IV. PUBLIC HEARINGS:

1. Request for **Vacation** of a 15 x 185.13' (2,777 sf) utility, irrigation and drainage easement on Lot 10 of the Wild Rose Estates Subdivision No. 1 on property located at 4042 North 3320 East in the Area of Impact. c/o Jennifer & Ken Ashley (app. 2815)

Public Hearing/
ActionJonathan Spendlove
Jennifer & Ken Ashley

- V. ADJOURNMENT: 74-206. Executive Session (1)(c) To acquire an interest in real property which is not owned by a public agency.

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

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.



*Office of the Mayor
City of Twin Falls*

Proclamation

“People’s Christmas Tree”

Whereas, the custom of placing the “People’s Christmas Tree” on the West Front Lawn of the United States Capitol in Washington, D.C. dates back to 1964, and since 1970, the “People’s Christmas Tree” has come from a national forest; and

Whereas, Idaho has been given the unique honor to provide the U.S. Capitol Christmas Tree in 2016, harvested from the Payette National Forest; and

Whereas, the 2016 tree from Idaho and this project provides an excellent opportunity to highlight Idaho and the public lands and natural resources located here; and

Whereas, in addition to providing the U.S. Capitol Christmas Tree, 60 to 70 smaller companion trees will be provided for federal government offices, the U.S. Supreme Court and the National Arboretum; and

Whereas, Idaho school children are involved in helping to make approximately 8,000 handcrafted ornaments to decorate the U.S. Capitol Christmas Tree; and

Whereas, community celebrations will showcase the tree on its journey to Washington, D.C., including an event in Twin Falls on Monday, November 14, 2016, at the Twin Falls City Park.

NOW, THEREFORE, I, Shawn Barigar, Mayor of the City of Twin Falls, urge our citizens to participate in the activities surrounding the 2016 U.S. Capitol Christmas Tree, including the community celebrations and ornament making, and to thank the organizers and sponsors who have made these activities possible.

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

Mayor Shawn Barigar

Attest:

Leila A. Sanchez, Deputy City Clerk

Dated: November 7, 2016

COUNCIL MEMBERS

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



Minutes
5:00 P.M.
Meeting of the Twin Falls City Council
Monday, October 24, 2016
City Council Chambers
305 3rd Avenue East -Twin Falls, Idaho

5:00 P.M.

PLEDGE OF ALLEGIANCE TO THE FLAG
 CALL MEETING TO ORDER
 CONFIRMATION OF QUORUM
 CONSIDERATION OF THE AMENDMENTS TO THE AGENDA
 PROCLAMATIONS: **“CITY OF TWIN FALLS TOUGH ENOUGH TO WEAR PINK DAY”**
 GENERAL PUBLIC INPUT

AGENDA ITEMS	Purpose	By:
I. <u>CONSENT CALENDAR:</u>		
1. Request to approve the Accounts Payable for October 18 – October 24, 2016.	Action	Sharon Bryan
2. Request to approve the October 17, 2016, City Council Minutes.	Action	Sharon Bryan
3. Request to change the street name from North Elm Street Circle Drive to Elm Circle North, as platted in North Elm Street Circle Subdivision.	Action	Jacqueline Fields
II. <u>ITEMS FOR CONSIDERATION:</u>		
1. Presentation of an ICMA Program Excellence Award in recognition of SIEDO to the City of Twin Falls.	Presentation	Mitchel Humble
2. Request to adopt an ordinance annexing 0.65 Acres (+/-), located at the northeast corner of Pole Line Road and Harrison Street. <u>c/o Robert Struthers</u> (app. 2807)	Action	Reneé V. Carraway-Johnson
3. Request to authorize the Mayor to sign the FY2017 Additional Funding Local Highway Safety Improvement Program Applications for 3 locations: Caswell at Washington St. N., Shoshone St. proper, and, Washington St. North in the area of CSI and Canyon Ridge high school.	Action	Jacqueline Fields
4. Presentation of an update on the upcoming Falls Avenue Mill and Inlay and ADA Ramp project.	Presentation	Jon Caton
5. Presentation of an update regarding City Code 7-8-14: Water Conservation.	Presentation	Sean Standley
6. Public input and/or items from the City Manager and City Council.		
III. <u>ADVISORY BOARD REPORT/ANNOUNCEMENTS:</u>		
6:00 P.M.		
IV. <u>PUBLIC HEARINGS:</u>		
1. Request to approve a Comprehensive Plan Amendment to update the 2009 Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future. <u>c/o City of Twin Falls.</u> (app. 2809)	Action	Reneé V. Carraway-Johnson Meagan Moore, Logan Simpson Design
V. <u>ADJOURNMENT:</u>		

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

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

Absent: None

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, City Engineer Jacqueline Fields, Public Works Director Jon Caton, Zoning and Development Director Renee Carraway-Johnson, Code Enforcement Officer Sean Standley, Deputy City Clerk Sharon Bryan

Vice Mayor Hawkins presided over meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG

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

Mayor Barigar resumed conducting meeting.

CONFIRMATION OF QUORUM

A quorum is present.

CONSIDERATION OF THE AMENDMENTS TO THE AGENDA – None

PROCLAMATIONS: “CITY OF TWIN FALLS TOUGH ENOUGH TO WEAR PINK DAY”

Councilmember Pierce read proclamation and presented it to Terry Rowe and Melissa Featherston.

Terry Rowe, St Lukes thanked City Council.

Melissa Featherston, Misti, thanked City Council.

GENERAL PUBLIC INPUT

Tammy Billman, Purple Heart Chairman, thanked City Council for allowing the Purple Heart Celebration.

I. CONSENT CALENDAR:

1. Request to approve the Accounts Payable for October 18 – October 24, 2016.
2. Request to approve the October 17, 2016, City Council Minutes.
3. Request to change the street name from North Elm Street Circle Drive to Elm Circle North, as platted in North Elm Street Circle Subdivision.

Councilmember Talkington asked if there was any feedback from citizens on name change.

City Engineer Fields said that they have been using the new name already.

MOTION:

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

II. ITEMS FOR CONSIDERATION:

1. Presentation of an ICMA Program Excellence Award in recognition of SIEDO to the City of Twin Falls.

Deputy City Manager Humble gave presentation.

SIEDO Interim Director Brad Wills said that our Communities works well together and hopes that we continue to have successes.

2. Request to adopt an ordinance annexing 0.65 Acres (+/-), located at the northeast corner of Pole Line Road and Harrison Street. c/o Robert Struthers (app. 2807)

Zoning and Development Manager Carraway-Johnson gave staff report.

MOTION:

Councilmember Talkington made a motion to suspend the rules and place Ordinance 2016-14 on third and final reading by title only. The motion was seconded by Councilmember Hall. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

Deputy City Clerk Bryan read the ordinance by title only:

ORDINANCE NO. 2016-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

MOTION:

Vice Mayor Hawkins made a motion to adopt Ordinance 2016-14. The motion was seconded by Councilmember Pierce. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0.

3. Request to authorize the Mayor to sign the FY2017 Additional Funding Local Highway Safety Improvement Program Applications for 3 locations: Caswell at Washington St. N., Shoshone St. proper, and, Washington St. North in the area of CSI and Canyon Ridge high school.

City Engineer Fields gave staff report.

City Council discussion ensued on the following:

Anticipated expenses.

Quincy and Falls signal software update

How often upgrades need to be done.

MOTION:

Councilmember Talkington moved to authorize the Mayor to sign the FY2017 Additional Funding Local Highway Safety Improvement Program Applications for 3 locations: Caswell at Washington St. N., Shoshone St. proper, and, Washington St. North in the area of CSI and Canyon Ridge high school. The motion was seconded by Councilmember Boyd. Roll call vote showed all members present voted in favor of the motion. Approved 7 to 0

4. Presentation of an update on the upcoming Falls Avenue Mill and Inlay and ADA Ramp project.

Public Works Director Caton gave an update on the Falls Avenue Mill and Inlay and ADA Ramp project.

City Council discussion ensued on the following:

Water issue concerns.

Repair of water lines.

5. Presentation of an update regarding City Code 7-8-14: Water Conservation.

Code Enforcement Officer Standley gave an update on City Code 7-8-14: Water Conservation.

City Council discussion ensued on the following:

Water running down the curb.

Warnings given and how many fined.

Repeat offenders

Sprinklers watering the road.

Water evaporation.

Continue educating Citizens.

Water conservation important.

Alternate watering schedule.

Looking at yard size and landscaping.

More education needed

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

Terry Edwards, Jerome, concerned with water running down the street from the watering of the medians on Poleline and would like chuck holes in streets fixed.

Deputy City Manager Humble reported on the following events.

Monday, Oct 31, 2016 - No Council Meeting.

Saturday, Oct 29, 2016 City Staff will be passing out candy at the Downtown Halloween Party.

Monday, Oct 31, 2016 Fire Department will be participating in Truck or Treat from 1 to 5 at the Fred Meyers Parking lot.

Deputy City Manager Humble gave an update on City Hall project.

Vice Mayor Hawkins said the Twin Falls Library will be honoring Veteran's this November with an Our Hero's Tree. Opening Celebration will be November 5, 2016 from 11:00 AM to 1:00 PM at the Twin Falls Public Library.

Mayor Barigar said he received a notice of resignation from Councilmember Don Hall.

Mayor Barigar said he would be accepting letters of interest to fill Councilmember Hall's position until November 4, 2016 at 5:00 PM. Mayor Barigar said he will have a selection by Early December, 2016.

City Councilmembers said that you need to be a current resident and registered voter of the City of Twin Falls in order to qualify for the vacant seat.

III. ADVISORY BOARD REPORT/ANNOUNCEMENTS: None

5 minute recess.

IV. PUBLIC HEARINGS: 6:00 P.M.

1. Request to approve a Comprehensive Plan Amendment to update the 2009 Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future. c/o City of Twin Falls. (app. 2809)

Zoning and Development Manager Carraway-Johnson gave staff report.

Meagan Moore, Logan Simpson Design reviewed the Comprehensive Plan Amendment to update the 2009 Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future.

City Council discussion ensued on the following:

Progress has come to Twin Falls.

Public Transportation system included.

Airport section is a bit outdated. Drone issue.

Ag land and preservation of land.

Zoning and Development Manager Carraway-Johnson gave Planning and Zoning Commission report.

Public Hearing Open

Jill Skeem, Twin Falls County, concerned with the homes on 3700 that are facing industrial businesses and would like buffers put in place.

She would also like to see Kimberly Road not having multi use homes and commercial in same area.

Eric Smallwood, Twin Falls, form based code rather than encourage. Need to set standards high.

Kevin Grey, Twin Falls, Planning and Zoning commission reported on the planning and zoning commissions meetings.

Stace Campbell, Twin Falls, Commended the group that worked on the Comprehensive Plan.

Public Hearing Closed:

City Council direction is to come back in two weeks and would like to see how the zoning area would be implemented into the Comprehensive Plan.

V. ADJOURNMENT:

The meeting adjourned at 7:35 PM

Sharon Bryan, Deputy City Clerk



Date: Monday, November 7, 2016, Council Meeting
To: Honorable Mayor and City Council
From: Sergeant Justin Dimond, Twin Falls Police Department

Request:

Consideration of a request made by Julie Thomas, representing the Sawtooth National Forest, to approve the Capitol Holiday Tree Celebration to be held in the Twin Falls City Park. This event will take place on November 14, 2016, from 6:00 p.m. to 8:00 p.m.

Time Estimate:

Due to the location, time and nature of this event, Staff is requesting that this item be placed on the Consent Calendar.

Background:

Julie Thomas, on behalf of the Sawtooth National Forest, has requested to host the Capitol Holiday Tree Celebration in the Twin Falls City Park. This event will take place on November 14, 2016, from 6:00 p.m. to 8:00 p.m. This event is intended as a community event hosted by the City of Twin Falls, the Twin Falls Chamber of Commerce, and the Sawtooth National Forest.

The U.S. Capitol Christmas Tree will be cut on November 2, 2016, in McCall, Idaho. It will then be transported nearly 2,800 miles to the U.S. Capitol where it will be displayed during the coming holiday season. As part of the tree's journey, it will make 27 stops in communities across the country. The City of Twin Falls has been selected as one of those stops with the tree being displayed in the Twin Falls City Park on November 14, 2016.

The U.S. Capitol Tree will be accompanied by the Idaho Potato Commission's Big Idaho Potato Truck which holds a 28-foot long replica of an Idaho russet potato.

As part of the celebration in City Park, there will be free food for the public provided as a donation by area merchants. Additionally, there will be live music in the band shell and local leaders will address the public.

Non-profit organizations have been invited to attend and accept charitable donations for the upcoming holiday season.

The event sponsors will be responsible for clean-up at the conclusion of the event.

Approval Process:

Consent of the Council

Agenda Item for November 7, 2016
From Sergeant Justin Dimond
Page Two

Budget Impact:

Since no alcohol will be served at this event and no police calls for service are anticipated, Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security. The Twin Falls Police Department Traffic Team will utilize on-duty personnel to escort the Capitol Tree through the City of Twin Falls.

Regulatory Impact:

N/A

Conclusion:

Twin Falls Police Department Staff and several relevant City Staff members have approved this Special Event Application. Based on the information provided, Staff recommends that this event be approved.

The Twin Falls Police Department staff recommends that the on-duty Patrol Supervisor be given the authority to order the event organizers to mitigate the sound of amplified music. If there are continued noise complaints or disturbances by those participating in the event, and non-compliance, the on-duty Patrol Supervisor shall have authority to terminate the event.

Attachments:

N/A

JD:aed



Date: Monday, November 7, 2016
To: Honorable Mayor and City Council
From: Jacqueline D Fields, City Engineer

Request:

Consideration of a request to amend the budget to include the design and construction of a 24-in waterline from Wills Booster Station to the intersection of 3600 N on Washington St. S/SH-74, at a cost of \$592,403.00.

Consideration of a request to fund the project utilizing available Water Fund reserves and the borrowing the remainder from the arsenic bond funds.

Time Estimate:

Staff will provide background. 5 minutes

Staff will introduce for Brad Wills who will present the request. 10 minutes

Staff will follow with a discussion on the Budget/Approval Process. 10 minutes

Brad Wills, Gerald Martens and staff will be available to answer questions.

Background:

Developers are required to make provision for the logical extension of public utilities. This occurs as part of the platting and execution of Development Improvement Agreements. Within the last decade, it has become apparent that, in order to continue development on the south side of town, significant improvements would be required, at staggering costs, to the existing water and wastewater infrastructure. Because some of these improvements had far exceeded their design life/life expectancy, the City designed and constructed approximately \$6M in improvements to the Rock Creek Lift Station (RCLS) and the Wills Booster Station (Wills). These designs made provision for expansion in the future. In addition, the community voted to provide for approximately \$6M in sewer line improvements, some of which will benefit this area. While not required by City Code, it is an appropriate action that facilitates logical growth. When it is time to consider additional pumps, there is a reasonable accommodation for doing that. Improvement to the Rock Creek and Grandview trunk lines are intended to accommodate the projected demand in the Wastewater Collection Facilities Plan and sized utilizing the sewer model.

Platting, however, does require developers to make provision for the logical extension of infrastructure. There is a Reimbursement Resolution that enables the Developers to recoup a portion of their costs from "late comers" (future users). However, when improvements to the water system require extension through existing developments there is minimal opportunity to recoup costs. These existing properties (homes) would be responsible for 50% of the cost per frontage foot if or when they connect to the system. If there is no failure of the well within the 20 year limit, then those costs will not be recovered. This is why it is so important to secure sufficiently, planned extensions of infrastructure in the first place.

Meanwhile the development community has been attempting to address the financing of as much of the significant water and wastewater infrastructure as possible. These are things like RCLS, Wills, the sewer trunk lines, community PI station(s) and the 24-in waterline that we are discussing today. In 2009, a formal request was made to consider City support of the formation of an LID. Later, there was consideration of a Community Improvement District (CID). These options were considered again within the last year. The challenge has been to establish enough value in the undeveloped land to finance the staggering cost of the large infrastructure components as well as the development costs. The LID and CID discussions did not contemplate inclusion the significant costs associated with improvements within the subdivisions.

In order to accommodate the development of 8 large parcels of land in the near future, approximately 2140 feet of 24-in waterline will need to be extended along Washington St. South and 3600 N through previously developed land. It is noteworthy that the majority of the properties adjacent to the proposed waterline have existed for decades. Then, the development community will need to extend that large diameter water line at least another ¼ mile across the frontage of their properties to serve their individual developments and to make provision for future service beyond their projects' limits. This accommodation is important and modest because replacement will be extremely inconvenient for a large number of properties and the planned service life of the water line is at least 50 years, possibly longer if plastic pipe is used. Our planning documents (Comprehensive Plan and Water Facilities Plan) generally focus on the 20 year planning horizon for the development/distribution and even that time frame is difficult to forecast realistically.

This group of 8 developers is requesting consideration of City participation in the construction of approximately 660 feet of 24-in waterline from the Wills Booster Station to the intersection of Washington St. South and 3600 N. This portion of the line will serve as the backbone for the entire development area east and west of Washington St. S as shown in the upcoming revision of the Comprehensive Plan. This portion is estimated at almost \$600, 000. The development community to the west of Washington St. S has a significant waterline project to extend a large diameter water main towards Grandview Drive (extended). The remaining length of waterline along 3600 N, approximately 1580 feet, towards the edge of the first new development (Valencia Park) will be funded by the development group. The developer's group has estimated the cost to extend the waterline from Washington St S. to Harrison St. at approximately \$1M.

The development group is requesting this consideration because there are few locations within Twin Falls that provide this exceptional opportunity/price point for the development of workforce housing. In addition, the group believes that there is an imminent need for developable lots. The group has also indicated that it can accept the risk associated with the possibility that construction costs exceed the estimate of probable costs (\$592,403).

Approval Process:

A majority vote approves or disapproves the amending the FY 2017 budget.

Budget Impact:

Currently, there are approximately \$300,000 in water fund reserves that could be made available for use on this project. There are 2 possibilities for securing the remaining funds:

1. In order to meet the requirements of the arsenic bond covenants, the City is required to collect revenues that are at least 125% of the Water Fund's operating costs. The 25% of collections have been placed in an account for the purpose of early retirement of the arsenic bonds. One opportunity to fund this project could be to supplement existing reserves with a "loan" from the bond retirement reserve. This "loan" could be repaid either with reserves that may become available after confirmation of their existence by the audit. That audit is anticipate to be complete at the end of January 2017. Alternately, these funds could be provided by an offset in operating or capital improvement projects in the Water Fund. This is the preferred alternative for addressing the funding shortfall.
2. The second possibility is to supplement the Water Fund reserves with a loan of Capital Improvement reserves with the same payback opportunities. The Capital Improvement Fund has sufficient reserve to enable this action as a temporary measure.

Conclusion:

Staff recommends that the Council amend the budget to include the design and construction of a 24-in waterline from Wills Booster Station to the intersection of 3600 N on Washington St. S/SH-74, at a cost of \$592,403.00.

Staff recommends that funding is provided by utilizing available Water Fund reserves and the borrowing the remainder from the arsenic bond funds.

Attachments:

Sketch of the waterlines

Sketch of areas the will benefit from the proposed City extension

Sketch of the development contributing to water line extension on 3600 N.

Estimate of Probable Costs

Construct 662" of 24" water line from South Tanks to Int 3600 N				Fields 10/2016	<i>preliminary</i>
Item No	Description	quantity	unit	unit price	total price
1.01	general TC	30	day	\$700	\$ 21,000
1.03	intersection TC	2	EA	\$20,000	\$ 40,000
2.01	24" water	662	LF	\$110	\$ 72,820
2.06	24" fittings	5	ea	\$3,800	\$ 19,000
3.03	urban rock ex	662	LF	\$110	\$ 72,820
4.03	24" isolation valve	2	ea	\$12,000	\$ 24,000
4.07	hydrant	2	ea	\$3,600	\$ 7,200
4.10	air vac combo	1	ea	\$15,100	\$ 15,100
5.06	Major (water) crossing	2	ea	\$24,000	\$ 48,000
5.09	rural util xing	662	LF	\$2	\$ 1,324
6.03	test/commision	662	LF	\$2	\$ 1,324
6.04	storm water	662	LF	\$2	\$ 1,324
7.02	pavement - lane	662	LF	\$70	\$ 46,340
				subtotal	\$ 370,252
	mob	10	%		\$ 37,025
	contingency	25	%		\$ 92,563
	engineering	15	%		\$ 55,538
	project admin	10	%		\$ 37,025
					\$ 592,403

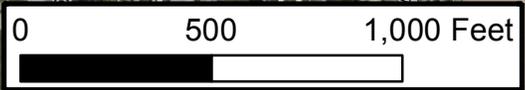
Project Exhibit #1

Reference Only



City Portion

Private Portion



VILLA RD
TWIN CIR
PHEASANT RD W
LACASA LOOP
PHEASANT RD
FLINT ST
WRANGLER ST
ATLANTIC ST
SADDLER ST
SPURLOCK CT
FEATHER AVE
VIEW AVE
SOUTHWOOD AVE W
SOUTHWOOD AVE
VALENCIA ST
ARROW ST
GOLDEN EAGLE ST
SOMMER ST
WRANGLER ST
ATLANTIC ST
SADDLER ST
LINDEN AVE
COTTONWOOD ST
ASPEN ST
PONDEROSA ST
DANA ST
SOUTHWOOD AVE
VISTA DR
HARRISON STS
TRAILWOOD AVE
YELLOW ROSE AVE
HWY 74
AIRPORT RD
SKYLANE DR
SKYLANE TRAILER PARK
PRIVATE
BRIARWOOD LN
3600 N

Project Exhibit #2

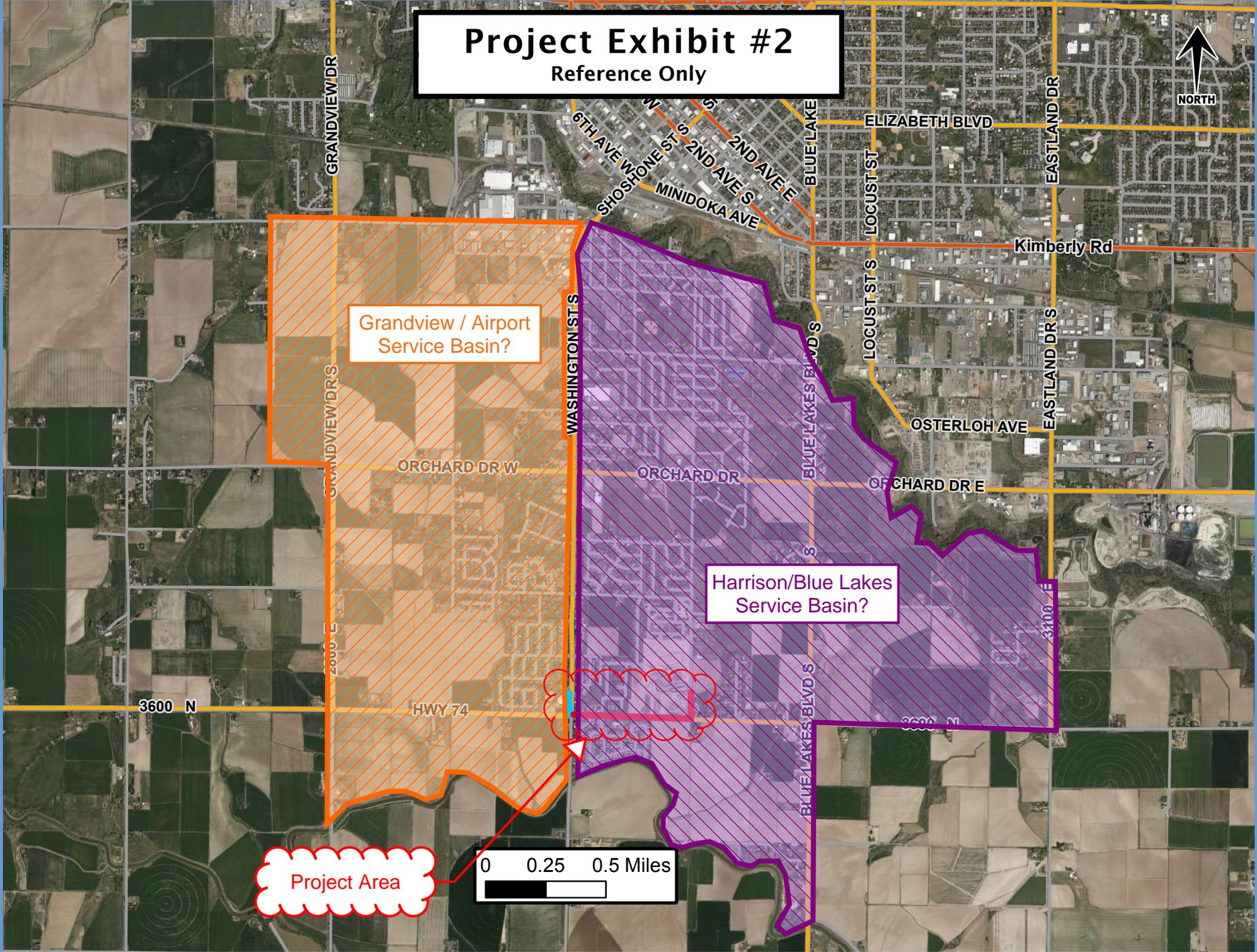
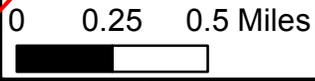
Reference Only



Grandview / Airport
Service Basin?

Harrison/Blue Lakes
Service Basin?

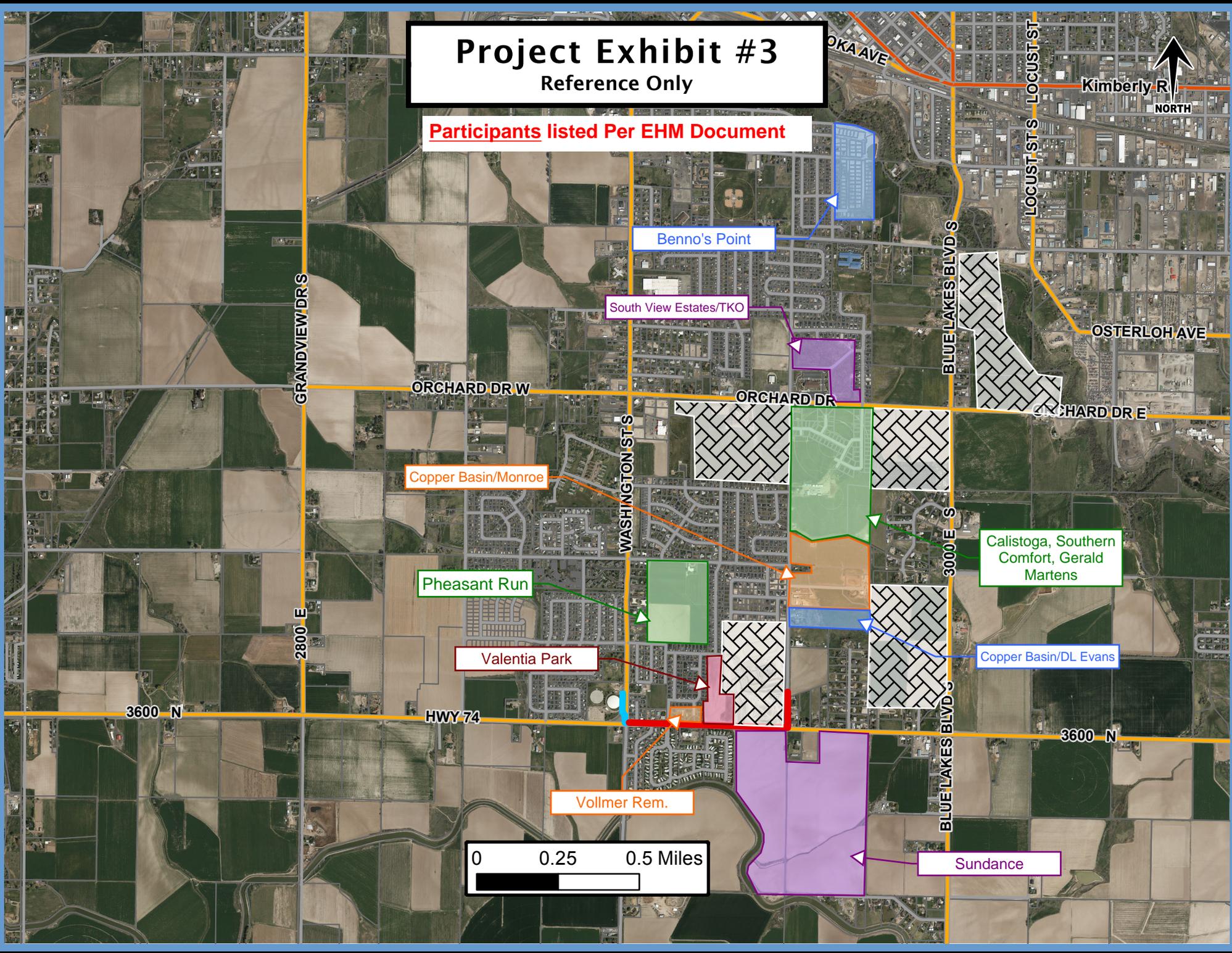
Project Area



Project Exhibit #3

Reference Only

Participants listed Per EHM Document





Date: Monday, November 7, 2016
To: Honorable Mayor and City Council
From: Jacqueline D Fields, City Engineer

Request:

Consideration of a request to adopt Resolution No. ---- to modify the definition of Developer for the purposes of reimbursing infrastructure development.

Time Estimate:

The presentation will take approximately 5 minutes.

Background:

Developers are required to make provision for the logical extension of public utilities. Resolution 1816 is the mechanism that enables reimbursement of private developers for the portion of the subdivision work that benefits other developers. The proposal is to delete references to private developers and enable the definition of "Initial developer". This definition would allow public entities that do not normally construct public infrastructure as part of their ordinary course of business to qualify for reimbursement. Immediately, this would apply to the Twin Falls School District.

The Impact Fee and Development Reimbursement Commission met on October 20, 2016 to consider this request and are recommending consideration by the City Council.

Approval Process:

A majority vote approves or disapproves the new resolution.

Budget Impact:

No immediate impact to the City. However, public agencies, such as the TFSD, will be able to seek reimbursement from the beneficiaries of the portion of infrastructure improvements that enable the logical progression of development.

Conclusion:

Staff recommends that the Council approve Resolution No. ---- to modify the definition of Developer for the purposes of reimbursing infrastructure development.

Attachments:

Draft Minutes

Impact/Reimbursement agenda package

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING RESOLUTION NO. 1816 BY DELETING REFERENCE TO “PRIVATE” DEVELOPER, AND BY PROVIDING A DEFINITION OF “INITIAL DEVELOPER”.

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

Section 1: That Resolution No. 1816 is amended by deletion of the word “private” before “developer” in the “Purpose” section of the Resolution.

Section 2: That Resolution No. 1816 is amended by the addition of a definition of “initial developer” in the “Application By Initial Developer for Participation in Reimbursement Program” section of the Resolution, as follows:

“Initial Developer” is hereby defined as any entity, individual, corporation, quasi-public corporation, non-profit organization, district, housing agency, partnership, firm, association, limited liability partnership or other such entities as recognized by the state of Idaho. This definition is intended to exclude the City of Twin Falls, Urban Renewal Agency and other governmental entities that fund or construct public improvements (as defined herein) in the ordinary course of their business.”

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

, 2015.
, 2015.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Date: Monday, October 20, 2016
To: Impact Fee & Development Reimbursement Commission
From: Jacqueline D Fields, City Engineer

Request:

Consideration of a request to recommend adoption to resolution 1816 to modify the definition of developer.

Time Estimate:

The presentation will take approximately 5 minutes. The discussion may take 20 minutes.

Background:

Developers are required to make provision for the logical extension of public utilities. Resolution 1816 is the mechanism that enables reimbursement of private developers for the portion of the subdivision work that benefits other developers. The proposal is to delete references to private developers and enable the definition of "Initial developer". This definition would allow public entities that do not normally construct public infrastructure as part of their ordinary course of business to qualify for reimbursement. Immediately, this would apply to the Twin Falls School District.

Approval Process:

If approved, this recommendation will be presented to the City Council for consideration.

Budget Impact:

None for the City at this time. Significant impacts for the School District if they are required to bond for public improvements that benefit offsite users.

Regulatory Impact:

Conclusion:

Staff recommends that the Commission recommend adoption to resolution 1816 to modify the definition of developer.

Attachments:

Draft Resolution



CITY OF TWIN FALLS
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE &
IMPROVEMENT REIMBURSEMENT COMMISSION
October 20, 2016 12:00 PM Special Meeting
City Council Chambers
305 3rd Avenue East – Twin Falls, Idaho

MINUTES

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE/IMPROVEMENT REIMBURSEMENT COMMISSION MEMBERS:

Nathan Bishop	Vacant	Chad DeBie	Andrew DiPietro	Jennifer Jensen	Gerald Martens	Susan Petruzzelli	Colby Ricks	Brad Wills
					Vice-Chair			Chair

COUNCIL LIAISON: Chris Talkington

MEMBER ATTENDANCE:

LIAISON/STAFF ATTENDANCE:

Special Meeting

- I. Call Meeting to Order
- II. Consideration of the Minutes from the May 18, 2016 Meeting
- III. Review member terms
- IV. Review and discuss the Fiscal Year 2016 Impact Fee Financial Report
- V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2017
- VI. Consider and act on a request to recommend modification to the Streets CIP to include the extension of North College Road and Creekside Way
- VII. Consider and act on an amendment to Resolution 1816 regarding the eligibility for development reimbursements
- VIII. Improvement Reimbursement Committee Items:
 - a. Federation Road extension, Rock Creek Elementary School
 - b. Off-site sewer improvements, Pole Line Road
- IX. Next Committee meeting
- X. Adjourn

I. Call Meeting to Order

Chairperson Wills called the meeting to order at 12:00 PM and confirmed a quorum.

II. Consideration of the Minutes from the May 18, 2016 Meeting

The minutes are attached for your review and approval.

Motion:

Member Martens made a motion to approve the minutes, as presented. Member Debie seconded the motion.

[Unanimously Approved](#)

III. Review member terms

Chad is closing out a partial term in March of 2017. He is eligible for two full term reappointments. Susan, Chade and Gerald are finishing their first full terms in March. Both are eligible for one more full term. We are still down one vacant position. Seven of our current eight members are employed in a development related field. We are required to have at least four, so we are well over that limit. This last position should probably be filled with a non-development related professional.

Membership Terms 2016-2017

Name	Related Business	Term	Contact Information
Nathan Bishop	Yes	First Full Term Exp 3/2018	2creativeguys@gmail.com 420-9154 / 733-3180
Jennifer Jensen	No	First Full Term Exp 3/2018	jjensen@farmersagent.com 420-3748 / 733-7630
Colby Ricks	Yes	First Full Term Exp 3/2018	Colby.ricks@gmail.com 736-8050
Vacant		term expires 3/2019	
Brad Wills	Yes	Second full term, expires 3/2019	bradw@willsinc.com bradwills@cox.net
Andrew DiPietro	Yes	First full term, expires 3/2019	andrewd@pbcbuilds.com
Chad Debie	Yes	First Partial Term Exp 3/2017	chad@tkohomes.com 731-6867
Gerald Martens	Yes	First full term, expires 3/2017	gmartens@ehminc.com
Susan Petruzzelli	Yes	First full term, expires 3/2017	petz@cableone.net
Chris Talkington	Council Liaison	Appointed as Liaison 1/2012	CTalkington@tfid.org

The committee members that are due for re-appointment were instructed to send an email to staff if they are interested in re-appointment to the committee.

IV. Review and discuss the Fiscal Year 2016 Impact Fee Financial Report

The 2016 financial report is attached for your review. Following your review, staff will prepare the Annual Impact Fee Report from the Committee to the City Council and will include the attached financial report.

In addition to the Financial Report, the Annual Impact Fee Report to the City Council should also include other recommendations from the Committee. City Code requires that the committee:

1. "File periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and"
2. "Advise the governmental entity of the need to update or revise land use Assumptions, Capital Improvements Plan and Development Impact Fees."

On October 1, 2014, the City implemented a significant update to the impact fee program, including several amendments to the capital improvement plans, the planning horizon, and the fee amounts. The Committee was very involved in the creation of the update. The new program has been going well for the last two years with no negative feedback received by City staff.

There is an item later on this agenda to discuss possibly amending the Street Impact Fee CIP. Also, the City recently completed an update to the City Comprehensive Plan. Part of that project included a fire station location analysis and recommendation. The intent of this analysis is to help the City determine the future location and count for our fire stations. While the analysis has been completed, staff is requesting a little more time to review and understand that analysis before proposing changes, if any, to the Fire Impact Fee CIP. The City just appointed a new Fire Chief earlier this week. We would like the new Chief to have some time to review that analysis and work on an implementation plan before we discuss impact fee amendments with the Committee. We anticipate being able to share that analysis with the Committee at our next meeting.

the Committee should certainly discuss what, if any, recommendations to make to the City Council in this year's Annual Impact Fee Report. The Committee's recommendation will be included in the Report to the City Council, typically presented in December.

Motion:

Member Petruzzelli made a motion to approve the report, as presented. Member Debie seconded the motion. All members present voted in favor of the motion.

[Approved, As Presented](#)

V. Discuss recommendation to the City Council regarding the fee increase scheduled for January 1, 2017

On January 1, 2016, the Municipal Cost Index (MCI) was a negative figure. Consequently, there was no automatic increase at that time. Impact fee project costs have not been updated since the program revision that was approved in early 2014, with those fee amounts going into effect on 10/1/14. The current fee amounts are:

Total Fees	
Single Family (per dwelling unit)	\$ 1,994
Multifamily (per dwelling unit)	\$ 1,822
Retail (per square foot)	\$ 2.86
Office (per square foot)	\$ 1.20
Industrial (per square foot)	\$ 0.99
Institutional (per square foot)	\$ 0.61

City Code 10-18-12 includes a provision for the impact fee project costs to be automatically increased annually on January 1 of each year to account for inflation increases by a rate equal to the MCI. Through August 2016, the MCI rate compared to last year is 0.826%. The MCI has been trending upward since April and we anticipate a positive MCI in January. The Committee should discuss and make a recommendation to the Council regarding the automatic increase scheduled for January 1, 2017. Since it has been two years since we've adjusted the capital improvement costs and the MCI is less than 1% right now, staff would support allowing the automatic increase to occur.

Discussion Followed:

- Member Debie asked for some clarification on the increase amount that could occur.
- Deputy City Manager Humble explained that the increase is based on the MCI in January. Currently there has been a trend for upwards and the increase will most likely be +/- 1%. If there is not action taken by this committee the increase will occur automatically. However, if the committee would like to make a recommendation on the automatic increase now is the time for this to occur.
- Member Petruzzelli stated she thinks the increase should occur, it is minimal and would recommend no action be taken.

No Action Taken

VI. Consider and act on a request to recommend modification to the Streets CIP to include the extension of North College Road and Creekside Way

Discussion Followed:

- Members Petruzzelli asked for clarification on the process if this is added to the Streets CIP list.
- Deputy City Manager Humble explained by adding this to the streets list it allows the staff to request that impact fees be used to assist in funding the project. If this becomes a necessary, project in the future the City Engineer will have to come back to this committee and explain that this is a project they would like to do. If the committee thinks this action is appropriate, then a recommendation to City Council would be made that impact fee funds be used to complete the project.
- Member Ricks stated that he would recommend that when this project is discussed a traffic signal for this area should also be discussed.
- Member Martens explained this project would be warranted due to growth in the area and he feels it would be appropriate to include on the CIP list.

Motion:

Member Martens made a motion to recommend that the that the extension of North College Road and Creekside Way be included in the Streets CIP list. Member Debie seconded the motion. All members present voted in favor of the motion.

Recommended Approval, To City Council, As Presented

VII. Consider and act on an amendment to Resolution 1816 regarding the eligibility for development reimbursements

Assistant City Engineer Vitek explained that recently it came to the attention of staff that the Twin Falls School District may be in line for payback. After review of the current resolution it was determined that the word "private" before developer needed to be amended to state "initial developer" so that the school district would be able to participate in the reimbursement program.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING RESOLUTION NO. 1816 BY DELETING REFERENCE TO "PRIVATE" DEVELOPER, AND BY PROVIDING A DEFINITION OF "INITIAL DEVELOPER".

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

Section 1: That Resolution No. 1816 is amended by deletion of the word “private” before “developer” in the “Purpose” section of the Resolution.

Section 2: That Resolution No. 1816 is amended by the addition of a definition of “initial developer” in the “Application By Initial Developer for Participation in Reimbursement Program” section of the Resolution, as follows:

“Initial Developer” is hereby defined as any entity, individual, corporation, quasi-public corporation, non-profit organization, district, housing agency, partnership, firm, association, limited liability partnership or other such entities as recognized by the state of Idaho. This definition is intended to exclude the City of Twin Falls, Urban Renewal Agency and other governmental entities that fund or construct public improvements (as defined herein) in the ordinary course of their business.”

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

MAYOR

ATTEST:

DEPUTY CITY CLERK

Discussion Followed:

- Member Debie asked if the definition would allow the City to participate in the program.
- Deputy City Manager Humber explained that the definition excludes the City of Twin Falls, the Urban Renewal Agency and other government entities that fund or construct public improvements in the ordinary course of their business.

Motion:

Member Debie made a motion to recommend approval of the amendment, as presented. Member Ricks seconded the motion. All members present voted in favor of the motion.

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

VIII. Improvement Reimbursement Committee Items:

Members Wills & Martens stepped down and recused themselves from this discussion disclosing that they both have a vested interest in both of the following projects requesting reimbursement for improvements.

- a. Federation Road extension, Rock Creek Elementary School

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was Hailey Barnes, P.E. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Discussion Followed: [Without Concerns](#)

Motion:

Committee Member Petruzelli made a motion to approve the request as presented. Committee Member Jensen seconded the motion. All members present voted in favor of the motion.

[Approved, As Presented](#)

b. Off-site sewer improvements, Pole Line Road

Mr. Wills stated the boundaries for this reimbursement request have been accepted by the City of Twin Falls. The estimates are calculated and the third party review for this request was Hailey Barnes, P.E. He reviewed the exhibits on the overhead and he asked that the Committee Members approve this request as presented.

Motion:

Committee Member DiPietro made a motion to approve the request as presented. Committee Member Jensen seconded the motion. All members present voted in favor of the motion.

[Approved, As Presented](#)

Members Wills & Martens returned to their seats.

IX. Next Committee meeting

April 27, 2017 is the tentative date for the next meeting.

X. Adjourn

Chairman Wills adjourned the meeting at 1:25 pm

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



Date: Monday, November 7, 2016
To: Honorable Mayor and City Council
From: Jacqueline D Fields, City Engineer

Request:

Consideration of a request to purchase a new color HP Designjet T1300 Scanner/Printer/Copier, and warranty.

Time Estimate:

The presentation will take approximately 10 minutes.

Background:

The Engineering Department purchased a scanner when we moved to the Hansen Building. Since then, all 3 departments (P&Z, Building, and Engineering) have utilized this piece of equipment extensively. The primary functions of the scanner have been to enable the Departments to archive older documents and create digital records of submittals. While the Building Department is rapidly moving towards digital submittals, paper submittals are not prohibited so their need to use the scanner for records remains, although the intensity is anticipated to be reduced.

In 2014, there were 5 service calls. These calls usually correlate to a loss of use for the better part of the week. Again in this year, the scanner has had reliability issues and is not available for use for some period of time about every month. We planned to schedule the KIP for replacement in the long term planning process. Then on September 22, we were notified that the scanner was obsolete without a reliable source for parts and that BOE would no longer be able to honor our maintenance contract. We have had calls for service twice since then and are increasingly concerned that the equipment will not last until the equipment can be budgeted.

The IS Department worked with the Hansen Building to determine the preferred course of action and to establish some performance specifications for a new piece of equipment. IS provided some technical assistance and believe that a HP Designjet T1300 scanner will be suitable. The cost is approximately \$15,500 installed with an opportunity to purchase a 3 year warranty. Kathy Markus recommended the warranty and offered to cover the cost at approximately \$2350.

Approval Process:

A majority vote approves or disapproves including this capital item in the current budget.

Budget Impact:

The IS Department believes they have operations budget for acquisition of the warranty. The Engineering Department believes that purchase of the equipment is important enough to forego a portion of its professional services budget intended for continued pavement investigation/design. The request should not impact the overall budget.

Conclusion:

Staff recommends that the Council authorize purchase of the HP Designjet T1300 Scanner and warranty.

Attachments:

BOE letter discontinuing the maintenance contract
Specifications sheets and bids.

Performing daily.



boeweb.com

330 N. Ancestor Place, Suite 100 Boise, ID 83704

Phone (208) 377-1666

Fax (208) 377-1667

CITY OF TWIN FALLS ENGINEERING-P&Z BUILDING
324 HANSEN ST
TWIN FALLS, ID 83301

ID# 88318, SN: 10514409, Model: KIP 3002

*****30 DAY CANCELLATION NOTICE*****

9/22/2016

Dear Customer,

This letter is to inform you that Boise Office Equipment will be unable to continue to offer you a maintenance agreement for your Kip copiers. The manufacturer is obligated to make replacement parts for a period of seven years after they discontinue selling the product. The manufacturer has notified us that parts may no longer be available for your above mentioned machines. With the inability to obtain parts for your equipment, we in turn will not be able to continue to offer a maintenance contract for your machine. Your current maintenance agreement will be terminated 30 days after the date of this letter.

We apologize for the inconvenience, but we feel that it is necessary to let you know why these changes are necessary. We do have a special upgrade program available for all of our current customers that would help in replacing your aged equipment. We also offer special pricing on any remaining toner you may need for your equipment. If you are interested please contact our Sales Department at 208-377-1666.

If you have any questions, please feel free to contact me at 208-639-8117 and I will be happy to talk to you in more detail about your equipment. BOE wants you to know that we greatly appreciate your business and we look forward to our continued business partner relationship in the future.

Thank you,

A handwritten signature in blue ink, appearing to read 'Tim Smith', is written over the 'Thank you,' text.

Tim Smith
Service Manager

15,5K



HP DesignJet SD Pro MFP

Highly productive 44-in MFP for fast and detailed document reproduction



Detailed document reproduction with CIS technology

- Scan and copy everyday documents and maps at high speeds without fringing, using advanced CIS technology.
- Eliminate unwanted shadows and backgrounds with the new dual-illuminating system in CIS technology.
- Produce high-quality results with crisp text, scan resolution up to 1200 dpi, copy resolution up to 2400 dpi.
- Create large-format color and black-and-white scans and copies up to 44 inches (1118 mm) wide.

A fast SD scanner designed to streamline workflows

- Scan fast—up to 6 inches (152 mm) per second in color and 13 inches (330 mm) per second in black-and-white.
- Accelerate workflows. Save scans as PDF, TIFF, JPEG, or DWF files. Do batch scanning. Create multipage PDFs.
- Easily share images. Scan to email, USB, network—or print with the HP DesignJet T1300 44-in PostScript® ePrinter.
- Preview and enhance images using the large 15.6-inch (396 mm) touchscreen all-in-one PC.

Reliable dual-roll PostScript® 44-in printer

- Print on different paper types and sizes seamlessly, and save time using two rolls with smart switching.
- Save space. Use the eight-level adjustable scanner stand to create a single footprint by positioning the scanner directly above your printer.
- Process files in parallel with a 160 GB hard disk, 32 GB virtual memory, and 2 GB scan processing.
- Get trusted, secure connectivity with built-in Gigabit Ethernet, advanced access control, IPv6 and IPsec.

For more information, please visit
hp.com/go/DesignJetSDProMFP

Eco Highlights



- Save paper with two roll configuration, print image nesting, blank print area detection, image auto rotate, and realistic print previews
- Less ink wasted thanks to efficient installation and maintenance routines
- Free, convenient cartridge and printhead recycling¹

¹ Program availability varies. Please check hp.com/recycle for details.

Please recycle large-format printing hardware and printing supplies. Find out how at our website: hp.com/ecosolutions

Technical specifications

HP DesignJet T1300 PostScript® ePrinter	
Print	Line drawings ¹ 28 sec/page on A1/D, 103 A1/D prints per hour Print resolution Up to 2400 x 1200 optimized dpi Margins (top x bottom x left x right) Roll: 5 x 5 x 5 x 5 mm (0.2 x 0.2 x 0.2 x 0.2 in) (borderless on photo roll media) Sheet: 5 x 17 x 5 x 5 mm (0.2 x 0.67 x 0.2 x 0.2 in) Ink types Dye-based (C, G, M, pK, Y), pigment-based (mK) Ink cartridges Cyan, gray, magenta, matte black, photo black, yellow Line accuracy +/- 0.1% ² Minimum line width 0.02 mm (0.0008 in) (HP-GL/2 addressable) Guaranteed minimum line width 0.06 mm (0.0024 in) (ISO/IEC 13660:2001(E)) ³
Media	Handling Sheet feed, two automatic roll feeds, automatic roll-switching, automatic cutter Size Rolls: 279 to 1118 mm (11 to 44 in) Sheets: 210 x 279 to 1118 x 1676 mm (8.3 x 11 to 44 x 66 in) Standard sheets: A4, A3, A2, A1, AO (A, B, C, D, E) Thickness Up to 0.8 mm (31.5 mil)
Applications	Line drawings, Renderings, Presentations, Maps, Orthophotos
Memory	32 GB (virtual) ⁴ , 160 GB hard disk
Connectivity	Interfaces (standard) Gigabit Ethernet (1000Base-T), Hi-Speed USB 3.0 certified, EIO Jetdirect accessory slot Print languages (standard) Adobe® PostScript® 3™, Adobe PDF 1.7, HP-GL/2, TIFF, JPEG, CALS G4, HP PCL 3 GUI Printing paths Printer driver, HP DesignJet ePrint & Share, HP Embedded Web Server, direct printing from USB flash drive, email printing
Acoustic	Sound pressure 43 dB(A) (printing); 29 dB(A) (ready) Sound power 6.1 B(A) (printing); 4.7 B(A) (ready); 5.6 B(A) (sleep)
Power	Consumption < 120 watts (printing); < 27 watts (ready); < 7 watts (< 25 watts with embedded Digital Front End) (sleep); 0.1 watts (off) Requirements Input voltage (auto ranging) 100 to 240 VAC (+/- 10%), 50/60 Hz (+/- 3 Hz), 2 A max
Certification	Safety USA and Canada (CSA certified); EU (LVD and EN 60950-1 compliant); Russia (GOST); Singapore (PSB); China (CCC); Argentina (IRAM); Mexico (NYSCE); Korea (KATS) Electromagnetic Compliant with Class A requirements, including: USA (FCC rules), Canada (ICES), EU (EMC Directive), Australia (ACMA), New Zealand (RSM), China (CCC), Japan (VCCI), Korea (KCC) Environmental ENERGY STAR, WEEE, EU RoHS, China RoHS, REACH, FEMP, EPEAT Bronze
HP DesignJet SD Pro Scanner (CIS scan technology)	
Scan and copy	Scan speed Color: up to 15 cm/sec (6 in/sec) Grayscale: up to 33 cm/sec (13 in/sec) Enhanced resolution 9600 dpi Optical resolution 1200 dpi Maximum scan width 1118 mm (44 in) Scan input modes On the touchscreen: scan preview, scan to file, scan to email, scan to USB, scan to print, scan to FTP, copy, batch scanning, batch copying, collate copy, copy to simultaneous printers
Media	Handling Straight-through scan paper path for sheet and cardboard originals Size Up to 1168 mm (46 in) wide Thickness Up to 2 mm (0.08 in)
Memory	Scanner 4 GB memory, 500 GB hard disk
Connectivity	Interfaces (standard) Gigabit Ethernet (1000Base-T), Hi-Speed USB 3.0 certified,
Acoustic	Sound pressure 62 dB(A) (scanning); 30 dB(A) (ready); 30 dB(A) (sleep) Sound power 6.4 B(A) (scanning); 3.3 B(A) (ready); 3.3 B(A) (sleep)
Power	Consumption 47 watts (scanning); 32 watts (ready); 1.8 watts (sleep) Requirements Input voltage (auto ranging): 100 to 240 VAC (+/- 10%), 50/60 Hz, 5 A max
Certification	Safety USA and Canada (UL certified); EU (LVD and EN 60950-1 compliant); Russia (EAC); Singapore (PSB); China (CCC); Argentina (IRAM); Mexico (NYSCE); Korea (KC) Electromagnetic Compliance for Class A ITE products: EU (EMC Directive), USA (FCC Rules), Canada (ICES), Australia (ACMA), New Zealand (RSM), China (CCC), Japan (VCCI), Korea (MSIP), Russia (EAC) Environmental ENERGY STAR, WEEE, RoHS (EU, China, Korea, India), REACH, EPEAT Bronze
Others Details	
Dimensions (w x d x h)	MFP 1770 x 1470 x 1500 mm (69.6 x 57.9 x 59.1 in) Shipping 1930 x 766 x 1390 mm (76 x 30.2 x 54.7 in)
Weight	MFP 146 kg (321 lb) Shipping 194 kg (427 lb)
What's in the box	Printer: HP DesignJet T1300 Printer; printheads; introductory ink cartridges; printer stand; spindler; quick reference guide; setup poster; startup software; power cord Scanner: HP DesignJet SD Pro Scanner; stand; touchscreen (panel PC); quick reference guide; setup poster; copy/scan software; documentation software; Ethernet cables (x2); power cords
Environmental ranges	Operating temperature 5 to 40°C (41 to 104°F) Storage temperature -25 to 55°C (-13 to 131°F) Operating humidity 20 to 80% RH
Warranty	One-year limited hardware warranty



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4AA5-6359ENW, April 2016, Rev.3

Ordering information

Product	L3581B	HP DesignJet SD Pro MFP
Printer Accessories	Q6709A	HP DesignJet 44-inch Roll Feed Spindle
	J8025A	HP Jetdirect 640n Print Server
	CN538A	HP DesignJet 3-in Core Adapter
Original HP printheads	C9380A	HP 72 Gray and Photo Black Printhead
	C9383A	HP 72 Magenta and Cyan Printhead
	C9384A	HP 72 Matte Black and Yellow Printhead
Original HP ink cartridges	C9397A	HP 72 69-ml Photo Black Ink Cartridge
	C9398A	HP 72 69-ml Cyan Ink Cartridge
	C9399A	HP 72 69-ml Magenta Ink Cartridge
	C9400A	HP 72 69-ml Yellow Ink Cartridge
	C9401A	HP 72 69-ml Gray Ink Cartridge
	C9403A	HP 72 130-ml Matte Black Ink Cartridge
	C9370A	HP 72 130-ml Photo Black Ink Cartridge
	C9371A	HP 72 130-ml Cyan Ink Cartridge
	C9372A	HP 72 130-ml Magenta Ink Cartridge
	C9373A	HP 72 130-ml Yellow Ink Cartridge
	C9374A	HP 72 130-ml Gray Ink Cartridge
	CH575A	HP 726 300-ml Matte Black Ink Cartridge
Original HP large format printing materials	C1861A	HP Bright White Inkjet Paper (FSC® certified) ⁵ 914 mm x 45.7 m (36 in x 150 ft)
	C6567B	HP Coated Paper (PEFC™ certified) ⁶ 1067 mm x 45.7 m (42 in x 150 ft)
	C6569C	HP Heavyweight Coated Paper (PEFC™ certified) ⁶ 1067 mm x 30.5 m (42 in x 100 ft)
	Q8809A	HP Premium Satin Photo Paper (FSC® certified) ⁵ 1067 mm x 30.5 m (42 in x 100 ft)
Service and Support	H4518E	HP Network Installation DesignJet High-end and Midrange Service
	U7UMBE	HP 2 year Next Business Day plus Defective Media Retention Support
	U7UM9E	HP 3 year Next Business Day plus Defective Media Retention Support
	U7UN0E	HP 4 year Next Business Day plus Defective Media Retention Support
	U7UN1E	HP 5 year Next Business Day plus Defective Media Retention Support
	U7UN2PE	HP 1 year Post Warranty Next Business Day plus Defective Media Retention Support
	U7UN3PE	HP 2 year Post Warranty Next Business Day plus Defective Media Retention Support
	UIXV4E	HP Preventive Maintenance Service

HP DesignJet Support Services offer solutions for business critical environments — installation, extended support and maintenance, as well as variety of value added services.

For more information, please visit hp.com/go/DesignJetsupport.

Use Original HP inks and printheads to experience consistent high quality and reliable performance that enable less downtime. These critical components are designed and engineered together as an optimized printing system to provide precise line accuracy as well as dark blacks and true neutral grays.⁷

For more information, visit hp.com/go/OriginalHPInks.

For the entire HP Large Format Printing Materials portfolio, please see HPLFMedia.com.

- Mechanical printing time. Printed in Fast mode with Economode on, using HP Bright White Inkjet Paper (Bond) and Original HP inks.
- +/- 0.1% of the specified vector length or +/- 0.2 mm (whichever greater) at 23°C (73°F), 50-60% relative humidity, on AO/E HP Matte Film in Best or Normal mode with Original HP inks
- Measured on HP Matte Film.
- Based on 640 MB RAM
- BMG trademark license code FSC®-C115319, see fsc.org. HP trademark license code FSC®-C017543, see fsc.org. BMG trademark license code PEFC™/29-31-261, see pefc.org. HP trademark license code PEFC™/29-31-198, see pefc.org. Not all FSC®- or PEFC™-certified products are available in all regions.
- Can be recycled through commonly available recycling programs.
- Applicable to HP DesignJet T-series Printers, ePrinters, and eMFPs. True neutral grays produced by printers compatible with the HP Three-black ink set.

NOTES:

- As an ENERGY STAR® Partner, HP Development Company, L.P., qualified these models as meeting the ENERGY STAR energy efficiency criterion through an EPA recognized certification body.
- These models are EPEAT registered at the Bronze level under Imaging Equipment category. See www.epeat.net for registration status by country.

For more information, please visit

hp.com/go/DesignJetSDProMFP





360 Yellowstone Avenue
 Pocatello, ID 83201
 Phone # (208) 234-4143
 Fax # (208) 234-4144

BID PROPOSAL

Company: City Of Twin Falls

Name: Lori, Information Services

Address:

Date: 10-27-2016

Phone: 208-735-7220

Fax:

E-Mail: lwhitney@tfid.org

<u>Printer</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Extended Price</u>
HP Designjet T1300 SD Pro MFP (L3S81B) *Drop ship machine to customer, no setup*	1	\$15,045.00	\$15,045.00
HP Designjet T1300 SD Pro MFP (L3S81B) *Drop ship machine to customer, 2 technician setup, basic installation onsite*	1	\$15,324.00	\$15,324.00
Warranty options:			
HP 3 year Next business day onsite HW Support w/Defective Media Retention for DesignJet SD Pro MFP	1	\$2,328.00	\$2,328.00
HP 4 year Next business day onsite HW Support W/Defective Media Retention for HP Designjet SDProMFP	1	\$2,768.00	\$2,768.00
HP 5 year Next business day onsite HW Support w/Defective Media Retention for DesignJet SD Pro MFP	1	\$4,329.00	\$4,329.00

THANK YOU FROM ALL OF US AT LASER XPRESS

Bid expires 7 days from date of issue.

*All hardware and software required solely for computer operation will be included.
 (Additional Software, Such as Office and Financial Suites will be additional cost.)*

Contact Ben at Laser Xpress for all questions.

Parts may be substituted for equivalent hardware based on availability.

Prices listed are for the person to whom the bid was produced for only.

THANK YOU FROM ALL OF US AT LASER XPRESS

Bid expires 7 days from date of issue.

*All hardware and software required solely for computer operation will be included.
(Additional Software, Such as Office and Financial Suites will be additional cost.)*

Contact Ben at Laser Xpress for all questions.

Parts may be substituted for equivalent hardware based on availability.

Prices listed are for the person to whom the bid was produced for only.



BONNEVILLE BLUEPRINT SUPPLY

1802 Curtis Ave.
Idaho Falls, Idaho 83402
(208) 522-0010
Toll Free 1-800-635-8804

10933 W. Emerald St.
Boise, Idaho 83713
(208) 376-5710
Toll Free 1-800-648-6134

www.bonnevilleblue.com

October 20, 2016

City of Twin Falls

<u>Part #</u>	<u>Description</u>	<u>Qty</u>	<u>Price</u>
L3S81B	HP Designjet SD Pro MFP HP Designjet T1300 PS 2 Roll w/44" Max Capability 160 GB Hard Drive 32 GB Virtual Memory	1 Each	
	Adobe PS/PDF printing software	1 Each	
	SD Pro Scanner and Stand	1 Each	
	Touch Screen Monitor	1 Each	
<u>Sale Price</u>	<u>HP Designjet SD Pro MFP</u>	<u>1 Each</u>	<u>\$15,495.00</u>

***Note: Price includes freight, delivery, installation and training.**

***Note: Prices do not include applicable taxes, and are subject to change after October 31, 2016.**

Maintenance Contract:

The SD Pro MFP comes with a one year onsite hardware warranty. If you were interested in adding an additional two years to the maintenance for a total of three years on the bundle the price is \$2,489.00. This is to be purchased at the same time as the plotter.

Please feel free to call me with any questions you may have on my cell at 208-830-1985. I look forward to doing business with you.

Sincerely,

Bill Vick



Public Sector Sales

October 27, 2016

CITY OF TWIN FALLS
356 3RD AVENUE EAST
TWIN FALLS ID 83301

RE : HP Public Sector Quote - 11339909

Dear Lorie Whitney,

Thank you for your recent interest in HP Public Sector Sales. Award-winning HP products are designed to deliver high-performance technology, powerful networking and legendary HP quality - all at a value that your budget demands. From Notebook PCs to Printers, HP provides a single resource for complete solutions that meet all your computing needs. You can rely on HP for the performance, uptime, and efficiency you need to keep your agency running smoothly and hassle-free. Every HP product is designed and tested to provide industry-standard compatibility and investment protection. And, with special maintenance services, easy ordering and flexible financing, HP makes buying the right solution for your organization easier and more convenient than ever.

Attached is the price quotation you requested. When submitting a purchase order directly to HP, please be certain to include the requested information on the Ordering Information page attached to this quotation. Including the necessary information will ensure the accurate and timely processing of your order through HP Public Sector.

You may [click here to view this quote and place an order online](#) or fax in your purchase order at 800-825-2329.

- Please reference these terms: HP Standard Single Order terms and conditions.
- Unless the customer has another valid agreement with HP Inc, this quotation is governed by HP Inc's Standard Single Order Terms and Conditions. A copy of these terms can be found on-line or can be requested from your Customer Service or Sales Representatives. All orders must reference this HP Inc. quotation for acceptance. No other terms or conditions shall apply.
- Third party items that may be included in this quote are covered under the terms of the manufacturer warranty, not the HP Inc. warranty.

If you should have questions regarding this quotation or need any other assistance, please contact your Public Sector sales representative.

Sincerely,

Natalie Kasza

Inside Sales Representative



Public Sector Sales

Ordering Information

It's never been easier to place your direct orders with HP. Now you can have fast, accurate service with special options designed to personalize, process and expedite your shipments with higher levels of accuracy. Ordering HP products is as simple as picking up the phone, using the fax machine, or logging onto the HP Public Sector website at http://welcome.hp.com/country/us/eng/solutions/pub_sector.html.

Online ordering

With the HP Online Store, you can create quotes with real-time pricing; place an order using a credit card or purchase order, keep up-to-date on the latest product promotions and pricing available on your contract, inquire about order status and view product/price information - all from your desktop PC.

[Click here to view this quote and place an order online.](#)

Faxing Option

Faxing your order is convenient, too. Simply fill out your request on the customer purchase order and send to 1-800-825-2329. Your order will be promptly handled, and you can call a Customer Service Representative to confirm your order.

Personalized Telesales

To provide more personal service to you, our telephone sales and order administration representatives are assigned by territory. This means you can reach a dedicated government, education, or medical sales team every time you call - giving you added value by letting you grow personal relationships with representatives who know your product as well as your special terms and delivery requirements. To request a quote, check product availability, and other related questions, call your Telesales Representative.

Order Accuracy

To ensure the accurate and timely processing of your order, please verify that your purchase order includes the following information:

- o **Bill-to address,**
- o **Ship-to address,**
- o **Purchase order number,**
- o **Part number, description, and price,**
- o **Contract # and name**
- o **Reseller of choice**
- o **Contact name, phone number, and email address,**
- o **Special delivery requirements**
- o **Requested delivery date**
- o **Signature of authorized purchaser**
- o **Please note that HP Inc. must be listed as the vendor.**
- o **Sample/Editable PDF Purchase Order forms are available at these links -**
 - o **Standard PO (STL / K12 / Hi Ed / Fed) -** http://gem.compaq.com/gemstore/sites/downloads/SL_ED_PO_Template.pdf
 - o **Federal Form 1449 -** http://gem.compaq.com/gemstore/sites/downloads/FED_PO_Template_Form_1449.pdf

Tax-Exempt Certificate Requirements

All tax-exempt accounts should have a tax-exempt certificate on file with HP to avoid having sales tax added to their invoice. This certificate needs to be provided only once. If you are ordering for the first time, please include with your order or account application.

HP Credit

HP's financing programs can help your agency purchase or lease HP solutions. To inquire more about a customized financial solution proposal call your Telesales Representative.

Order Tracking and Status

All orders are entered within 24 hours of receipt and are scheduled to ship on a first in first out basis. Orders are shipped within seven days of receipt provided all items are in stock and all necessary information has been properly included on your purchase order. (Remember that ship complete orders can be delayed if a particular item is not currently in stock.) To inquire about the status of your order, you may either call your corresponding Customer Service Representative or [check your order status online](#)

Returned Merchandise

A return material authorization number (RMA) is required for all returns to be processed. Returns may be requested within 30 days of shipment. Please call your Public Sector Customer Service Representative in order to have an RMA assigned. Please have a copy of the packing slip available when you call.

Customer Relationship and Sales For Public Sector Sales

Fax: 800-825-2329

K-12 Education: 800-888-3224

Higher Ed: 877-480-4433

State & Local: 888-202-4682



PRICE QUOTATION

Quote Number: 11339909

Quote Date : October 27, 2016
Revised Date : October 27, 2016
Expires: November 26, 2016
Provided by: Natalie Kasza

Lorie Whitney
CITY OF TWIN FALLS

Contract: STANDARD TERMS STATE & LOCAL CUSTOMER (STD TERMS STATE&LOCAL CUS)

Product availability and product discontinuation is subject to change without notice. The prices in this quotation are valid for 30 days from quote date above. Please include the quote number and contract from this quote on the corresponding purchase order. HP INC. PROPRIETARY INFORMATION FOR CUSTOMER USE ONLY. DO NOT SHARE.

Item	Part No.	Description	Qty.	Unit Price	Extended
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Group:

1.		- NEW! - HP DesignJet T1300 SD Pro MFP Printer	1	\$15,495.00	\$15,495.00
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L3S81B#B1K
 Product - HP DesignJet SD Pro MFP
 In the box: - HP Designjet T1300 Printer; printheads; introductory ink cartridges; printer stand; spindle; quick reference guide; setup poster; startup software; power cord.
 Also includes: - Scanner: HP Designjet SD Pro Scanner; stand; touchscreen (panel PC); quick reference guide; setup poster; copy/scan software; documentation software; Ethernet cables (x2); power cords.
 All-in-One functions - Print, copy, scan
 Energy Star® Compliant - No
 Cable included? - Yes
 Model size - 44 inches
 Print Speed - 103 D print per hour (General); 80 D prints per hour (US D Plain Paper); 72 ft²/hr (Glossy Paper); 110 ft²/hr ft²/hr (Coated Paper)
 Print quality, color - Up to 2400 x 1200 optimized dpi
 Line accuracy - plus/minus 0.1 percent
 Copy resolution - N/A
 Scan speed - Up to 6 in/sec (color, 200 dpi); up to 13 in/sec (black-and-white, 200 dpi)
 Scan resolution - Up to 1200 dpi
 Scan resolution, enhanced - Up to 9600 dpi
 Maximum scan width - 44-in wide
 Print languages, std. - Adobe PostScript 3; Adobe PDF 1.7; TIFF; JPEG; HP-GL/2; HP-RTL; CALS G4; HP PCL 3 GUI
 Media sizes - 8.3 to 44-in wide sheets; 11 to 44-in rolls
 Memory (std/max) - Printer: 32 GB (virtual); Scanner: 2 GB / Printer: 32 GB (virtual); Scanner: 2 GB
 Media handling - Printer: Sheet feed; two automatic roll feeds; automatic roll-switching; media bin; automatic cutter; Scanner: Straight-through scan paper path for sheet and cardboard originals
 Display - Touchscreen

Note: For detailed warranty information, please link to "URL" for more information www.hp.com/go/specificwarrantyinfo. Sales taxes added where applicable. Freight is FOB Destination.



PRICE QUOTATION

Quote Number: 11339909

Quote Date : October 27, 2016
Revised Date : October 27, 2016
Expires: November 26, 2016
Provided by: Natalie Kasza

Lorie Whitney
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Item	Part No.	Description	Qty.	Unit Price	Extended
		Processor - N/A			
		Connectivity, standard - Printer: Gigabit Ethernet (1000Base-T), Hi-Speed USB 2.0 certified, EIO Jetdirect accessory slot;			
		Scanner: Gigabit Ethernet (1000Base-T), Hi-Speed USB 2.0 certified			
		Network-ready - Yes, standard			
		Warranty - One-year limited hardware warranty			
SUB TOTAL :					\$15,495.00

TOTAL PRICE : **\$15,495.00**

To ensure the accurate and timely processing of your order, please include quote # 11339909 on your Purchase Order.

GET MORE FOR YOUR MONEY

Make the most of your budget and protect against technology obsolescence. Lease these HP products with a purchase price of \$15,495.00 for 36 months for as little as \$497.39 per month. At the end of the lease, send the equipment back to HP Financial Services and upgrade to new technology or purchase the equipment at its fair market value.*

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For more information, call Hewlett-Packard Financial Services Company at 1-888-277-5942 and talk to a financial services representative who specializes in supporting government and education entities.

* The monthly payment amount is for a lease commencing on or before 11/26/2016 with a term of 36 months and a fair market value purchase option at the end of the lease term. This and other leasing and financing options are available through Hewlett-Packard Financial Service Company (HPFSC) or one of its affiliates to qualified education and state and local customers in the U.S. and subject to credit approval and execution of standard HPFSC documentation. Fees and other restrictions may apply. This is not a commitment to lease. Rates and payments are subject to change at any time without notice. Leasing and financing options for Federal governmental agencies (subject to a \$50,000 minimum) are available from Hewlett-Packard Company.

Note: For detailed warranty information, please link to "URL" for more information www.hp.com/go/specificwarrantyinfo. Sales taxes added where applicable. Freight is FOB Destination.



PRICE QUOTATION

Quote Number: 11339909

Quote Date : October 27, 2016

Lorie Whitney

Revised Date : October 27, 2016

CITY OF TWIN FALLS

Expires: November 26, 2016

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Contract: STANDARD TERMS STATE & LOCAL CUSTOMER (STD TERMS STATE&LOCAL CUS)

Product availability and product discontinuation is subject to change without notice. The prices in this quotation are valid for 30 days from quote date above. Please include the quote number and contract from this quote on the corresponding purchase order. HP INC. PROPRIETARY INFORMATION FOR CUSTOMER USE ONLY. DO NOT SHARE.

Item	Part No.	Description	Qty.	Unit Price	Extended
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Comments:



Public Meeting: **MONDAY NOVEMBER 07, 2016**

To: Honorable Mayor and City Council

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

ITEM II-

Request: For The City Council's Consideration To Adopt An Ordinance to **Vacate** approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East c/o City of Twin Falls (app. 2784)

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

History:

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

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

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

On **June 6, 2016** the City Council held a public hearing. The public hearing was opened and closed with no public comment. Upon Conclusion of the public hearing and discussion Councilmember Boyd made a motion to vacate approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East with the following conditions:

1. Subject to the retention of a pedestrian easement along Hansen Street East,
2. Subject to the complying with requirements placed by applicable utility companies for relocation of assets.

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

Conclusion:

As Directed By The Council, Staff Has Prepared An Ordinance For Your Consideration.
Staff Recommends The City Council Adopt The Ordinance by a 3rd and Final motion So It Can Be Published And Codified.

Attachments:

1. Ordinance (2)
2. Attachment "A"(1)
3. Site Map
4. Portion of the June 6, 2016 CC Minutes

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, **VACATING** THE REAL PROPERTY DESCRIBED BELOW AND PROVIDING FOR VESTING OF TITLE TO THE PROPERTY SO VACATED.

WHEREAS, City of Twin Falls has made application for vacation of property located along the 100 Block of Hansen Street East in the City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 10th day of May, 2016, to consider the vacation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 6th day of June, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property be and the same is hereby VACATED:

SEE ATTACHMENT "A"

SECTION 2. That title to the real property by this Ordinance vacated be divided among the adjoining property owners in the portions here below described to the persons named below:

City of Twin Falls
P.O. Box 1907
321 2nd Ave E
Twin Falls, Id 83301-1907

SECTION 3. That the City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's Office for indexing and recording, in the same manner as other instruments affecting the title to real property, as required by Idaho Code 50-1324(2).

PASSED BY THE CITY COUNCIL , 20__

SIGNED BY THE MAYOR , 20__

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday, , 2016

ATTACHMENT "A"

DESCRIPTION

for

Vacation of a Portion of Hansen Street East

A parcel of land being part of Hansen Street adjacent to Lot 17 in Block 88 of the Final and Amended Plat of the Twin Falls Townsite and lying in the Northwest Quarter of the Southeast Quarter of Section 16, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 17 in said Block 88;
THENCE North 45°02'18" West along the extended southwesterly boundary of said Block 88 for a distance of 17.00 feet;
THENCE North 44°57'07" East parallel with the northwesterly boundary of said Block 88 for a distance of 125 .03 feet to a point on the extended southwesterly boundary of the alley in said Block 88;
THENCE South 45°02'09" East along said extended southwesterly boundary for a distance of 17.00 feet to the Northeast corner of said Lot 17 in Block 88;
THENCE South 44°57'07" West along the northwesterly boundary of said Lot 17 in Block 88 for a distance of 125.03 feet to the POINT OF BEGINNING.

Said Parcel contains an area of 2125.5 square feet, more or less.



2ND AVENUE NORTH

140 HANSEN

132 HANSEN

126 HANSEN

233 MAIN A

227 MAIN A

225 MAIN A

217 MAIN A

201 MAIN A

Reference Only

HANSEN ST

MAIN AVE B

MAIN AVE S

149 MAIN A

141 MAIN A

143 MAIN A

137 MAIN A

202 MAIN A

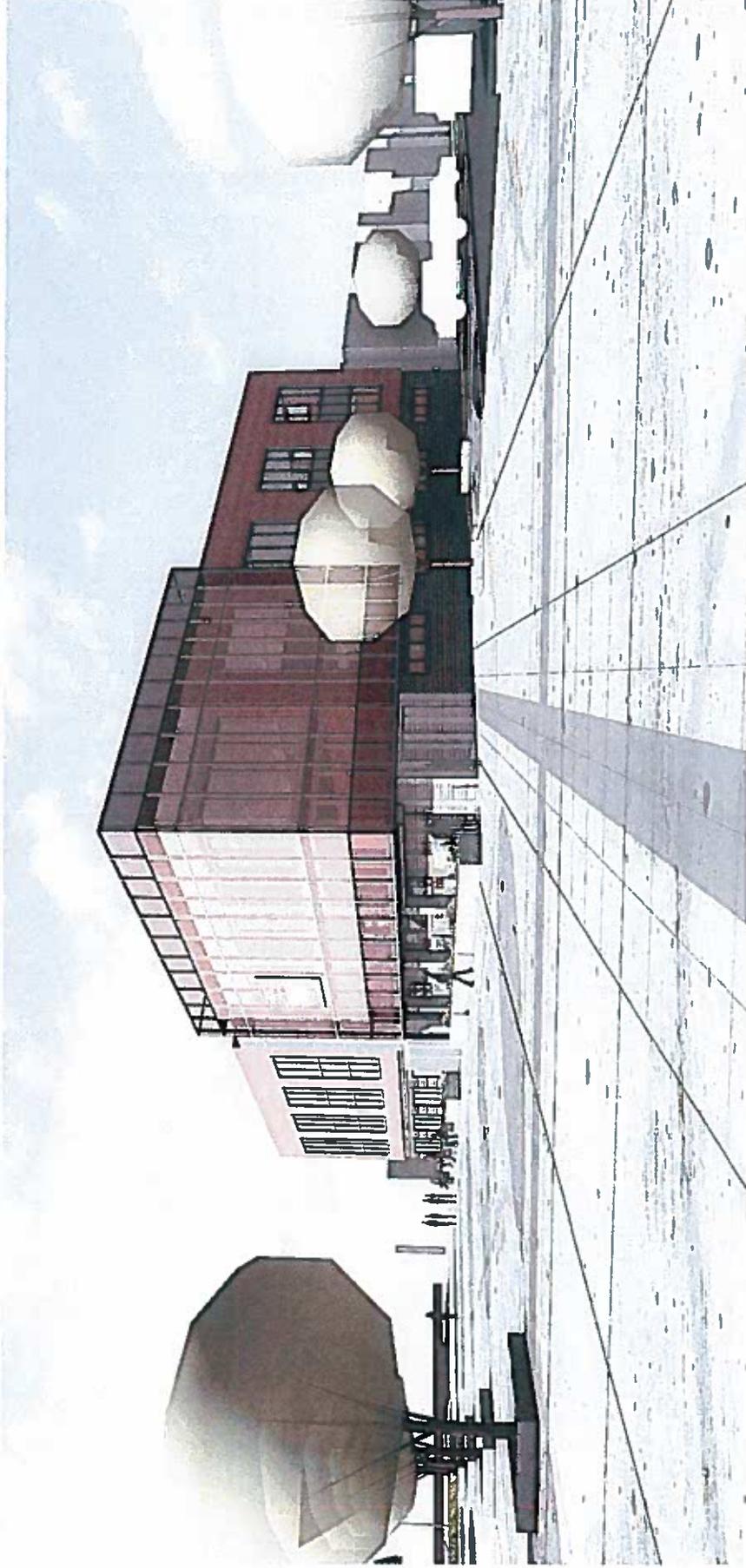
160 MAIN A

TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



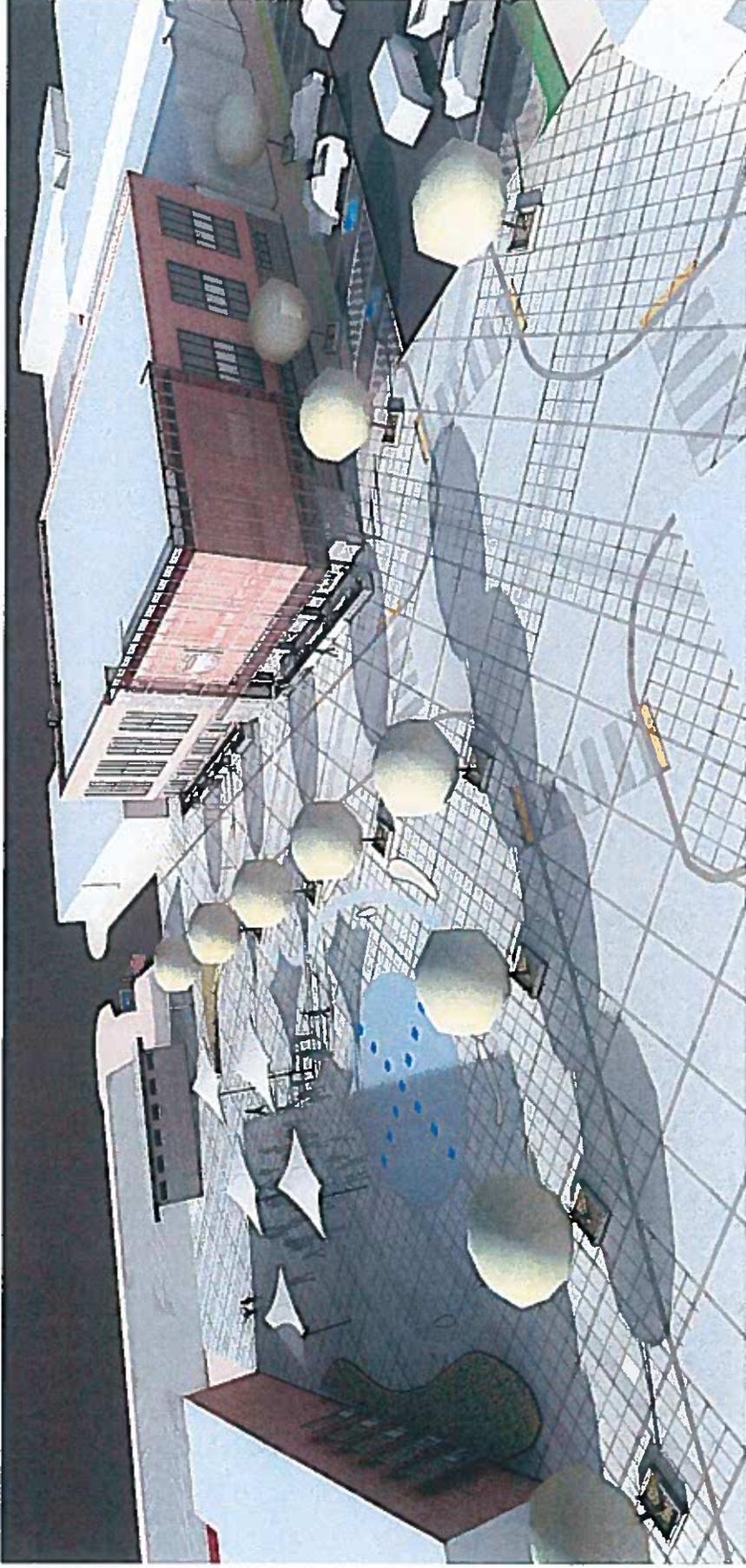
HUMMEL

TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



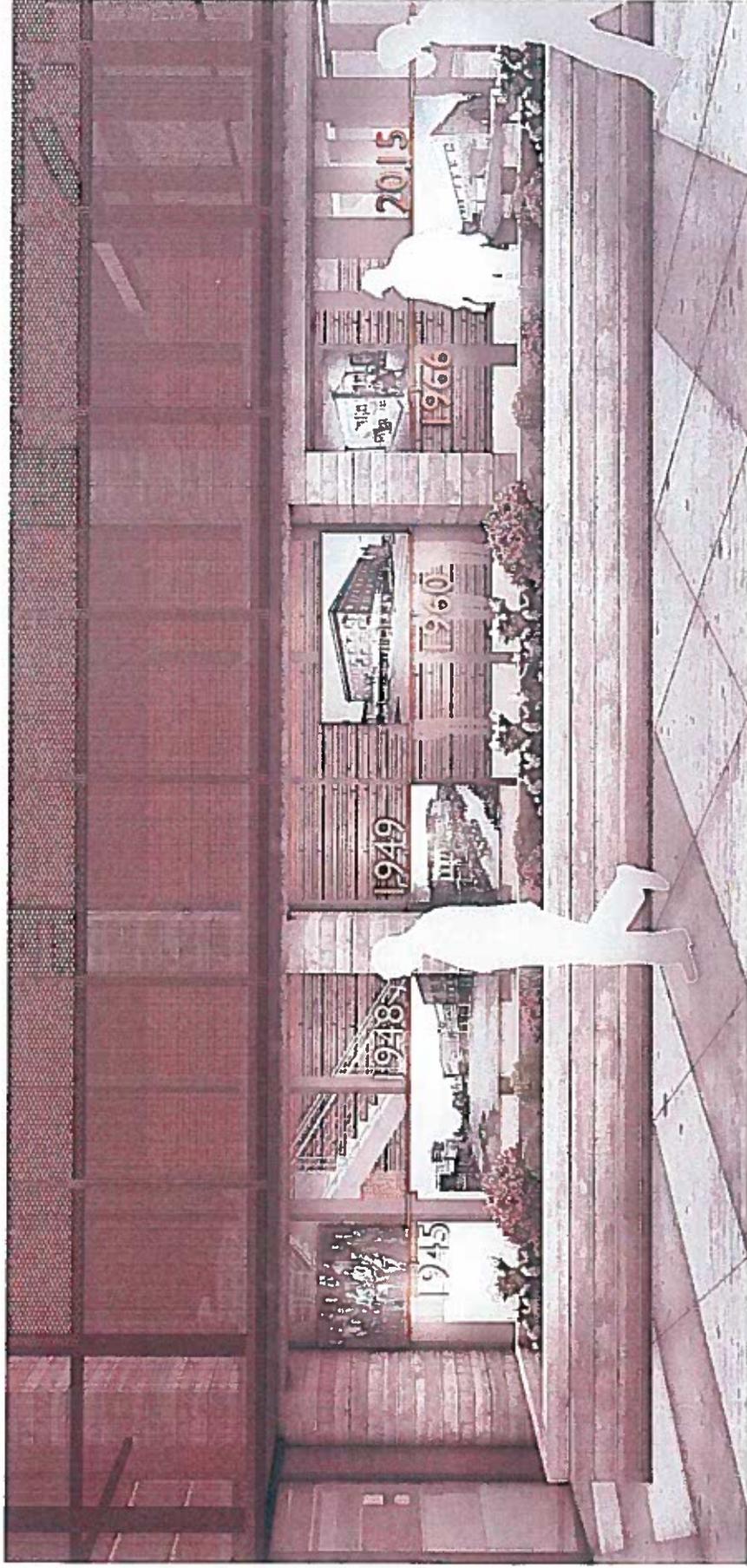
HUMMEL

TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

TWIN FALLS CITY HALL + PUBLIC SAFETY CAMPUS



HUMMEL

COUNCIL MEMBERS

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



5:00 P.M.

MINUTES

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

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

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

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

Staff Present: City Manager Travis Rothweiler, City Attorney Fritz Wonderlich, Deputy City Manager Mitchel Humble, Deputy City Manager Brian Pike, Airport Manager Bill Carberry, Police Chief Craig Kingsbury, City Engineer Jackie Fields, Planner 1 Johnathan Spendlove, Staff Engineer Glaesmann, Deputy City Clerk Sharon Bryan

.....
City Council Recessed at 5:52 P.M and will reconvene at 6:00 PM

IV. PUBLIC HEARINGS: 6:00 PM

1. Request to Vacate approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East c/o City of Twin Falls (app.2786)

Planner 1 Spendlove reviewed the request using visuals.

Open Public Hearing at 6:11 PM
Close Public Hearing at 6:12 PM

MOTION:

Councilmember Boyd moved to approve the request to vacate approximately 2,500 (+/-) sq. ft. of right-of-way along the 100 block of Hansen Street East c/o City of Twin Falls (app.2786) with the following conditions: 1. Subject to the retention of a pedestrian easement along Hansen Street East, 2. Subject to the complying with requirements placed by applicable utility companies for relocation of assets. The motion was seconded by Councilmember Hall. Roll call vote showed all members present voted in favor of the motion.
Approved 5 to 0



Public Meeting: **MONDAY NOVEMBER 7, 2016**

To: Honorable Mayor and City Council

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

ITEM II-

Request: For The City Council's Consideration To Adopt An Ordinance for a **Zoning District Change and Zoning Map Amendment** for 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. c/o Rex Harding, Riedesel Engineering, Inc. on behalf of Dennis Hourany (app. 2777)

Time Estimate: Staff presentation may be five (5 +/-) minutes. This is not a public hearing item but there may be an additional five (5) minutes for questions by the City Council.

History:

On **April 12, 2016** the Commission held a preliminary presentation on this request. There were questions and comments from the Commission and from adjacent neighbors.

On **April 26, 2016** the Commission held the public hearing for this request. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberations the request, as presented, was recommended for denial by a vote of 2 for and 6 against.

On **May 31, 2016** the developer met with the surrounding neighbors to discuss their concerns and review possible changes to the Master Development Plan.

On **June 28, 2016** the Commission held another public hearing for this request. The developer presented a revised development plan with modifications to the Planning and Zoning Commission. Upon conclusion of the applicant's presentation, staff's presentation, public comment and commission deliberations the Commission unanimously recommended approval of the request as presented subject to five (5) conditions.

On **July 25, 2016** the City Council held the public hearing for this request. The public hearing was opened and closed with no public comment.

Upon Conclusion of the public hearing and discussion 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

On **August 9, 2016** the developer presented some proposed changes to the approved Valencia Park ZDA Master Plan to the Commission for their consideration and to determine if the proposed changes would require further public hearings. The changes included adding a single car garage to each unit except the northeast building, making a few of the buildings larger, moving the buildings to allow larger backyard/sideyard areas and moving the park area to the northwest lot.

There was no public comment and upon conclusion of the discussion Commissioner Grey made a motion to find that the proposed changes as presented were in substantial conformance with the approved Valencia Park ZDA Master Plan and no additional public hearing was required. Commissioner Tatum seconded the motion. Commissioners Musser, Tatum, Grey, Higley and Frank voted in favor of the motion, Commissioners Dawson, Munoz and Woods voted against the motion. **Motion Passed 5-3**

Conclusion:

As Directed By The Council, Staff Has Prepared An Ordinance For Your Consideration.

Staff Recommends the City Council Adopt The Ordinance by a Third and Final Reading. Upon adoption the ordinance may be Published.

Attachments:

1. Ordinance (2)
2. Attachment "A" (1)
3. Attachment "B" (6)
4. Zoning Map of Area
5. Site Map
6. Portion of the July 25, 2016 CC Minutes
7. Portion of the August 9, 2016 P&Z Minutes

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP.

WHEREAS, Dennis Hourany had made application for a Zoning District Change and Zoning Map Amendment of properties located at 2916 East 3600 North within the City of Twin Falls, and an amendment of the Area of Impact and Zoning Districts Map; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 28th day of June, 2016, to consider the Zoning Designation, necessary Zoning and Planning Map amendment upon a REZONE of the real property below described, and an amendment to the Area of Impact and Zoning Districts Map; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 25th day of July, 2016.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property located at 2916 East 3600 North is the subject of a Zoning District Change and Zoning Map amendment from R-4 to R-4 ZDA:

See Exhibit "A" and Exhibit "B"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL

, 20__

SIGNED BY THE MAYOR

, 20__

Mayor

ATTEST:

Deputy City Clerk

PUBLISH: Thursday _____, 20__

Exhibit "A"

The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 East of the Boise Meridian in Twin Falls County, Idaho.

CONSISTING OF 9.12 +/- ACRES

Exhibit "B"

Valencia Park ZDA Townhouse Residential Development

ZDA Development Commitment

Pursuant to All Parts of the Planning Exhibit

RECEIVED
OCT 18 2015
CITY OF TWIN FALLS
BUILDING DEPT

This ZDA Development Commitment is made and entered into this ___ day of _____, 2016, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Dennis Hourany hereinafter called "Developer" for the purpose of developing a residential subdivision as a Zoned Development Agreement (ZDA). The legal description of the property is Lot 2 of the Golden Eagle Subdivision No. 4 a conveyance plat located in the Southwest Quarter of Section 28 Township 10 South, Range 17 east of the Boise Meridian in Twin Falls County, Idaho.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 – Chapter 4 – Section 5 and Chapter 6 - Section 1, and all references to other sections therein, as amended, except for the following:

(1) Use Regulations:

(A) Permitted Uses: Modified to include: Dwellings – Attached single household (aka Townhouse)

(B) Special Uses: Special Use Requested for 4 unit multifamily buildings.

(C) Prohibited Uses: None Requested.

(2) Property Development Standards:

(A) Lot Area : Modified as Follows: Residential Lots: Minimum 722 Square Feet
Open Space or Common Area Tracts: No Minimum

(B) Lot Occupancy: Modified As Follows: Residential Lots: 100% of Lot Area
Open Space or Common Area Tracts: 0% Occupancy

(C) Building Height: no change requested.

(D) Yards: Modified as Follows: Residential Lots: No property Line Setback Required
All Buildings shall be a Minimum of 20 feet from exterior boundary.
Street Setbacks: No Change Requested

(E) Access: Modified As shown

1. Valencia Street will be developed as a public street through the development from 3600 North Street to Southwood Avenue. If construction phasing begins on the north end, the entirety of Valencia Street will be constructed during the first phase with the width beyond the platted phase to be determined by the City Engineer. If construction phasing begins on the south end, the entirety of Valencia will be constructed or a bond will be posted for the estimated cost of construction. Valencia will be completed by the year 2022.

2. Access to the buildings will be through private driveways and parking lots. Each dwelling unit will have a single car garage except Building 1.

- (F) Landscaping: On-Site Landscaping shown on Master Development Plan to be installed, owned and maintained by Homeowners Association.
- (G) Off Street Parking: Two off street parking places are provided for each 2-bedroom unit. Two and one-half off street parking places are provided for each 3-bedroom residential unit.
- (H) Signs: Modified to include the following
 - 1. Freestanding signs along Valencia Street will be erected to identify the development as the Valencia Park Subdivision. The signs will be permitted through the Twin Falls Building Department. A photo of a sign similar to the one that is proposed is attached.
- (I) Walls, Fences, Hedges, Trees, Shrubs, and Landscaping Structures: Modified to Include: A minimum of 6' tall white vinyl fence will be installed as exterior screen fencing along the exterior property boundary. The fence shall be constructed for each phase prior to the issuance of a building permit.
- (J) Platting: A final plat will be recorded for each phase prior to its development.
- (3) Other Site development Criteria – if applicable
 - (A) Building Elevations: Project to be Constructed in accordance with the Building Elevations Provided with This Agreement.
 - (B) Density: No Change Requested.
 - (C) Residential Lot Width: Platted townhouse lot width will be a minimum of 20 feet.
 - (D) Residential Lot Depth: Platted townhouse lot length will be a minimum 41 feet.
 - (E) Open Space or Common Area No minimum or maximum size
 - (F) Multi-Use Transportation Access: No amenities specifically designed for multi-use transportation access are planned.
 - (G) Park: No Change Requested to Park Dedication Procedure.
 - (H) Pathways: The sidewalks will be set back from the curb along Valencia Street and the 3600 North Road and be 6' wide.
 - (I) Screening: Modified to include the following
 - 1. Trash containers shall be visibly screened from roadways, adjacent residential areas, and adjacent properties. Screening may consist of landscaping, masonry walls, or vision barrier fencing.
- (4) Architectural Standards: The buildings will be constructed by the developer and/or its successors and assigns in accordance with the building elevations included with this application.
- (5) Management Associations: A Valencia Park Homeowner's Association will be formed with documentation recorded at Twin Falls County. The property will be managed by a property manager hired by the Homeowner's Association.
- (6) Project Phasing: The development will be constructed in 6 phases. The schedule for the construction is to complete one or more phases each year starting in 2016 and to be completed by 2022.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and

conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate a process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel

Developer

[Signature]

WYOMING
 STATE OF IDAHO)
 County of LINCOLN) ss.

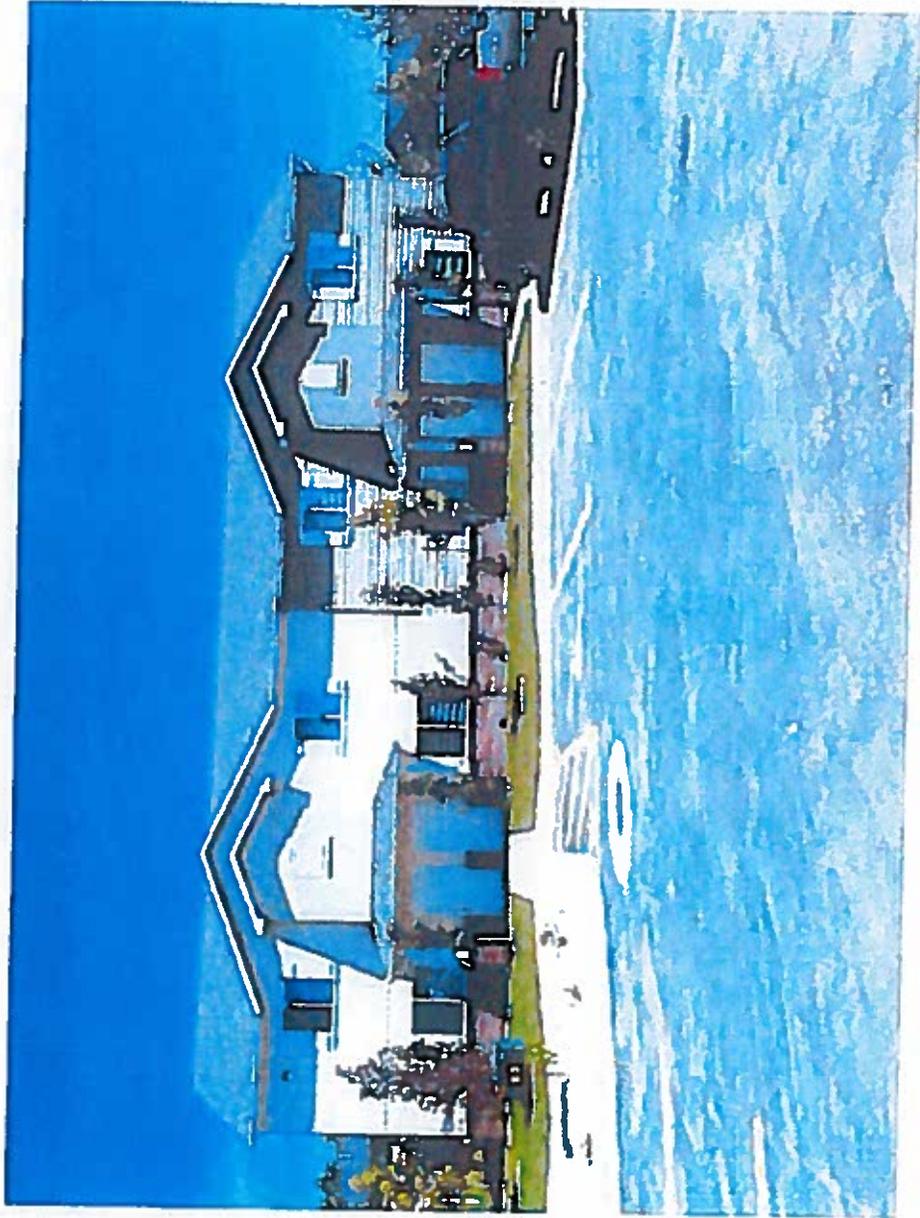
On this 11 day of OCTOBER, 2016, before me, the undersigned, a Notary Public for ~~Idaho~~ ^{WYOMING}, personally appeared DENNIS HOURANY, known to me to be the persons whose names are subscribed to the within instrument on behalf of said Owner and acknowledged to me that said Owner executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature]
 Notary Public for Idaho ^{WYOMING}
 Residing at 135 Spur Loop Idaho
ETNA, WY 83118





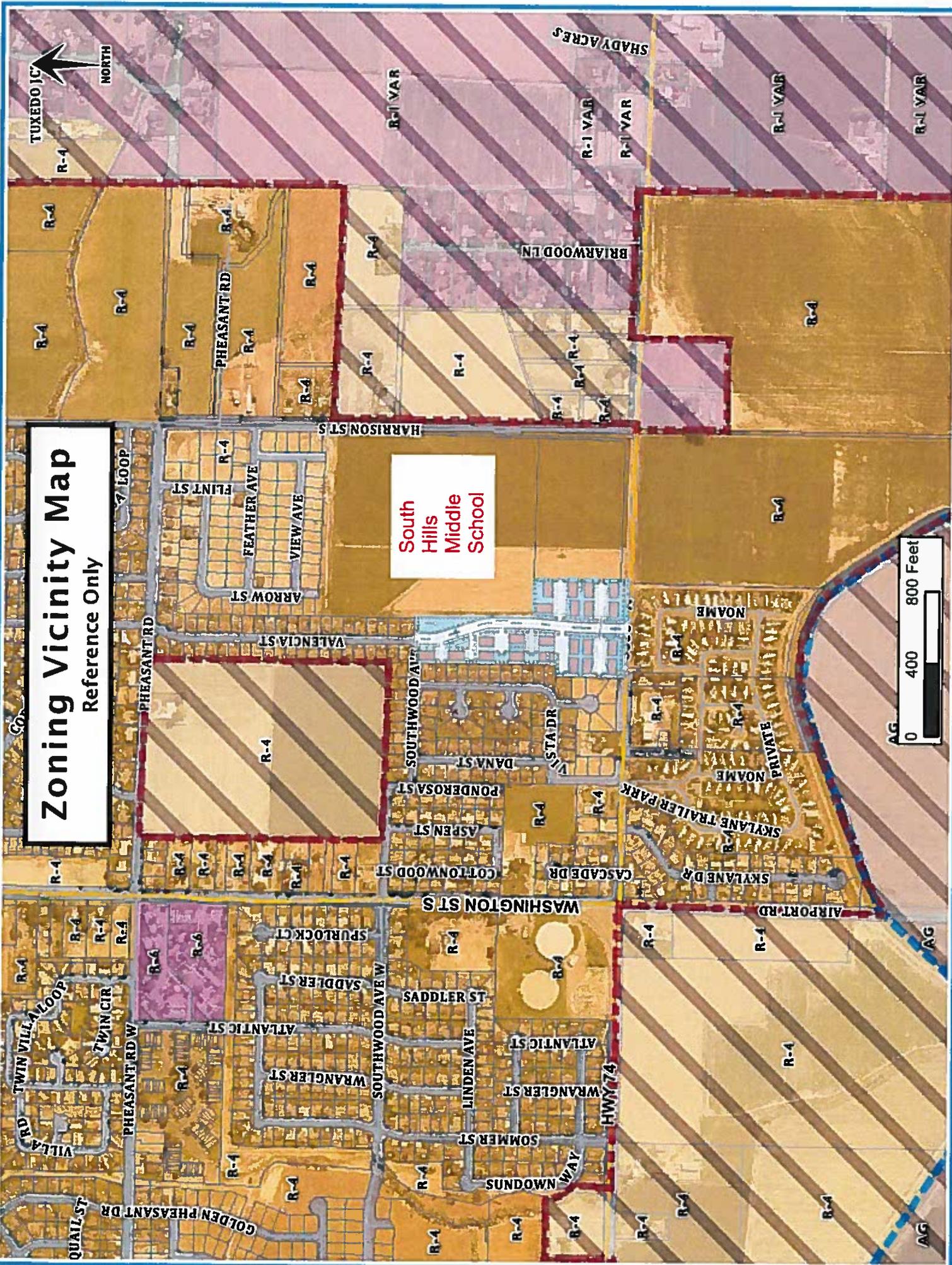
NE Buildings #1 only
no garages



Zoning Vicinity Map

Reference Only

South Hills Middle School





Future
South Hills Middle
School

Aerial Photo Map
Reference Only



3600 N

VISTA DR

VISTA DR

VISTA CT

VISTA DR

DANA ST

PONDEROSA ST

SOUTHWOOD AVE

SOUTHWOOD AVE

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 3rd 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:
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 th Annual Parktacular event to be held at the Twin Falls City Park on Sunday, August 7, 2016. 5. Request to approve the 6 th 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
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. 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
III. ADVISORY BOARD REPORT/ANNOUNCEMENTS:		
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.	PH/Action	Jonathan Spendlove Rex Harding/Riedesel Engineering, Inc.
V. ADJOURNMENT:		

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

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

Sharon Bryan, Deputy City Clerk



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
August 9, 2016 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

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

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
 Frank
 Grey
 Muñoz
 Musser
 Tatum

ABSENT

Reid

AREA OF IMPACT MEMBERS

PRESENT

Higley
 Woods

ABSENT

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

I. CALL MEETING TO ORDER:

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

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): July 26, 2016
2. Approval of Findings of Fact and Conclusions of Law: **None**

Motion:

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

III. ITEMS OF CONSIDERATION:

1. Consideration of changes to the Valencia Park ZDA and the Master Development Plan. c/o Rex Harding/Riedesel Engineering on behalf of Dennis Hournay. (app 2777)

Applicant Presentation:

Rex Harding, Riedesel Engineering, Inc., representing the applicant, stated the Valencia Park ZDA has been before the Commission several times. The last time the Commission recommended approval and it move forward to the City Council. City Council approved the rezone on July 25, 2016. After their approval the developer asked if the buildings were built a little larger could single car garages be added to the townhomes. After some review the plan does work but a few changes to the layout were made to accommodate these changes. The request tonight is to ask if the changes are substantial enough to warrant another set of public hearings. On the northeast end of the development a unit was moved to this location so that there was not a building on the northwest side with its back to the residential property. The park has been relocated to the northwest corner and will be a private park. The net effect of increasing the size of the buildings reduces the amount of common area because the parking areas had to be enlarged to accommodate the drive-ways. The builders were moved closer to the sidewalk making the backyards larger for the residents. There is an allowance with a ZDA to make minor changes to the master plan. Staff felt the determination on whether or not these changes would require additional public hearings should be made by the Commission.

Staff Presentation:

Planner I Spendlove stated the Valencia Park ZDA rezone request was approved on July 25, 2016. Shortly after the approval the applicant approached staff with the proposed changes. Changes to any of the following item: permitted uses, increase in density, increase in building height, increase in building coverage of the site, off street parking ratio, reducing building setbacks, reduction of any open space plans or the alteration of the overall design theme, primary architectural elements or building materials constitutes a departure from the conceptual development plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property. After the applicant approached staff if it was determined the request needed to be reviewed by the Commission to make determination.

The commission is tasked with reviewing the facts and circumstance of this case, along with the surrounding area and determine if there have been substantial changes to the site plan which would require a new public hearing process prior to development. If the Commission finds the amendments to be in substantial conformance with the approved ZDA plan staff recommends the Commission, make a motion to accept the revisions to the plan as presented. If the Commission, finds that the changes are a significant departure from the approved ZDA, staff recommends the Commission make a motion to have the amendment brought back through the public hearing process.

PZ Questions/Comments:

- Commissioner Munoz clarified with staff that the reason this item is on the agenda is to determine whether or not the changes are significant enough to require another public hearing.
- Planner I Spendlove confirmed that is why the item is on the agenda.

Public Comment: [Opened and Closed Without Comment](#)

Deliberations Followed:

- Commissioner Grey asked if this item was published as public hearing item.
- Planner I Spendlove explained this is a consideration item other than the posting of the agenda it did not get published like a public hearing item. This meeting is to discuss whether or not another public hearing is necessary because of the amendments.
- Commissioner Munoz stated he thinks the changes are significant that the item should go through another public hearing process.
- Commissioner Woods agreed the changes from no covered parking to garages, the buildings are bigger and one has been moved.
- Commissioner Grey stated he thinks that the amendments have been in response to the citizen's input and to have another public hearing for the public to say they like the changes delays the project for no reason.
- Commissioner Frank stated he agrees that the changes have been a reaction to the public input.
- Commissioner Higley stated he agrees and the changes don't seem substantial enough to warrant another hearing.
- Commissioner Munoz stated positive or negative he thinks the changes are substantial enough to warrant a hearing and not everything the public had concerns about were addressed for example the location of the dumpsters.
- Commissioner Grey stated the dumpster locations were moved, adding the garages has to be a positive improvement, he doesn't see a reason to hold this up any longer.

- Commissioner Woods explained that there is not a start date for construction and that a public hearing would not delay the project.
- Commissioner Higley asked what the timeline would be if this had to go through another public hearing process.
- Planner I Spendlove stated in order to meet the state statute this process would require a public hearing for Planning & Zoning and then move forward to City Council approximately 2-3 months.
- Commissioner Musser stated the changes are not significant enough to create a negative impact on the neighbors.
- Commissioner Higley agreed if this amendment created more buildings or changed the orientation of the buildings that would negatively impact the neighbors he would agree that another public hearing process would be warranted.
- City Attorney Wonderlich stated the standard that should be applied in this instance is whether the proposal is in substantial conformance with the approved ZDA. If the changes are found to be in substantial conformance with no additional public hearing required, if you vote No then you want the applicant to come through for another public hearing.
- Commissioner Tatum clarified if you vote Yes then you want the applicant to move forward without any additional hearings.
- Commissioner Frank confirmed that is correct.

Motion:

Commissioner Grey made a motion to find that the amendments, as presented are in substantial conformance with the approved ZDA and no additional public hearing is required. Commissioner Tatum seconded the motion. Commissioner Musser, Tatum, Grey, Higley and Frank voted in favor of the motion, Commissioners Dawson, Munoz and Woods voted against the motion.

Motion Passed 5-3



Public Hearing: **MONDAY NOVEMBER 07, 2016**
To: Honorable Mayor and City Council
From: Reneé V. Carraway-Johnson, Zoning & Development Manager

ITEM IV-

Request: **Request for approval of a Resolution adopting the 2016 Twin Falls Comprehensive Plan-GROW WITH US as the City's Comprehensive Plan. [c/o City of Twin Falls. \(app. 2809\)](#)**

Time Estimate:

The staff presentation will take approximately 2 minutes with available time for City Council questions.

History:

On October 24, 2016 the City Council held a public hearing to consider the proposed amendment to the current Comprehensive Plan, "Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future" by adopting by resolution [the 2016 Twin Falls Comprehensive Plan-GROW WITH US as the City's Comprehensive Plan.](#)

Upon conclusion of the public hearing and discussion the City Council voted to table a decision. They voted to place the request on the November 7, 2016 City Council Agenda for further public comment opportunities and council discussion.

In the State of Idaho, comprehensive plans are advisory documents used to guide land development decisions. Because the plans are derived from public input about what people desire for their community, the goals and future land use plan designations of the Comprehensive Plan have an important role in many regulatory decisions the City makes. These decisions surround land use, such as changes in the jurisdictional boundary, rezoning, and amendments to City codes and development standards. The goal is to ensure this document meets the needs and desires of the community.

Budget Impact:

The only initial budget impact from approval of this request will be the cost of public hearing notifications.

Regulatory Impact:

Approval of the attached resolution will adopt the **2016 Twin Falls Comprehensive Plan-GROW WITH US** as the City's Comprehensive Plan.

Conclusion:

On September 27, 2016 the Planning & Zoning Commission held a public hearing on this request. Megan Moore, Logan Simpson Design, LLC was also present to address any questions or concerns regarding the draft plan. There were two (2) people who spoke; 1 person who inquired about having more pathways and residential options for the growing senior population and the other person was very supportive of the plan encouraging mixed neighborhood uses. Upon conclusion of the public hearing and discussion the Commission unanimously voted to recommend adoption of the 2016 Twin Falls Comprehensive Plan; GROW WITH US, as presented and including there be no amendments to the plan for one (1) year after adoption.

Staff concurs with the Planning & Zoning Commission's recommendation for adoption of the 2016 Twin Falls Comprehensive Plan; GROW WITH US, as presented and including there be no amendments to the plan for one (1) year after adoption.

Attachments:

1. Proposed Resolution
2. Link to proposed Comp Plan <http://www.tfid.org/DocumentCenter/View/1703>

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ADOPTING THE 2016 CITY OF TWIN FALLS COMPREHENSIVE PLAN – “GROW WITH US” AS THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP FOR THE CITY OF TWIN FALLS AND ITS AREA OF CITY IMPACT.

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

That the 2016 City of Twin Falls Comprehensive Plan – “Grow With Us” is hereby adopted as the comprehensive plan and future land use map for the City of Twin Falls and its Area of City Impact.

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

, 2016.
, 2016.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Public Hearing: Monday, November 7, 2016

To: Honorable Mayor and Members of the City Council

From: Jonathan Spendlove, Planner 1

AGENDA ITEM IV-1

Request: Request for **Vacation** a 15 x 185.13' (2,777 sf) utility, irrigation and drainage easement on Lot 10 of the Wild Rose Estates Subdivision No. 1 on property located at 4042 North 3320 East in the Area of Impact. c/o Jennifer & Ken Ashley (app. 2815)

Time Estimate:

Applicant's presentation may take up to ten (10) minutes followed by a staff presentation which may be up to five (5) minutes.

Background:

Applicant:	Status: Owner	Size: 15' x 185.13' (2777 sq ft) easement
Jennifer & Ken Ashley 4042 North 3320 East Twin Falls, ID jena@southernidaholandscapcenter.com 208-404-3393	Current Zoning: SUI Aol , Platted Drainage, Irrigation, Utility Easement	Requested Zoning: Vacation of Platted Drainage, Irrigation, Utility Easement
	Comprehensive Plan: Rural Residential	Lot Count: 1 Lot
	Existing Land Use: Single Family Residential	Proposed Land Use: No Change
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI Aol; Ramblin Rose Way, Residence	East: SUI Aol; undeveloped lot with an Irrigation Pump Station,
	South: SUI Aol; Residence	West: SUI Aol; Prairie Rose Lane, Residence
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-8-4(D), 10-12-3.8, 10-16-1 & 2	

Approval Process:

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

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

This property is within the Area of Impact therefore the City Council will conduct a public hearing and forward a recommendation of approval, modification or denial of the vacation to the County Commissioners for final decision.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the County Commissioners with the request to vacate the Easements as listed in the description.

History:

This easement was dedicated as part of the Wild Rose Estates Subdivision #1 Plat in 2003. The house was constructed on the property in 2006. In 2015, the current owners purchased the property. As part of the purchase, a 30' x 185' x 49' triangle piece of the adjoining property was also included. This created a large open area to the East of the Residence which could be used for some purpose.

Analysis:

This vacation request is being brought forward by the owner due to the desire to build an accessory building on the East side of the property. In order to facilitate the construction of the building, the easements would need to be vacated as they would run down the middle of the structure.

During the public notice phase of this item there were a few comments and questions from nearby residents. No concerns were raised or logged after some basic information was conveyed to them regarding this item.

We received authorization from all applicable utility companies to allow the vacation with no additional conditions. We also received an inquiry from the Twin Falls Highway District. Their concern stems from the vacation of the "Drainage" portion of the platted easement. They were concerned with the prospect of no viable way for water to drain from the south properties to the barrow ditch on the north side of the property and then to the natural drainage of the canal. At that time staff suggested a condition for the protection of a portion of the platted easement and the recordation of a new Drainage, Irrigation, Utility Easement on the recorded eastern property line to facilitate a continuous drainage easement for adjoining properties prior to the issuance of a building permit.

Possible Impacts: Staff does not foresee unreasonable impacts with the vacation of the platted easement.

On October 11, 2016 a public hearing was held before the Planning and Zoning Commission. The public hearing was opened and closed with no public input. Upon conclusion of a discussion, Commissioner Dawson made a motion to recommend approval of the request, as presented, with staff recommendations to the City Council. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

Recommended for Approval, As Presented, with the following Conditions to the City Council.

1. Subject to a new fifteen foot (15') Drainage, Irrigation, Utility Easement being recorded on the Eastern Property Line prior to issuance of a building permit.
2. Subject to the new easement language receiving City Engineer approval prior to the City Council Public Hearing.
3. Subject to the new Drainage, Irrigation, Utility Easement being recorded prior to adoption of the Vacation Ordinance by the County Commissioners.

A recent development occurred in relation to this request. The Twin Falls Highway District reconvened their Board of Commissioners and issued a new letter of determination on November 2, 2016. This letter states they are no longer pursuing the recommendation for a new utility easement to be dedicated on the Eastern boundary of the property. In light of this new information Staff has amended our recommendations.

CONCLUSION:

Should the City Council recommend approval of the request to the County Commissioners, staff recommends no additional conditions.

Attachments:

1. Vacation request
2. Zoning Vicinity Map
3. Easement Exhibit / Aerial Map
4. Wild Rose #1 plat
5. Applicant Submitted Site Plan
6. Utility Letters
7. Photos

August 11, 2016

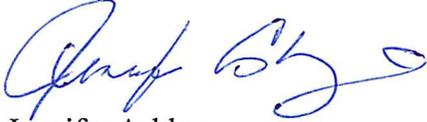
To Whom It May Concern:

I reside at 4042 North 3320 E, Twin Falls, Idaho. Prior to me purchasing the property in 2014, the boundary line between Lot 10 and Lot 11 was adjusted. The new property boundary can be seen on the attached document titled "Record of Survey for Patricia Thomas."

I am trying to move the 15' wide irrigation, utility and drainage easement to the adjusted boundary line for the purpose of building a 30'x36' shop to the east of my residence.

Moving the easement does not have an effect on the adjoining properties. There are no utility lines in the area. The utility companies, including Idaho Power, Intermountain Gas, Twin Fall Canal Company, Cable One, and Century Link, do not have objection to the easement being vacated or moved (see utility company letters included with the easement vacation application).

Thank you,



Jennifer Ashley

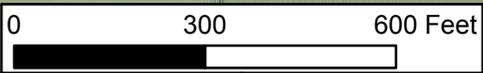
Zoning Vicinity Map

Reference Only

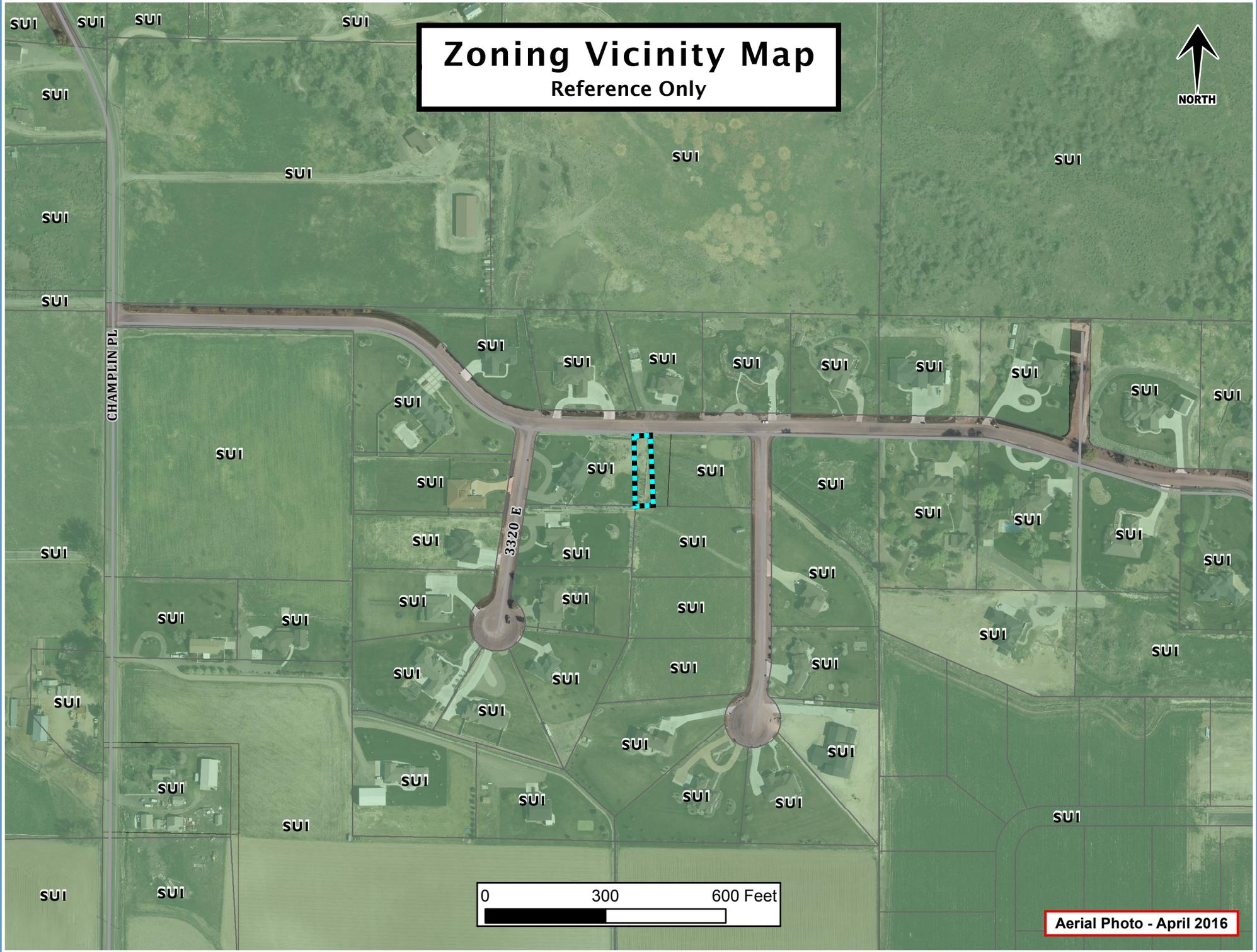


CHAMPLIN PL

3320 E



Aerial Photo - April 2016



Easement Exhibit

Reference Only



3316 4050

3326 4050

3330 4050

BASE BEARING - "WILD ROSE ESTATES NO. 1"
S88°58'32"E 263.49' S88°58'32"E'

30.00'

B L O C K 2

PARCEL D-1
1.289 ACRES

4042 3320

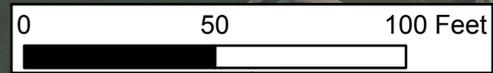
3327 4050

LOT 10
LOT 11

ADJUSTED BOUNDARY LINE
N2°44'27"W 185.40'

New Easement
to be Recorded

Easement to be Vacated



Aerial Photo - April 2016

3315 4050

4041 3320

3320 E
N8°46'26"E 164.88'

3320 E

49.00'

4040 3320

4041 3329

11-6-03 (Governor's) 03-0-28907

1/16 1058E 045440

OK 921

WILD ROSE ESTATES

SUBDIVISION NO. 1

LOCATED IN
 IN A PORTION OF GOV'T. LOT 6 AND
 NE4SW4, SECTION 6,
 TOWNSHIP 10 SOUTH, RANGE 18 EAST,
 BOISE MERIDIAN,
 TWIN FALLS COUNTY, IDAHO
 2003

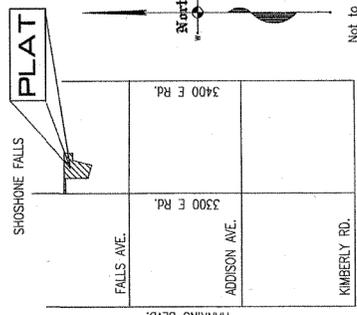
Twin Falls County, Idaho
 04-23000
 Nov 06 2003
 EHW ENGINEERS
 2003-028906
 REGISTERED PROFESSIONAL ENGINEER
 IDAHO STATE BOARD OF ENGINEERS
 IDAHO STATE BOARD OF ENGINEERS
 IDAHO STATE BOARD OF ENGINEERS

POINT OF BEGINNING
 C.P. #199004715

BASE BEARING SURVEY
 INST. #767669
 C.P. #1992016303

FALLS AVE. EAST
 N 88°57'13" W - 1924.03'
 FOUND 1/2" REBAR
 C.P. #2000005431

VICINITY SKETCH



Not to Scale

Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Chapter 13, Section 50-1026, by the issuance of a certificate of disapproval.

Date: *01/30/2003*

South Central District Health Dept., EHS
 # 249

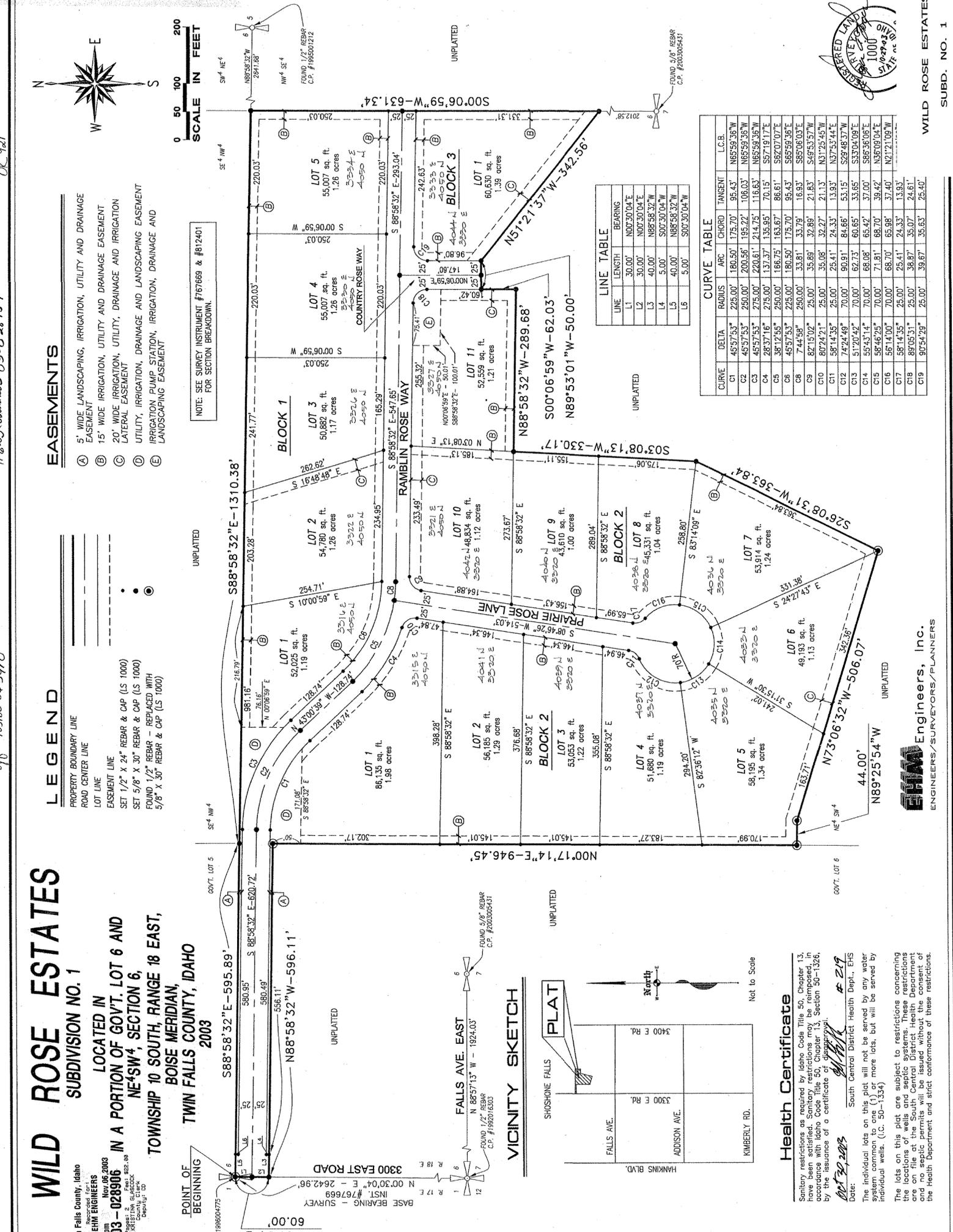
The individual lots on this plat will not be served by any water system common to one (1) or more lots, but will be served by individual wells. (I.C. 50-1334)

The lots on this plat are subject to restrictions concerning the location and use of wells and septic systems. The Department and no septic permits will be issued without the consent of the Health Department and strict conformance of these restrictions.

EASEMENTS

- (A) 5' WIDE LANDSCAPING, IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (B) 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (C) 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- (D) UTILITY, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT
- (E) IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT

NOTE: SEE SURVEY INSTRUMENT #767669 & #812401 FOR SECTION BREAKDOWN.

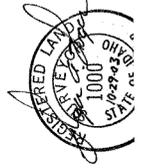


LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	N00°30'04"E
L2	30.00'	N00°30'04"E
L3	40.00'	N88°58'32"W
L4	5.00'	S00°30'04"W
L5	40.00'	N88°58'32"W
L6	5.00'	S00°30'04"W

CURVE TABLE

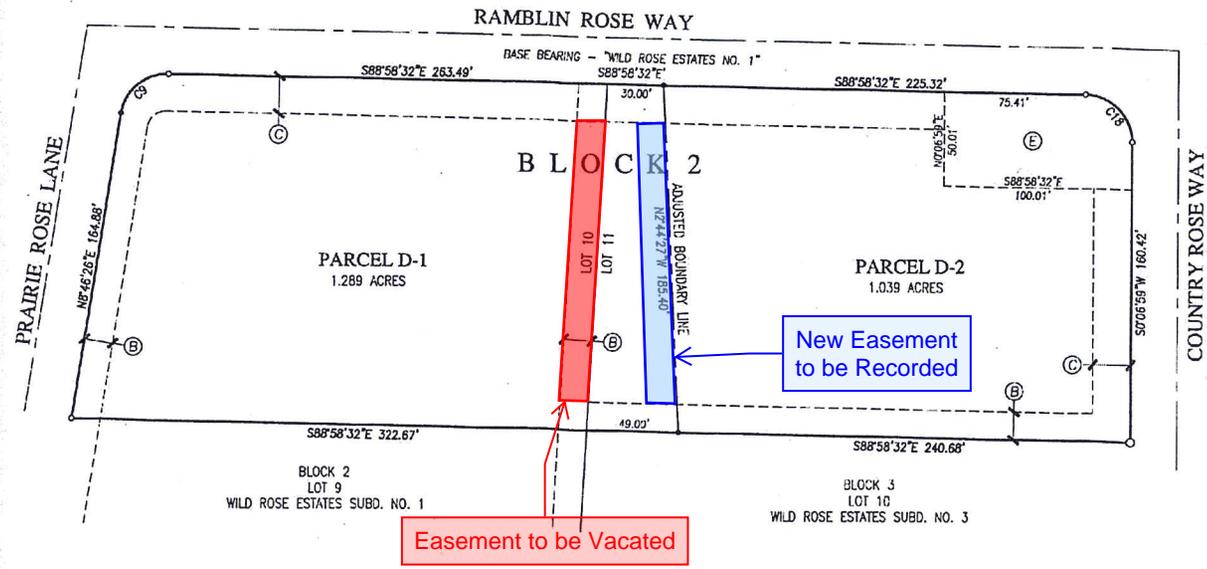
CURVE	DELTA	ARC	CHORD	TANGENT	L.C.B.
C1	45°57'53"	225.00'	180.50'	175.70'	95.43'
C2	45°57'53"	200.00'	159.27'	156.63'	78.63'
C3	45°57'53"	275.00'	220.61'	214.75'	116.63'
C4	28°37'16"	275.00'	137.37'	135.95'	70.15'
C5	38°12'55"	250.00'	166.75'	163.67'	86.61'
C6	45°57'53"	225.00'	180.50'	175.70'	95.43'
C8	74°45'02"	250.00'	35.89'	32.89'	21.83'
C9	80°74'21"	250.00'	35.08'	32.27'	21.13'
C10	80°74'21"	250.00'	35.08'	32.27'	21.13'
C11	80°74'21"	250.00'	35.08'	32.27'	21.13'
C12	74°24'49"	70.00'	90.91'	84.66'	53.15'
C13	51°20'42"	70.00'	62.73'	60.65'	33.66'
C14	55°43'14"	70.00'	66.08'	65.42'	37.00'
C15	58°46'25"	70.00'	71.81'	68.70'	39.42'
C16	56°14'00"	70.00'	68.70'	65.98'	37.40'
C17	58°14'35"	25.00'	25.41'	24.33'	13.93'
C18	89°05'31"	25.00'	38.87'	35.07'	24.61'
C19	90°54'29"	25.00'	39.67'	35.63'	25.40'



EHW Engineers, Inc.
 ENGINEERS/SURVEYORS/PLANNERS

WILD ROSE ESTATES
 SUBD. NO. 1

Located In
 Lots 10 & 11
 Wild Rose Estates Subdivision No. 1
 In
 NE 4 SW 4, Section 6
 Township 10 South, Range 18 East
 Boise Meridian
 Twin Falls County, Idaho
 2014



Legend

- SURVEY BOUNDARY LINE
- PLATTED EASEMENT LINE
- ADJUSTED PROPERTY LINE
- CENTERLINE OF STREET
- PLATTED LOT LINE
- FOUND 5/8" REBAR (LS 1000) ○
- FOUND 1/2" REBAR (LS 1000) ○
- SET 1/2" x 24" REBAR & CAP - LS 1000 •

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
C9	82°15'02"	25.00'	35.86'	32.89'	21.83'	S49°53'57"W
C18	89°05'31"	25.00'	38.87'	35.07'	24.61'	N44°25'47"W

PLATTED EASEMENTS

- Ⓐ 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- Ⓑ 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- Ⓒ IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT

Survey References

#2007-018491
 WILD ROSE ESTATES
 SUBDIVISION NO. 1

Deed References

#2005-003058
 #2011-009457



I, ROGER A. KRUGER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED UNDER MY SUPERVISION AND DIRECTION.

TWIN FALLS COUNTY
 Received for:
 EHM ENGINEERS
 2:06:27 PM 10-19-2014
 2014-017168
 No. Pages: 1 Fee: \$ 5.00
 KRISTINA GLASCOPK
 County Clerk
 Deputy: JEFFREY MAN

EHM Engineers, Inc.
 ENGINEERS / SURVEYORS / PLANNERS
 621 North College Road, Suite 100, Twin Falls, Idaho 83301
 P (208) 334-6888 fax (208) 334-6889 web: ehm-inc.com

Record of Survey
 for
PATRICIA THOMAS

JOB NO.	259-14
APPROVED	
DESIGN	
DRAWN	DJS
DATE	JUNE 2014
SCALE	As Shown
	V 259-14 605
DATE PLOT.	

TWIN FALLS HIGHWAY DISTRICT
2620 KIMBERLY ROAD
TWIN FALLS, IDAHO 83301
PHONE: 208-733-4062
FAX: 208-733-4934
EMAIL: tfhwy@twinfallshd.org



"YOUR ROADS OUR JOB"

DAVID BURGESS, CHAIRMAN AND
COMMISSIONER
ARTHUR R. BAILY, COMMISSIONER
BRIAN L. DAVIS, COMMISSIONER
MELLISSA BAECHT, SECRETARY-TREASURER
BRIAN LANCASTER, DIRECTOR

November 02, 2016

City of Twin Falls
Planning & Zoning Department
P.O. Box 1907
Twin Falls, ID 83301-1907

RE: Request to vacate a 15x185.13' utility easement – Lot 10, Wild Rose Estates Subdivision #1

Mrs. Renee Carraway:

At the November 02, 2016 Board meeting, our Board of Commissioners re-addressed the request to vacate a 15x185.13' utility easement on Lot 10 in Wild Rose Estates Subdivision Number 1. The Board of Commissioners has no issues with the proposed vacation of the utility easement.

If you have any questions, please do not hesitate to call our office at 208-733-4062.

Sincerely,

A handwritten signature in cursive script that reads "Brian Lancaster".

Brian Lancaster
Director

BL/mmb

CC: Jennifer Ashley



CenturyLink

Brad McNew
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

August 4, 2016

Southern Idaho Landscape Center
21150 Hwy 30
Filer, Id. 83328

RE: Vacation of 15' easement along the boundary of Lot 10 & 11, Block 2.
T10S, R18E, Sec.6
Twin Falls County
Wild Rose Estates No. 1

To whom it may concern, Reference is made to your request for CenturyLink to vacate the existing 15' utility easement. CenturyLink has no need to use the described utility easement at this time and have no plans to utilize them in the future. Based upon this we have no objections to the requested vacation of easement and adjusted Boundary line.

Please call me if you have any questions.

Sincerely,

Brad McNew



TWIN FALLS CANAL COMPANY

357 6TH AVE WEST
POST OFFICE BOX 326
TWIN FALLS, IDAHO 83303-0326



March 04, 2016

Jennifer Ashley
4042 N. 3320 E
Twin Falls, Idaho 83301

RE: Wild Rose Estate, Block 2, Lot 10. Easement Vacation

Dear Jennifer,

I have reviewed the Vicinity Sketch and the Record of Easements for the easement vacation for Jennifer Ashley in Wild Rose Estates. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area and therefore has no issues with the proposed vacation of the easement.

If you have any questions, please contact me at 733-6731.

Sincerely,

Jay Barlogi
Twin Falls Canal Company



Watch us make you smile.

261 EASTLAND DRIVE
P.O. Box 1946
TWIN FALLS, IDAHO 83301
PH: 208•733•6230
FX: 208•733•6296

August 19, 2016

Ms. Jennifer Ashley
4042 N. 3320 E.
Twin Falls, Idaho 83301

Dear Ms. Ashley:

I have looked at your request To Abandon the existing utility easement located along the Lot line Between Lots 10 and 11, Block 2 in the Wild Rose estates Subdivision No. 1 as indicated on the attached Record of Survey for Patricia Thomas.

We are OK with Abandoning This Utility Easement, we have no lines located within this easement.

Thank you,


Ron Burns
Cable One Construction
261 Eastland Dr.
P.O. Box 1946
Twin Falls, Idaho 83301
208-733-6877 Ext. 7150
208-539-9886
Ron.burns@cableone.biz



August 18, 2016

Via Electronic Mail: jena@southernidaholandscapcenter.com

Jennifer Ashley
4042 N. 3320 E.
Twin Falls, Idaho 83301

Re: Relinquishment of a 20' public utility easement located between Lots 10 and 11, Block 2 of Wild Rose Estates Subdivision No. 1.

Situated in a portion of Government Lot 6 and the NE Quarter of the SW Quarter of Section 6, Township 10 South, Range 18 East, Boise Meridian, Twin Falls County, Idaho.

Dear Ms. Ashley:

This is in response to the Relinquishment Application submitted to Idaho Power Company on August 5, 2016, regarding the possible relinquishment of a certain area of platted utility easement located between Lots 10 and 11, Block 1 of Wild Rose Estates Subdivision No. 1, as shown on Exhibit A (the "Utility Easement Area").

Idaho Power's review of the relinquishment request indicated that there are no facilities with the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

A handwritten signature in blue ink that reads "Mary K. Alandt".

Mary K. Alandt
Associate Real Estate Specialist
Land Management and Permitting Department
(208) 388-2699
malandt@idahopower.com

11-6-03 (Volume 25 03-D-2890-7) 04-921

1/6 inside 04-5410

WILD ROSE ESTATES

SUBDIVISION NO. 1

LOCATED IN
IN A PORTION OF GOVT. LOT 6 AND
NE-1/4, SECTION 6,
TOWNSHIP 10 SOUTH, RANGE 18 EAST,
BOISE MERIDIAN,
TWIN FALLS COUNTY, IDAHO
2003

Twin Falls County, Idaho
EHW ENGINEERS
01-339m
2003 - 028906
Nov. 06, 2003

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTER LINE
- LOT LINE
- EASEMENT LINE
- SET 1/2" X 24" HUBS & CAP (LS 1000)
- SET 5/8" X 30" REBAR & CAP (LS 1000)
- FOUND 1/2" REBAR & CAP (LS 1000)
- FOUND 3/8" X 30" REBAR & CAP (LS 1000)

EASEMENTS

- (A) 5' WIDE LANDSCAPING, IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (B) 15' WIDE IRRIGATION, UTILITY AND DRAINAGE EASEMENT
- (C) 20' WIDE IRRIGATION, UTILITY, DRAINAGE AND IRRIGATION LATERAL EASEMENT
- (D) UTILITY, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT
- (E) IRRIGATION PUMP STATION, IRRIGATION, DRAINAGE AND LANDSCAPING EASEMENT

NOTE: SEE SURVEY INSTRUMENT #167665 & #672401 FOR SECTION BACKGROUND

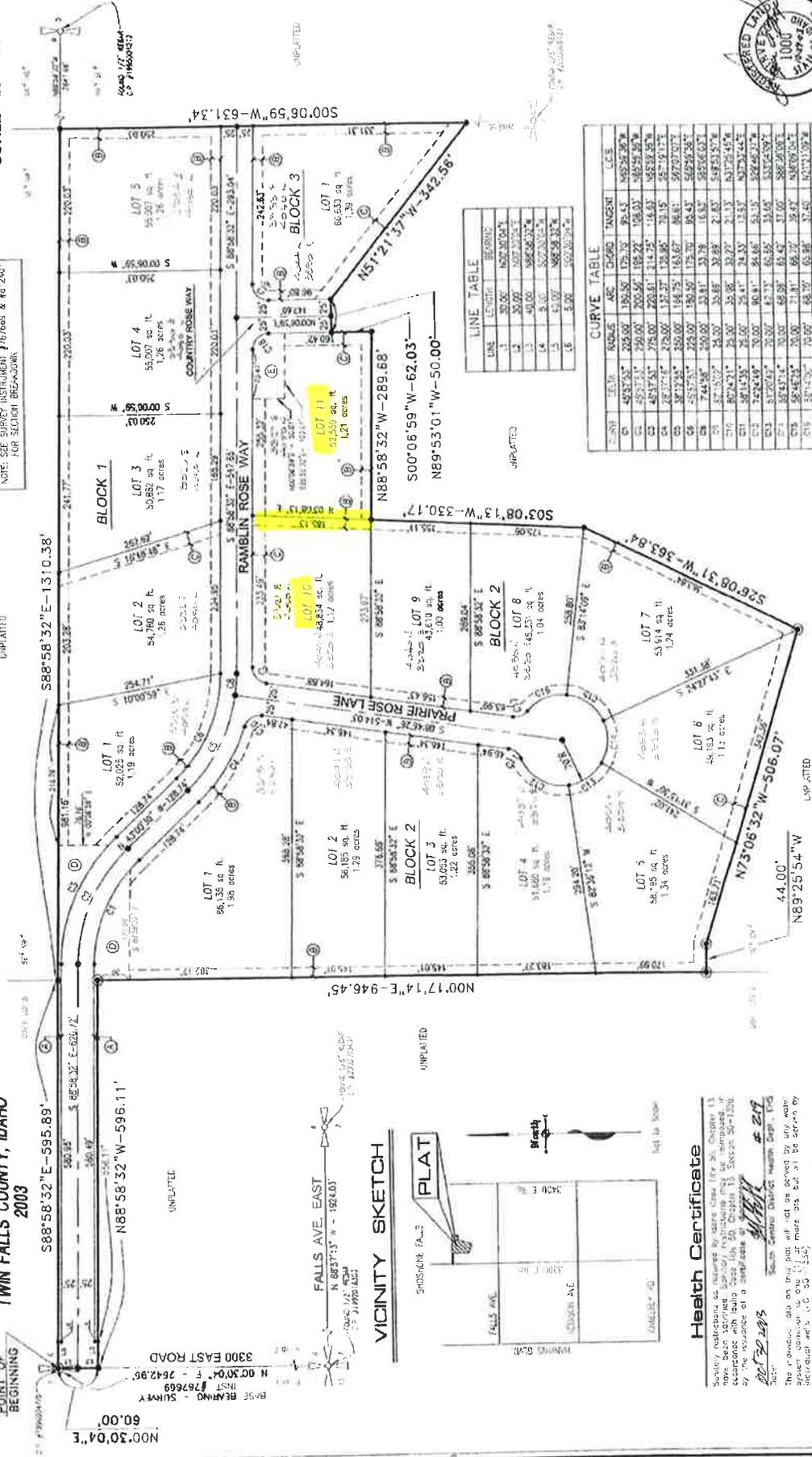
UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



LINE TABLE

LINE	LENGTH	BEARING
1	30.00	N82°00'00" E
2	30.00	S82°00'00" W
3	40.00	S89°53'01" W
4	3.00	S00°00'00" E
5	40.00	N89°53'01" W
6	3.00	S00°00'00" E

CURVE TABLE

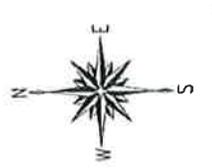
STATION	PC	PT	PI	ARC	CHORD	TANGENT	LCES
0	4537.50	225.00	196.50	175.32	87.43	162.24	26.78
1	4537.50	225.00	200.56	184.22	98.03	162.24	26.78
2	4537.50	225.00	204.61	194.25	108.63	162.24	26.78
3	4537.50	225.00	208.67	204.32	119.23	162.24	26.78
4	4537.50	225.00	212.72	214.43	129.83	162.24	26.78
5	4537.50	225.00	216.78	224.58	140.43	162.24	26.78
6	4537.50	225.00	220.83	234.77	151.03	162.24	26.78
7	4537.50	225.00	224.89	244.97	161.63	162.24	26.78
8	4537.50	225.00	228.94	255.17	172.23	162.24	26.78
9	4537.50	225.00	233.00	265.37	182.83	162.24	26.78
10	4537.50	225.00	237.05	275.57	193.43	162.24	26.78
11	4537.50	225.00	241.11	285.77	204.03	162.24	26.78
12	4537.50	225.00	245.16	295.97	214.63	162.24	26.78
13	4537.50	225.00	249.22	306.17	225.23	162.24	26.78
14	4537.50	225.00	253.27	316.37	235.83	162.24	26.78
15	4537.50	225.00	257.33	326.57	246.43	162.24	26.78
16	4537.50	225.00	261.38	336.77	257.03	162.24	26.78

VICINITY SKETCH



Health Certificate

Survey instruments examined by state laws for all surveys 13 have been accurate. Survey instruments used in this survey are accurate and all computations are correct. The plat is correct and the boundaries are as shown. The plat is correct and the boundaries are as shown. The plat is correct and the boundaries are as shown.



WILD ROSE ESTATES
SUBD. NO. 1

EHW ENGINEERS, INC.
ENGINEERS/SURVEYORS/PLANNERS



451 Alan Dr, Jerome, Id 83338-5505

Office: (208) 737-6300 • Fax: (208) 737-6342 • In-State: 1-800-548-8771 • www.intgas.com

DATE: August 17, 2016

To Whom It May Concern:

We, the undersigned public utility company, INTERMOUNTAIN GAS COMPANY, release rights for the utility easement located between Lots 10 & 11, Block 2, in the WILD ROSE EASTATES No. 1 Subdivision, Twin Falls, Idaho.

Name: Brack McMurtrey

Date: 8/17/2016

Title: Sawtooth District Operations Manager

Utility Company: Intermountain Gas Company

Address: 451 Alan Dr.
Jerome, ID 83338-5505



Frontage along Ramblin Rose



Easement to be vacated runs approximately here ^

