



Twin Falls City Council Agenda

Monday, September 18, 2017, 5:00 PM

Members: Shawn Barigar, Suzanne Hawkins, Nikki Boyd, Chris Talkington, Gregory Lanting, Christopher Reid, Ruth Pierce

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS:
 - a) "National Child Passenger Safety Week"
September 17-23, 2017
Purpose: Presentation By: Ryan Howe, Sergeant
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for September 12-18, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the September 11, 2017 City Council Minutes.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to approve the Holli Memorial Run, Voices Against Violence event on Saturday, October 7, 2017.
Purpose: Action By: Justin Dimond, Sergeant
 - d) Request to hold the sixth annual "Haunted Swamp" to be held at 646 South Park Avenue West.
Purpose: Action By: Justin Dimond, Sergeant
 - e) Request by Wyatt Detweiler to hold the Twin Falls Corn Maze Monday through Saturday, September 29, 2017, to November 4, 2017 located at the northeast corner of Pole Line Road West and Grandview Drive North.
Purpose: Action By: Justin Dimond, Sergeant
 - f) Request to approve the Findings of Fact and Conclusions of Law for the following: Canyon Village Office Condominium No. 1- Final Plat
Purpose: Action By: Renée Carraway-Johnson, Zoning & Development Manager

- g) Request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement - 433 Washington Street South for Jessica Biggs.
Purpose: Action By: Troy Vitek, Assistant City Engineer
- h) Request to approve a **final plat** of South Estates #2 (formerly South View Estates) consisting of 71 lots on 33 (+/-) acres to develop the second phase of a residential subdivision located at the north east corner of Orchard Drive and Harrison Street South, extended. c/o EHM Engineers, Inc.
Purpose: Action By: Renée Carraway-Johnson, Zoning & Development Manager

7) ITEMS OF CONSIDERATION

- a) Request to confirm the appointment of Rudy Ashenbrenner to the Twin Falls Urban Renewal Agency board.
Purpose: Action By: Shawn Barigar, Mayor
- b) Request from Jessica Biggs to waive the Non-Conforming Building Expansion Permit Process for a home located at 433 Washington St. South.
Purpose: Action By: Jonathan Spendlove, Senior Planner
- c) Update and request to adopt a resolution authorizing certain city officials to receive informal bids, objections to specifications and procedures, and to approve the lowest responsive bid.
Purpose: Action By: Lorie Race, Chief Finance Officer, Travis Rothweiler, City Manager
- d) Request to declare the UV Equipment surplus and direct that it be donated to the City of Boise.
Purpose: Action By: Lorie Race , Chief Finance Officer, Travis Rothweiler, City Manager

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS

- a) Request to **Vacate** the Garnand Conveyance Plat located at 129 Eastland Drive. c/o Fran Florence on behalf of Gary Garnand (app. 2887)
Purpose: Action By: Jonathan Spendlove, Senior Planner

10) ADJOURNMENT

- a) Executive Session 74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (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
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman 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 or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff 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.
 4. 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 or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman 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 or Chairman. 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.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission 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 or Chairman.

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

“National Child Passenger Safety Week”
September 17-23, 2017

The Mayor and City Council of the City of Twin Falls, Idaho, hereby proclaim the week of September 17-23, 2017, as “National Child Passenger Safety Week” in the City of Twin Falls; and

Support the correct use of car seats for children for their ages and sizes, and the goal of eliminating young children injuries and fatalities in car crashes; and

Affirm the danger of not having children restrained or in the correct car seat; and

Focus on the two children under age seven who died, and the five children who were seriously injured in car crashes because they were not restrained in Idaho during 2014; and

Emphasize that there are more than 260 certified Child Passenger Safety Technicians statewide in Idaho who are committed to educating parents and caregivers about the best ways to keep kids safe while traveling in cars, no matter how short or long the trip.

Further, the Mayor and City Council hereby support the Twin Falls City Police Department enforcing the importance of preventing child deaths and injuries by keeping them buckled up in an appropriate car seat or seat belt; and

Encourage education and promotion of having car seat safety checks done to improve highway safety for all children who travel Idaho roads.

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

Mayor Shawn Barigar

Attest: Deputy City Clerk Leila A. Sanchez

Date:



Twin Falls City Council Minutes

Monday, September 11, 2017, 5:00 PM

City Council Chambers
305 Third Avenue East - Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Vice Mayor Suzanne Hawkins, Councilmembers Nikki Boyd, Greg Lanting, Christopher Reid, Ruth Pierce
Absent: Councilmember Chris Talkington
Staff Present: City Manager Travis Rothweiler, Deputy City Manager Brian Pike, Deputy City Manager Mitch Humble, City Attorney Fritz Wonderlich, Economic Development Director Nathan Murray, Staff Sergeant Brent Wright, Battalion Chief Mitchell Brooks, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 05:03: PM A quorum was present.

2) PLEDGE OF ALLEGIANCE

Mayor Barigar invited all present, who wished, to recite the Pledge of Allegiance to the Flag.

3) CONSIDERATION OF AMENDMENTS TO AGENDA - NONE

4) PROCLAMATIONS

a) September 11th a Day of Service and Remembrance

Mayor Barigar read proclamation.

Mayor Barigar presented proclamation to Chris Hawley

Chris Hawley, First Responder Ground Zero, thanked City Council

5) GENERAL PUBLIC INPUT

City Council gave their appreciation to all the First Responders and Service Members.

6) CONSENT CALENDAR

Mayor Barigar asked that Item 6c be considered separately due to a conflict of interest.

MOTION:

Councilmember Lanting moved to approve the Consent Calendar Items 6a and 6B as presented. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

MOTION:

Councilmember Lanting moved to approve Consent Calendar Item 6c as presented.

Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 5 to 0. 1 - Abstained

- a) Request to approve the Accounts Payable for September 6-11, 2017.
- b) Request to approve the September 5, 2017 City Council Minutes.
- c) Request by the Twin Falls Chamber of Commerce to hold the Magic Valley Legislative Tour Dinner on September 12, 2017.

7) ITEMS OF CONSIDERATION

- a) Presentation by the Twin Falls Foundation and Twin Falls Rotary Club acknowledging a donation to aid construction of the Main Avenue Commons Plaza.

Economic Development Director Murray gave presentation on the Twin Falls Foundation and Twin Falls Rotary Club donation to aid construction of the Main Avenue Commons Plaza.

Travis Quast, President Twin Falls Rotary Club, presented City a check for \$120,000 to go towards Downtown Splash Park.

City Council thanked Twin Falls Rotary Club for their donation.

- b) Presentation by Family Health Services.
Aaron Houston, CEO Family Health Services and Patty Kleinkopf, Business Development Director, gave presentation on Family Health Services.

Discussion ensued on the following:

- Interaction with Wellness Tree
- Location of the Family Health Services 388 and 325 Martin Street, 826 Eastland Drive.
- Grants received from local foundations, state and federal grants, business development grants.
- City Council thanked Family Health Services for the services they are providing to the Community.

- c) Presentation by Jon Breckon, Principal Landscape Architect and Owner of Breckon Land Design, regarding landscape and irrigation requirements.
Jon Breckon gave a presentation regarding landscape and irrigation requirements.

Discussion ensued on the following:

- Intent is to improve the landscaping.
- Work through the Planning and Zoning process
- How will plans be carried out?
- Landscape Designers
 - Conservation of water xeriscape.
- Asked Staff for what they like and dislike.

- Landscape Architect/City Arborist on Staff.
- Local qualified professional.
- Landscaping and water conservation important.
- Cost to developers and homeowners, private property rights.
- Caution do not make regulations burdensome for development requirements that discourages developers.

Deputy City Manager Humble said that code needs updated on Xeriscaping and water conservation. Title 10 needs updated.

City Manager Rothweiler explained the process of land use change.

d) Update on the Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project.

Perrin A Robinson, Project Manager gave an update on the Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project.

Discussion ensued on the following:

- How will the bricks be placed.
- Bricks need to be placed so that people can read names.
- Deadline to order bricks has closed.

e) Request to increase the already approved capital improvement project for SWAT bulletproof protective vests from \$28,000 to \$38,402.
Staff Sergeant Wright gave staff report.

MOTION:

Vice Mayor Hawkins moved to approve the capital improvement project increase for SWAT Bulletproof protective vests from \$28,000 to \$38,402. Councilmember Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

f) Presentation to recognize the achievements of three Firefighters. Austin Sharp who has completed his Twin Falls Fire Department Firefighter Level 1 certification. Firefighter's Joe Renaldi, Kyle Eldridge, and Austin Sharp for their successful completion of this year's Twin Falls Drivers Academy.

Battalion Chief Brooks gave presentation to recognize the achievements of Firefighters Austin Sharp who has completed his Twin Falls Fire Department Firefighter Level 1 certification and firefighters Joe Renaldi, Kyle Eldridge, and Austin Sharp for their successful completion of this year's Twin Falls Drivers Academy.

Mayor Barigar presented Austin Sharp with his Certificate Firefighter Level 1 certification and his engine company presented Austin Sharp with his new helmet and Shield.

Mayor Barigar presented Firefighters with their certificates of completion of this year's Twin Falls Drivers Academy.

- g) "Show and tell" presentation showcasing the new Battalion Chief Command Vehicle, Rescue 2, and Brush 1.

Battalion Chief Brooks showed the Battalion Chief Command Vehicle, Rescue 2 and Brush 1

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

Vice Mayor Hawkins gave a report on Twin Falls Youth Council reorganization.

Councilmember Lanting reported on Fireman's Ball.

Mayor Barigar reminded City Council of the Magic Valley Legislative Tour.

Vice Mayor Hawkins reported that on Friday, Sept 15, 2017, 5:30 PM at Harmon Park there will be a ceremony honoring the MIA/POW's.

9) PUBLIC HEARINGS - NONE

10) ADJOURNMENT

- a) Executive Session 74-206 (1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

MOTION:

Councilmember Lanting moved to adjourn to Executive Session 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

Mayor Barigar said that City Council would go into Executive Session after they look at the new fire vehicles.

The meeting adjourned at 06:24: PM

Sharon Bryan, Deputy City Clerk



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

Request:

Request to approve the Holli Memorial Run, Voices Against Violence event on Saturday, October 7, 2017.

Time Estimate:

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

Background:

Mike Anthoney, representing the Synergy Brotherhood Motorcycle Club, has submitted a Special Event Application requesting to hold the Holli Memorial Run, Voices Against Violence event in the Twin Falls City Park on October 7, 2017. This event will run from 8:00 a.m. to 5:00 p.m. It is expected to have less than 500 people in attendance.

The Holli Memorial Run, Voices Against Violence is a fundraising event intended to raise money and donations for Voices Against Violence which serves people in the Magic Valley. Voices Against Violence is a non-profit community organization founded for providing shelter, support and hope to people victimized by domestic and sexual violence within Twin Falls, Jerome, Gooding and Lincoln Counties. Representatives will have a booth set up to pass out information at the event.

This event will feature a motorcycle ride which will pass through Twin Falls, Buhl, Jerome and Kimberly. All rules of the road will be followed by those participating in the event. There will be no street closures for the ride.

Activities in the park will include raffles and an auction. There will be food available in the park and entertainment in the form of a live band.

There will be no alcohol sold or dispensed at this event. The event organizers have secured the necessary insurance for this event.

Approval Process:

Consent of the Council

Budget Impact:

Since no alcohol will be served at this event, Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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

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 the authority to terminate the event.

Attachments:

None



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

Request:

Request to hold the sixth annual "Haunted Swamp" to be held at 646 South Park Avenue West.

Time Estimate:

This is the sixth annual Haunted Swamp Event. The event has been successful for the past five years. Staff, therefore, requests that this item be placed on the Consent Calendar.

Background:

Gary Miller, owner of Magic Mountain Ski Resort, has held the Haunted Swamp event at 646 South Park Avenue West for the last five years. This is property owned by Mr. Miller. The Haunted Swamp will be open weekends starting on September 29, 2017, and running until November 4, 2017. The Haunted Swamp will be open on Fridays and Saturdays from 7:00 p.m. until 12:00 a.m. Additionally, it will be open on two Wednesday evenings from 7:00 p.m. until 10:00 p.m.

This event is a fundraiser for the Magic Mountain Ski Patrol. They will have several employees working the event, to include guides to aid people through the Haunted Swamp. Mr. Miller will also have three large parking areas for those attending, with a gravel road leading them to the parking area. He will have employees providing security and assisting with traffic control and parking.

Mr. Miller and Ski Patrol Members will be responsible for any mud and debris tracked onto South Park Avenue West from this event. He has made arrangements for cleanup of the roadway if necessary.

There will be Ski Patrol Members assisting with the event at all times. Each of the Ski Patrol Members is trained in CPR and first aid.

We have had no calls for service during this event over the past five years. Alcohol and smoking will not be allowed on the property.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security; therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

With the success of this event in the past, Twin Falls Police Department and relevant City Staff Members have reviewed this Special Event Application and recommend that the City Council approve the annual Haunted Swamp event.

Staff recommends that the on-duty Supervisor be given authority to order event organizers to mitigate the sound of amplified noise. If the noise complaints become habitual, the Patrol Supervisor shall be granted the authority to order the event to be terminated.

Attachments:

None



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

Request:

Request by Wyatt Detweiler to hold the Twin Falls Corn Maze Monday through Saturday, September 29, 2017, to November 4, 2017 located at the northeast corner of Pole Line Road West and Grandview Drive North.

Time Estimate:

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

Background:

Wyatt Detweiler has submitted a Special Event Application to hold the Twin Falls Corn Maze in the field located at the northeast corner of Pole Line Road West and Grandview Drive North. The Twin Falls Corn Maze will start on September 29, 2017, and will run through November 4, 2017. The maze will be open Monday through Saturday each week from 10:00 a.m. to 10:00 p.m.

The Twin Falls Corn Maze is a family-friendly event that will feature a corn maze situation in an 11-acre corn field. The maze features games and a pumpkin patch. There will be a "Kid's Zone" where there will be games and pony rides for small children. The Twin Falls Corn Maze will also have the "Sling Shot" carnival ride set up for children and adults.

There will be food for sale by vendors during this event. No alcohol will be sold or consumed at this event.

It should be noted that this event has been held successfully in the past with no calls for service being generated for the Twin Falls Police Department.

Approval Process:

Consent of the Council

Budget Impact:

Twin Falls Police Department Staff does not feel there is a need for the Twin Falls Police Department to provide security. Therefore, there is no budget impact.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Twin Falls Police Department and relevant City Staff Members have reviewed this Special Event Application and, based on the information provided, recommend that the City Council approve the Twin Falls Corn Maze event.

Attachments:

None



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	
<u>Canyon Village Office Condominium No. 1,</u>	)	CONCLUSIONS OF LAW
<u>a PUD Subdivision</u>	)	
<u>c/o EHM Engineers, Inc.</u>	)	AND DECISION
Applicant(s).	)	

This matter having come before the City Council of the City of Twin Falls, Idaho on August 7, 2017 for consideration of the final plat of the Canyon Village Office Condominium No. 1, a PUD Subdivision, consisting of 1 lot with 3 professional units located on Lot 3, Block 4 Canyon Village Subdivision No. 2, a PUD north and west of Village Park Avenue and Eastland Drive North, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Canyon Village Office Condominium No. 1, a PUD Subdivision, consisting of 1 lot with 3 professional units located on Lot 3, Block 4 Canyon Village Subdivision No. 2, a PUD north and west of Village Park Avenue and Eastland Drive North
2. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Urban Village/Infill in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Undeveloped; to the south, Cheney Drive East/Residential; to the east, Eastland Drive North/Undeveloped Agricultural; to the west, Undeveloped Agricultural.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized

irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Canyon Village Office Condominium No. 1, a PUD Subdivision, consisting of 1 lot with 3 professional units located on Lot 3, Block 4 Canyon Village Subdivision No. 2, a PUD north and west of Village Park Avenue and Eastland Drive North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Canyon Village Office Condominium No. 1, a PUD Subdivision, consisting of 1 lot with 3 professional units located on Lot 3, Block 4 Canyon Village Subdivision No. 2, a PUD north and west of Village Park Avenue and Eastland Drive North is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

"EXHIBIT NO. A"

1. Subject to final technical review and amendments as required by Building, Engineering, Fire and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Troy Vitek, Assistant City Engineer

Request:

Request to approve a Curb-Gutter & Sidewalk Improvement Deferral Agreement - 433 Washington Street South for Jessica Biggs.

Time Estimate:

N/A

Background:

The property owner wishes to add on to the existing home. A building permit would require frontage improvements, such as curb-gutter & sidewalk installation. This property is located in an area with no curb-gutter & sidewalk on either side of the property to tie into. Since there is no existing curb-gutter & sidewalk to tie into, the property owner is requesting a deferral on the curb-gutter & sidewalk requirement.

Approval Process:

City Code 10-11-5 (B) states the City Engineer may defer construction if the improvement would create a traffic hazard or unusual drainage problem. Staff believes construction of curb-gutter & sidewalk at this location is not warranted at this time.

Budget Impact:

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

Regulatory Impact:

Approval of this request will allow the owner to defer construction until the City Engineer requires construction.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the request as presented.

Attachments:

1. Curb-Gutter & Sidewalk Deferral Agreement
2. Aerial Image
3. Warranty Deed
4. Street View - Looking North

5. Street View - Looking South

CURB-GUTTER AND SIDEWALK IMPROVEMENT DEFERRAL AGREEMENT

This Agreement made and entered into this 31 day of August, 2017, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City", and Jessica Biggs, hereinafter called "Developer", for the purpose of constructing certain improvements on property sought to be developed at 433 Washington St. S.

WHEREAS, Developer certifies that he is the owner in fee simple or the authorized agent of the owner in fee simple of the real property described on the attached Exhibit "A"; and,

WHEREAS, there is attached hereto and incorporated herein as if the same were set out in full, a certified copy of the deed to the above described real property, marked Exhibit "A", showing ownership of said real property to be in Developer, or, as the case may be, there is attached hereto and incorporated herein as if the same were set out in full, a copy of the deed to the above described real property showing ownership in fee simple in someone other than Developer together with a notarized authorization, signed by the real property owner, authorizing Developer to act on behalf of said real property owner; and,

WHEREAS, Developer desires to develop said real property in the following manner: Adding on 442 sq. feet of living space to house; and,

WHEREAS, the Developer is obligated to construct certain improvements, namely curb-gutter and sidewalk, pursuant to Title 10, Chapter 11 of the Twin Falls City Code; and,

WHEREAS, the City is authorized, pursuant to Twin Falls City Code Section 10-11-5(B)(2) to defer said improvements; and,

WHEREAS, the City Council on _____ agreed to defer construction of the aforementioned improvements,

WITNESSETH, that for and in consideration of the mutual promises, conditions and covenants contained herein, the parties agree as follows:

I.

City agrees: 1) to defer construction of the required curb-gutter and sidewalk until _____, or until such time as the obligation of curb-gutter and sidewalk construction on adjacent property or properties allows the City Engineer to require construction under the conditions specified in City Code Section 10-11-5(B)(2).

II.

Developer agrees to: 1) complete construction of curb-gutter and sidewalk on the real property described above when required by the City Council.

III.

Developer further agrees that in the event the Developer fails to complete the aforementioned construction, the City may complete the construction at the City's expense and may file a lien against the aforementioned property for expenses incurred by the City in said construction.

IV.

Developer agrees to pay the total actual cost of all materials, labor and equipment necessary to completely construct all of the improvements required herein and to construct or contract for the construction of all such improvements.

Developer agrees to request in writing that the City Engineer and any other required department of the City make the following inspections and to not proceed with construction until the required inspection is complete and the work has been approved in writing by the City Engineer or his authorized inspector. All such inspections shall be scheduled fifteen (15) days prior to beginning work and the request for an inspection shall be made on working day before the required inspection. Developer agrees to apply all costs resulting from his failure to properly schedule and request a required inspection or from proceeding with work before receiving approval to proceed. Developer agrees to remove or correct any rejected, unapproved or defective work or materials all as required by the City Engineer.

Required inspections shall include: 1) approval of all materials before inspection; 2) approval of forms and gravel base before pouring any concrete curb-gutter and sidewalk; and 3) approval of finished curb-gutter and sidewalk.

VI.

The Developer agrees to: 1) allow the City full and complete access to the construction; 2) provide all materials necessary to conduct all tests; and 3) provide the equipment and perform or have performed any testing of manufactured materials required by the City Engineer.

VII.

Developer agrees to obtain any necessary permits from the Twin Falls Highway District or the State of Idaho Department of Highways prior to construction improvements on their respective rights-of-way if said permits are required by the aforementioned agencies. A certified copy of said permit or the original of said permit shall be submitted to the City prior to beginning construction thereon.

This Agreement shall be recorded and shall bind the parties hereto, their heirs, successors in interest, and lawful assigns.

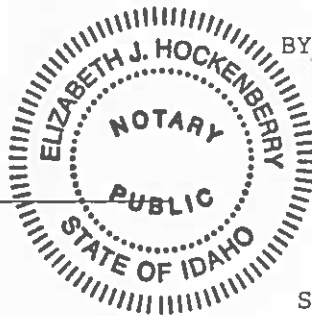
In the event of a breach of this Agreement, or should legal action of any kind be taken to enforce the provisions hereof, the prevailing party shall be entitled to reasonable attorney fees and cost awarded by the Court.

CITY OF TWIN FALLS, IDAHO

BY _____

Mayor

DEVELOPER

J. B. Br

STATE OF IDAHO

On this 2nd day of September,
2017, before me a notary public in
and for said State, personally
appeared Jessica Biggs

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that Jessica Biggs
executed the same.

Elizabeth J. Hockenberry
Notary Public
Residing in Jerome County, Idaho
Expires 06/08/2018

STATE OF IDAHO

On this _____ day of _____,
20____, before me a notary public in
and for said State, personally
appeared _____

known to me to be the person who
name subscribed to the within
instrument, and acknowledged to me
that _____
executed the same.

Notary Public
Residing in _____
Expires _____

433 Washington St. S.

Write a description for your map.



TWIN FALLS COUNTY

Recorded for:
ALLIANCE TITLE
4:22:17 pm 04-14-2008
2008-008326
No. Pages: 1 Fee: \$ 3.00
KRISTINA GLASCOW
County Clerk
Deputy: CHYNAR

WARRANTY DEED

Order No.: AT-4070808446TM

FOR VALUE RECEIVED

Joe Rasch and Nicole Rasch, Husband and Wife,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto
K.

Jessica Hockenberry, an unmarried person,

whose current address is

433 Washington Street South, Twin Falls, ID, 83301,

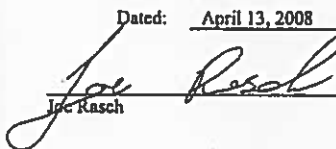
the grantee(s), the following described premises, in Twin Falls County, Idaho, TO WIT:

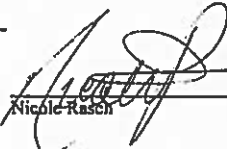
Lot 5 of Smallwood Subdivision, according to the official plat thereof, filed in Book 5 of Plats at
Page(s) 43, Official Records of Twin Falls County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and
assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the
owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes,
conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 13, 2008

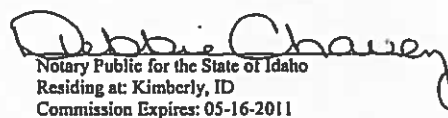

Joe Rasch


Nicole Rasch

State of Idaho)
County of Twin Falls) ss

On this 14th day of April, 2008, before me, a Notary Public in and for said state, personally appeared Joe
Rasch and Nicole Rasch, known or identified to me to be the person(s) whose name(s) is/are subscribed to the
within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.




Notary Public for the State of Idaho
Residing at: Kimberly, ID
Commission Expires: 05-16-2011

433 Washington St. S.

Write a description for your map.



433 Washington St. S.

Write a description for your map.





MONDAY **September 18, 2017**

To: *Honorable Mayor and City Council*

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

Request:

Consideration of the **final plat** of South Estates #2 (formerly South View Estates) consisting of 71 lots on 33 (+/-) acres to develop the second phase of a residential subdivision located at the north east corner of Orchard Drive and Harrison Street South, extended. [c/o EHM Engineers, Inc.](#)

Time Estimate:

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

Background:

Applicant: TKO Custom Homes c/o Jared Hunt 1166 Eastland Drive North Twin Falls, Idaho 83301 208-733-2088 jared@tkohomes.com EHM Engineers, Inc. 621 North College Rd, 100 Twin Falls, Idaho 83301 208-734-4888 Gerald Martens gmartens@ehminc.com	Status: Owner	Size: 7.61 (+/-) acres
	Zoning: R-4	Requested Zoning: Final Plat
	Comprehensive Plan: Town Neighborhood	Lot Count: 29 residential lots + 2 Tracts
	Existing Land Use: developing residential	Proposed Land Use: single-family residential subdivision
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-5, 10-12-2.4	
Zoning Designation & Surrounding land Use(s)	North: R-4; Oregon Trail Elementary School, Residential- Park View Estates Subdivision PUD #2	East: R-4 Area of Impact; Agricultural with a residence
	South: R-4 & R-4 Aol; Orchard Drive, Residential, Agricultural	West: R-4 Aol; Harrison St. South extended, Eternal Life Christian Church

Approval Process:

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

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

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

The Council may approve, conditionally approve, deny or table for additional information when acting on the final plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Council. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant.

Budget Impact:

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

Regulatory Impact:

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

History:

This property was annexed on October 24, 2005. The Planning & Zoning Commission approved the preliminary plat for South View Estates Subdivision, which consisted of 47 acres with 165 (+/-) residential lots, on February 27, 2007, subject to conditions.

On November 24, 2008 the final plat for South Estates Subdivision, Phase 1, consisting of 33(+) acres and 70 residential lots and 1 - 10 acre lot designated for future development of a religious facility was approved by the City Council. Special Use Permit #1117 was granted Sept 9, 2008 to develop a religious facility. The final plat was recorded December 5, 2008. A building permit was issued to construct a religious facility and was issued a Certificate of Occupancy on July 1, 2010.

Analysis:

This is a request for approval of the final plat of South Estates Subdivision, Phase 2. The site is zoned R-4 and is located at the northeast corner of Orchard Drive and Harrison Street South, extended. The R-4 Zone allows a minimum of 4,000 sq ft for single-family dwellings. The request is to final plat Phase 2 of this development, which consists of 7.6 (+/-) acres, with 29 single-family residential lots & 2 Tracts. The lot sizes meet or exceed the requirements of a single-family lot in the R-4 zoning district.

The first step of the plat approval process is a preliminary plat, which is presented to the Planning and Zoning Commission as an item for consideration. The Commission may approve the preliminary plat, deny it, or approve it with conditions. The Commission's review is not a public hearing, however generally the Commission has allowed for public input. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council may the plat be recorded and lots sold for development.

A full review of required improvements will be made by the Building, Planning, and Engineering Departments for full compliance with minimum development standards prior to issuance of a building permit.

Approval of a final plat does not constitute a commitment by the City to provide water or wastewater services. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed.

The plat is consistent with other residential subdivision development in the area and is in conformance with the Comprehensive Plan, which designates this area as appropriate for urban residential uses.

Upon recordation of the South Estates Subdivision, Phase 2, final plat, as presented, will leave a remaining 6.5 +/- acres to final plat based upon the approved preliminary plat.

On February 27, 2007, the Planning & Zoning Commission unanimously approved the preliminary plat, as presented, subject to the following conditions:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Make notes on Final Plat about the following issues:

- a. All lots in Block 6 along the eastern portion of the property be constructed to front onto Gregory Way.
 - b. No lots will be permitted to have access onto Orchard Drive East. All ingress and egress from lots adjacent to Orchard Drive East will off the lots' other frontages.
 - c. Block 1 Lot 1 and Block 2 Lot 2 will be constructed to front Clinton Drive.
 - d. Block 2 Lot 1 and Block 4 Lot 1 will be constructed to front onto Houston Drive.
 - e. Block 4 Lot 16 and Block 5 Lot 1 will be constructed to front onto Bridget Lane.
 - f. Block 4 Lots 17 and 18 and Block 5 Lots 6 through 9 will be constructed with a turnaround adequate to allow vehicles to turn around on the property so that vehicles will not have to back out onto Harrison Street South.
4. Subject to a pedestrian pathway easement between Hailee Avenue and Clinton Drive.

On **November 24, 2008** the South Estates Subdivision, Phase 1, final plat was approved subject to the P&Z conditions of approval.

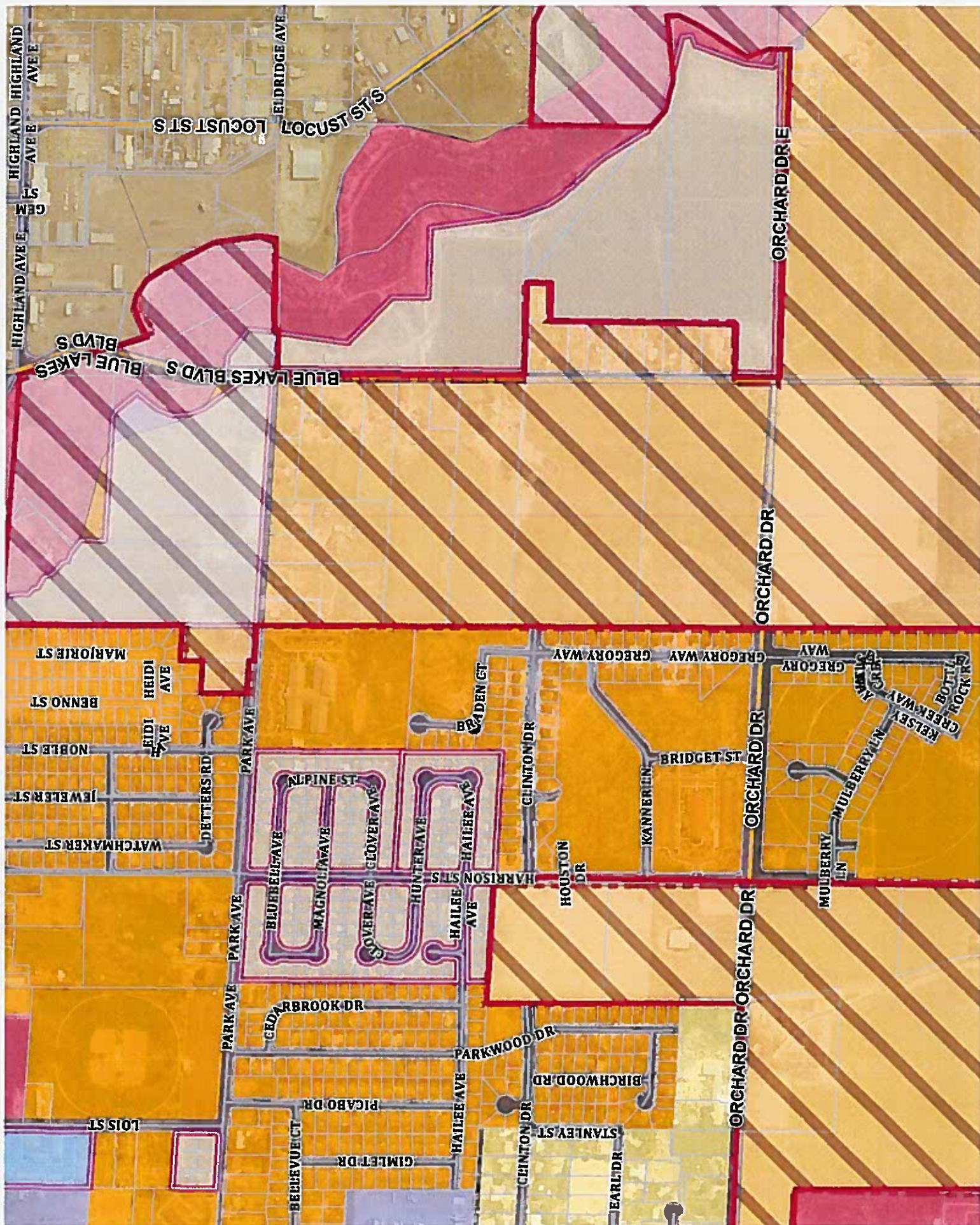
Conclusion:

Should the Council approve the final plat of the South Estates Subdivision, Phase 2, as presented, staff recommends approval be subject to the following conditions of approval as recommended by the Planning & Zoning Commission:

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being rebuilt or built to current City standards upon development of the property.
3. Make notes on Final Plat about the following issues:
 - a. All lots in Block 6 along the eastern portion of the property be constructed to front onto Gregory Way.
 - b. No lots will be permitted to have access onto Orchard Drive East. All ingress and egress from lots adjacent to Orchard Drive East will off the lots' other frontages.
 - c. Block 1 Lot 1 and Block 2 Lot 2 will be constructed to front Clinton Drive.
 - d. Block 2 Lot 1 and Block 4 Lot 1 will be constructed to front onto Houston Drive.
 - e. Block 4 Lot 16 and Block 5 Lot 1 will be constructed to front onto Bridget Lane.
 - f. Block 4 Lots 17 and 18 and Block 5 Lots 6 through 9 will be constructed with a turnaround adequate to allow vehicles to turn around on the property so that vehicles will not have to back out onto Harrison Street South.
4. Subject to a pedestrian pathway easement between Hailee Avenue and Clinton Drive.

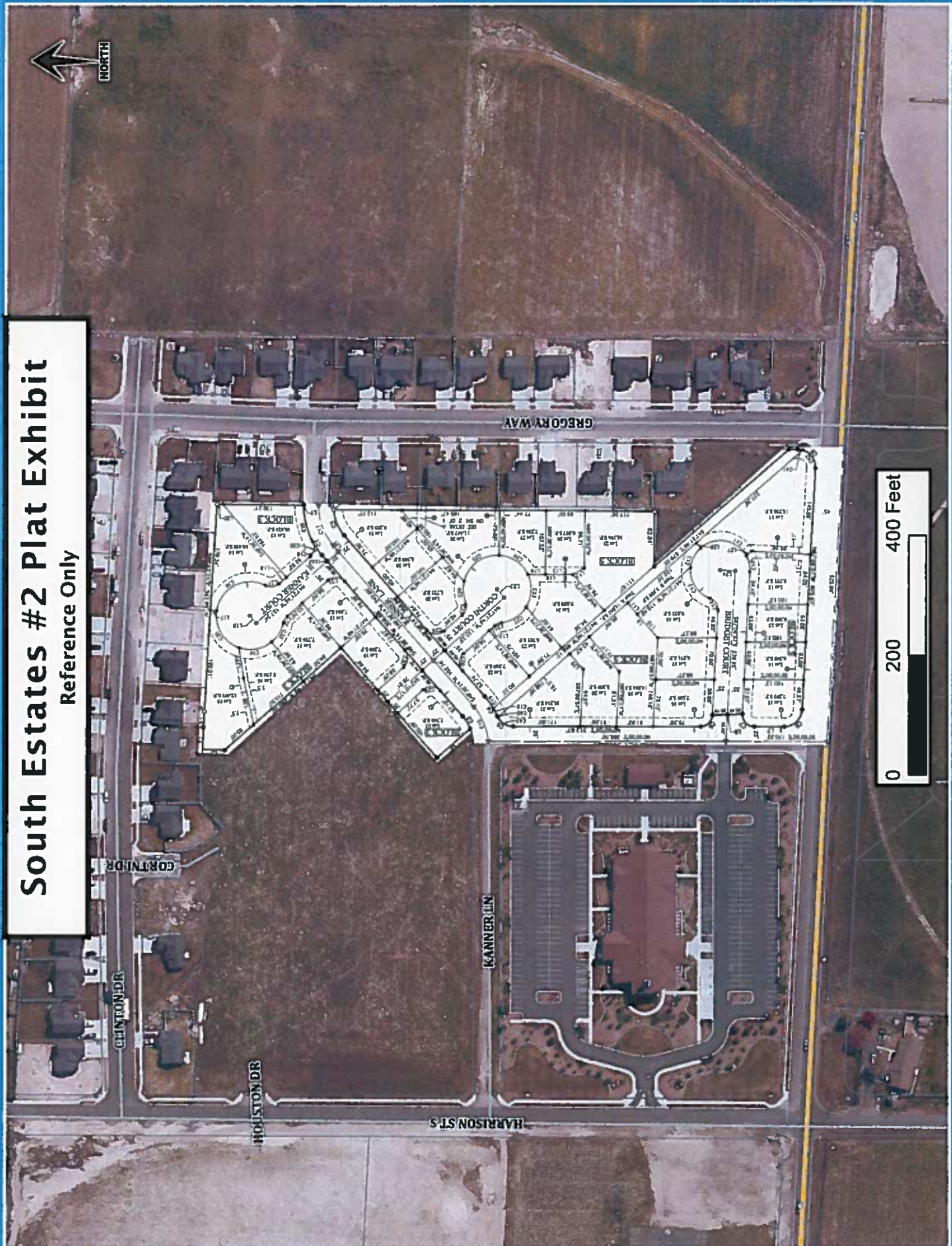
Attachments:

1. Preliminary Plat
2. Final Plat, Phase 2
3. Aerial / Zoning Map



South Estates #2 Plat Exhibit

Reference Only



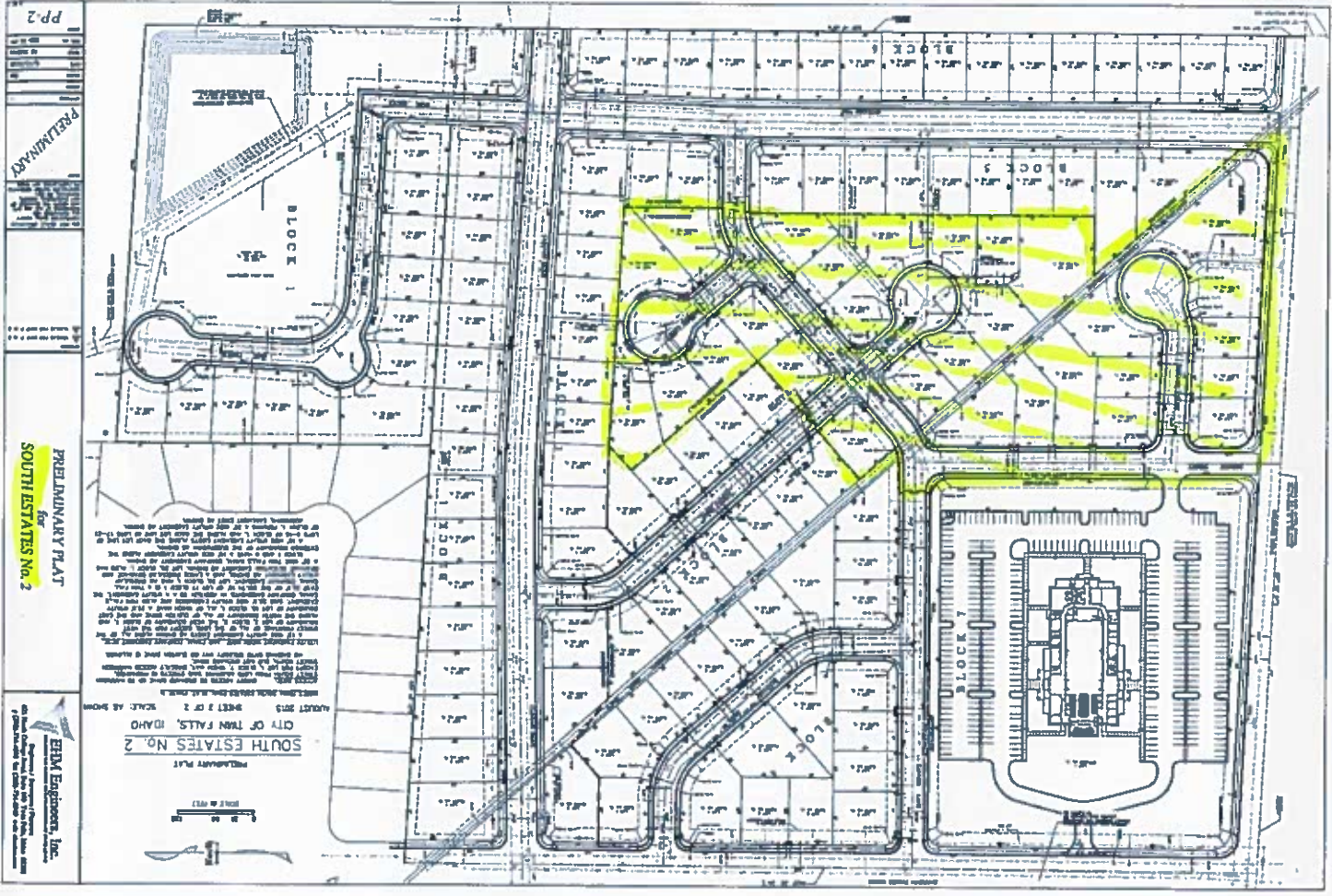
2015

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PP 2

PRELIMINARY PLAT

SOUTH ESTATES No. 2

PRELIMINARY PLAT

SOUTH ESTATES No. 2

SCALE: AS SHOWN

DATE: 10/1/10

BY: [Signature]

FOR: [Signature]

FILED: [Signature]

RECORDS & CLERK

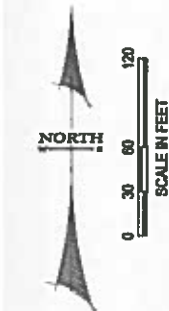
CITY OF TWIN FALLS, IDAHO

PLAT NO. 10000

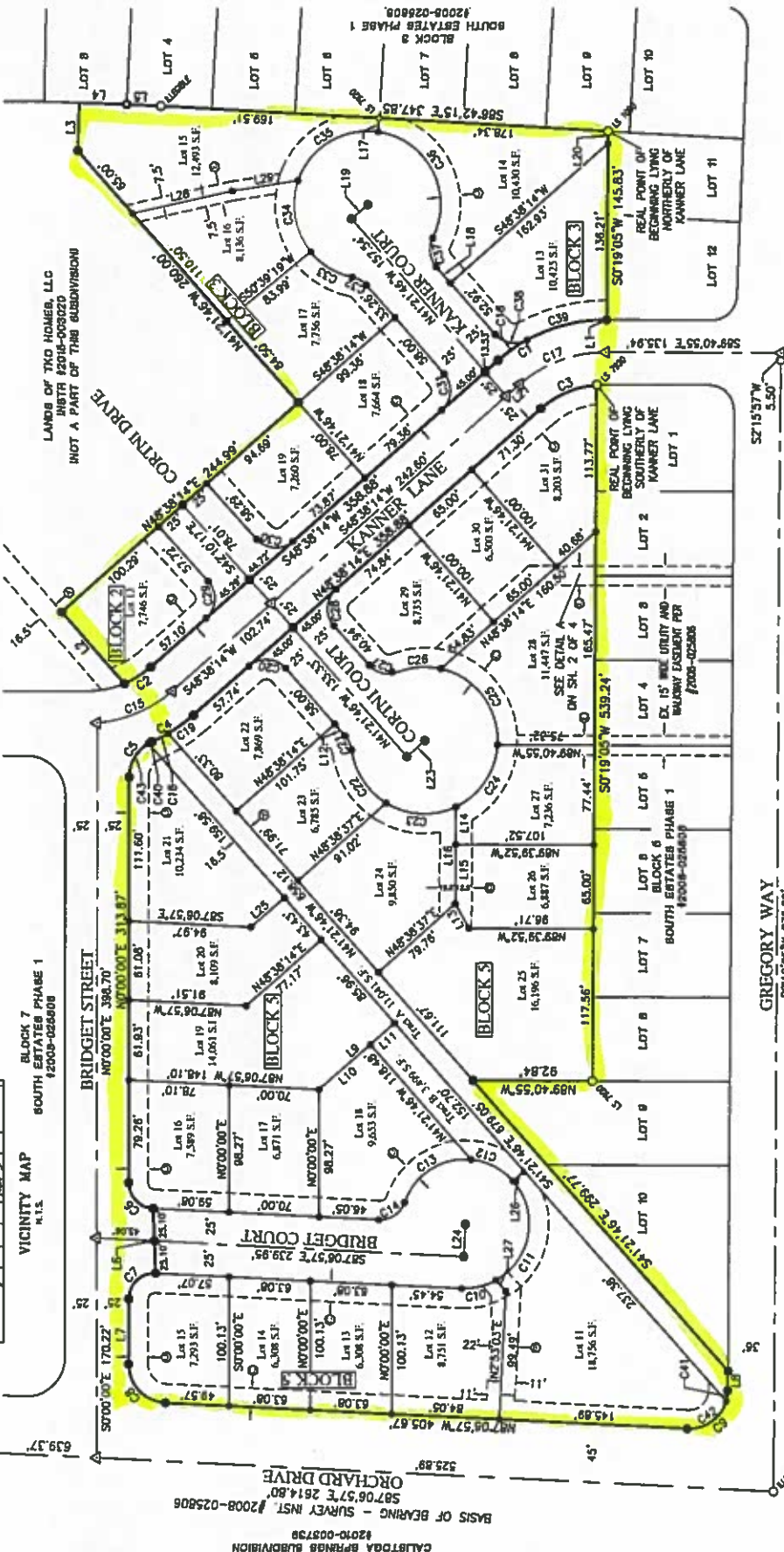
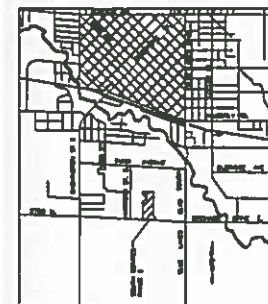
BOOK 10000

PAGE 10000

SOUTH ESTATES NO. 2 Located In A Portion of SW⁴ SE⁴, Section 21 Township 10 South, Range 17 East Boise Meridian Twin Falls County, Idaho 2017



- Notes:**
1. THERE SHALL BE NO DIRECT ACCESS TO ORCHARD DRIVE FROM LOTS 11 THROUGH 15, BLOCK 3.
 2. TRACT A IS DESIGNATED AS OPEN SPACE AND WILL BE MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION.
 3. TRACT B IS DESIGNATED AS DRAINAGE RETENTION EASEMENT AND WILL BE MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION.



Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE ASSURANCE OF A CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

Easement Table

A	EXISTING 16.5' PIPELINE EASEMENT PER 164 DEEDS 84
B	EXISTING UTILITY EASEMENT PER INSTR. #2008-023096
C	15' WIDE UTILITY EASEMENT
D	ACCESS & UTILITY EASEMENT
E	15' WATERLINE EASEMENT

Sheet Index

1 OF 4	FACE PLAT
2 OF 4	PLAT SHEET, LEGEND, DETAILS, LINE & CURVE TABLES
3 OF 4	CERTIFICATE OF OWNER
4 OF 4	ACKNOWLEDGEMENTS

Survey Reference
 (1) SOUTH ESTATES PHASE 1
 #2008-023506

Deed Reference
 (1) SOUTH ESTATES PHASE 1
 #2015-003020



EHM Engineers, Inc.



DISTRICT HEALTH DEPARTMENT, DHS

DATE:

Y 23-15 PP
 SHEET 1 OF 4

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	41°40'51"	125.00'	90.93'	86.94'	47.58'	S88°28'39"W
C2	18°40'03"	75.00'	24.44'	24.33'	12.33'	S57°58'16"W
C3	36°54'16"	75.00'	48.31'	47.48'	25.03'	N67°05'22"E
C4	17°29'50"	125.00'	38.17'	38.02'	19.24'	N37°23'09"E
C5	66°08'04"	30.00'	34.63'	32.74'	19.53'	N33°04'02"E
C6	87°06'57"	20.00'	30.41'	27.56'	19.02'	N43°33'29"W
C7	92°53'03"	20.00'	32.42'	26.99'	21.03'	N46°26'31"E
C8	87°06'57"	30.00'	45.61'	41.35'	28.53'	N43°33'29"W
C9	92°33'58"	30.00'	27.95'	27.58'	14.35'	S46°38'04"W
C10	32°01'36"	50.00'	89.20'	77.84'	61.99'	N78°52'15"E
C11	102°13'14"	50.00'	37.68'	36.78'	19.79'	N82°57'07"W
C12	43°10'42"	50.00'	66.30'	61.55'	39.05'	S57°28'20"W
C13	78°58'24"	50.00'	25.82'	23.90'	14.91'	N58°11'06"E
C14	73°23'54"	20.00'	64.47'	63.36'	33.40'	N67°06'25"E
C15	36°58'23"	100.00'	27.34'	27.29'	13.73'	S54°54'13"W
C16	41°40'51"	100.00'	72.75'	71.15'	38.07'	S69°28'39"W
C17	6°25'30"	125.00'	14.02'	14.01'	7.02'	N62°55'20"E
C18	11°04'20"	125.00'	24.16'	24.12'	12.12'	N54°10'24"E
C19	90°00'00"	20.00'	31.42'	28.28'	20.00'	N66°21'46"W

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C21	34°04'38"	20.00'	11.90'	11.72'	6.13'	N24°19'27"W
C22	57°04'44"	57.00'	50.82'	49.15'	27.24'	S37°49'31"E
C23	57°01'53"	57.00'	56.74'	54.42'	30.87'	S86°52'49"E
C24	81°10'35"	57.00'	60.86'	58.01'	33.69'	N34°00'57"E
C25	80°34'52"	57.00'	80.17'	73.72'	48.33'	N36°51'47"W
C26	34°17'57"	57.00'	34.12'	33.61'	17.59'	S85°41'49"W
C27	70°05'23"	20.00'	24.47'	22.97'	14.03'	S76°24'28"E
C28	90°00'00"	20.00'	31.42'	28.28'	20.00'	S33°38'13"W
C29	90°48'31"	20.00'	31.70'	28.48'	20.28'	N51°35'58"E
C30	88°11'29"	20.00'	31.13'	28.08'	19.72'	S86°48'02"E
C31	90°00'00"	20.00'	31.42'	28.28'	20.00'	N33°38'14"E
C32	36°56'44"	20.00'	12.90'	12.67'	6.68'	N59°50'09"W
C33	38°57'48"	57.00'	38.76'	38.02'	20.16'	S38°49'35"E
C34	58°31'31"	57.00'	58.22'	55.72'	31.94'	S10°04'56"E
C35	79°07'29"	57.00'	78.72'	72.81'	47.09'	S58°44'34"W
C36	108°38'23"	57.00'	108.08'	92.60'	79.38'	N27°22'30"W
C37	68°18'28"	20.00'	23.84'	22.46'	13.57'	S7°12'33"E
C38	77°28'03"	20.00'	27.04'	25.03'	16.04'	S80°05'47"E
C39	29°08'53"	125.00'	63.59'	62.91'	32.50'	S75°44'39"W
C40	5°46'20"	30.00'	3.02'	3.02'	1.51'	S83°14'54"W

Legend

SURVEY BOUNDARY LINE	—
SECTION LINE	---
QUARTER SECTION LINE	----
EASEMENT LINE	----
SEE EASEMENT TABLE	----
ADJACENT PROPERTY LINE	----
CENTERLINE OF STREET	----
PLATTED LOT LINE	----
CALCULATED POINT (NOT SET)	◁
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR (AS NOTED)	○
FOUND 1/2" REBAR (AS NOTED)	○

Easement Table

●	EXISTING 18.5" PIPELINE EASEMENT PER 184 DEEDS 84
●	EXISTING UTILITY EASEMENT PER INSTR. #2000-023098
○	15' WIDE UTILITY EASEMENT
○	ACCESS & UTILITY EASEMENT
○	15' WATERLINE EASEMENT

SET 5/8" x 24" REBAR & CAP - LS 10110
 SET 5/8" x 24" REBAR & CAP - LS 10110
 FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110

Curve Table

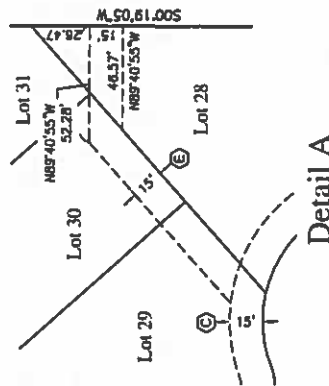
CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C41	16°22'20"	30.00'	8.57'	8.54'	4.32'	N6°30'15"E
C42	76°11'37"	30.00'	39.90'	37.02'	23.52'	N54°47'14"E
C43	60°21'44"	30.00'	31.81'	30.16'	17.45'	S30°10'52"W

Line Table

LINE #	BEARING	DISTANCE
L1	N89°40'55"W	0.93'
L2	N41°21'46"W	74.05'
L3	N1°32'25"E	37.04'
L4	S80°07'35"E	36.68'
L5	S87°01'33"E	26.37'
L6	N2°17'51"W	50.21'
L7	N0°00'00"E	50.57'
L8	S0°19'05"W	14.99'
L9	N48°38'14"E	77.56'
L10	N48°38'14"E	52.56'
L11	N48°38'14"E	25.00'
L12	N41°21'46"W	12.19'
L13	S29°31'56"E	21.73'
L14	S0°20'08"W	29.15'

Line Table

LINE #	BEARING	DISTANCE
L15	S0°20'08"W	46.15'
L16	S0°20'08"W	75.30'
L17	S3°17'44"W	10.64'
L18	N41°21'46"W	18.52'
L19	S48°38'14"W	18.54'
L20	S0°18'05"W	8.82'
L21	S48°38'14"W	13.53'
L22	S0°19'05"W	14.99'
L23	S48°38'14"W	18.78'
L24	S2°53'03"W	25.00'
L25	N48°38'14"E	34.33'
L26	N48°38'14"E	11.46'
L27	S42°06'57"E	11.48'
L28	N77°25'03"E	79.09'
L29	N81°08'35"E	51.64'



EHM Engineers, Inc.



CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF SW4 SE4, SECTION 21, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION LYING SOUTHERLY OF KANNER LANE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 5, AS SAID LOT 1, BLOCK 5 IS SHOWN ON THAT CERTAIN PLAT ENTITLED "TWIN PLAT, SOUTH ESTATES PHASE 1", RECORDED UNDER 5, 2008, AS INSTRUMENT 172008-025806 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND BEING THE REAL POINT OF BEGINNING;

THENCE, SOUTH 00°19'05" WEST 539.24 FEET ALONG THE BOUNDARY OF SAID BLOCK 5;

THENCE, NORTH 89°40'55" WEST 92.84 FEET ALONG SAID BOUNDARY OF BLOCK 5;

THENCE, SOUTH 41°21'40" EAST 298.77 FEET ALONG SAID WEST BOUNDARY OF BLOCK 5 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CREGORY WAY, AS SHOWN ON SAID PLAT;

THENCE, SOUTH 00°19'05" WEST 14.99 FEET ALONG SAID WEST RIGHT-OF-WAY OF CREGORY WAY;

THENCE, ON AN ARC OF 48.47 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°33'50" AND A CHORD OF 43.37 FEET THAT BEARS SOUTH 48°36'04" WEST TO A POINT ON THE NORTH RIGHT-OF-WAY OF ORCHARD DRIVE, AS SHOWN ON SAID PLAT;

THENCE, NORTH 87°06'57" WEST 405.67 FEET ALONG SAID NORTH RIGHT-OF-WAY OF ORCHARD DRIVE;

THENCE, ON AN ARC OF 45.81 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87°06'57" AND A CHORD OF 41.35 FEET THAT BEARS NORTH 43°33'29" WEST TO A POINT ON THE WEST RIGHT-OF-WAY OF BROCKET STREET, AS SHOWN ON SAID PLAT;

THENCE, NORTH 00°00'00" EAST 50.57 FEET ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET;

THENCE, ON AN ARC OF 32.42 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°33'03" AND A CHORD OF 28.99 FEET THAT BEARS NORTH 49°28'51" EAST ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET;

THENCE, NORTH 02°17'51" WEST 50.21 FEET ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET;

THENCE, ON AN ARC OF 30.41 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87°06'57" AND A CHORD OF 27.58 FEET THAT BEARS NORTH 43°33'29" WEST ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET;

THENCE, NORTH 00°00'00" EAST 313.87 FEET ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET;

THENCE, ON AN ARC OF 34.63 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86°08'04" AND A CHORD OF 32.74 FEET THAT BEARS NORTH 33°04'02" EAST ALONG SAID WEST RIGHT-OF-WAY OF BROCKET STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF KANNER LANE, AS SHOWN ON SAID PLAT;

THENCE, ON AN ARC OF 38.17 FEET OF CURVE TO THE LEFT, WITH A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 172°0'50" AND A CHORD OF 38.02 FEET THAT BEARS NORTH 37°23'09" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, NORTH 48°38'14" EAST 358.88 FEET ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, ON AN ARC OF 48.31 FEET OF CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 36°54'16" AND A CHORD OF 47.48 FEET THAT BEARS NORTH 87°06'22" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF KANNER LANE AND TO SAID REAL POINT OF BEGINNING.

CONTAINING APPROXIMATELY 5.52 ACRES OF LAND

LEGAL DESCRIPTION LYING NORTHERLY OF KANNER LANE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 3, AS SAID LOT 11, BLOCK 3 IS SHOWN ON SAID PLAT (2008-025806) AND BEING THE REAL POINT OF BEGINNING;

THENCE, SOUTH 00°19'05" WEST 145.83 FEET ALONG THE BOUNDARY OF SAID BLOCK 3 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE AS SHOWN ON SAID PLAT;

THENCE, NORTH 89°40'55" WEST 0.93 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, ON AN ARC OF 90.93 FEET OF CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 41°40'31" AND A CHORD OF 88.84 FEET THAT BEARS SOUTH 89°28'39" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, SOUTH 48°38'14" WEST 358.88 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, ON AN ARC OF 24.44 FEET OF CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 18°40'03" AND A CHORD OF 24.33 FEET THAT BEARS SOUTH 57°58'16" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE;

THENCE, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY OF KANNER LANE, NORTH 41°21'46" WEST 74.05 FEET;

THENCE, NORTH 48°38'14" EAST 244.99 FEET;

THENCE, NORTH 41°21'46" WEST 280.00 FEET;

THENCE, NORTH 01°32'25" EAST 37.04 FEET TO A POINT ON SAID BOUNDARY OF BLOCK 3;
THENCE, SOUTH 88°07'35" EAST 36.89 FEET ALONG SAID BOUNDARY OF BLOCK 3
THENCE, SOUTH 87°01'33" EAST 26.57 FEET ALONG SAID BOUNDARY OF BLOCK 3;
THENCE, SOUTH 86°42'15" EAST 347.85 FEET ALONG SAID BOUNDARY OF BLOCK 3 AND TO SAID REAL POINT OF BEGINNING, CONTAINING APPROXIMATELY 2.10 ACRES OF LAND.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 7.61 ACRES.

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

PURSUANT TO IDAHO CODE 50-113.4, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3806, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT TO THE LANDS ASSHOWN ON THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT THE ASSIGNED IRRIGATION WATER RIGHT SYSTEM IS THE PROPERTY OF THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

TWO HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: JARED HUNT, MANAGER

ACKNOWLEDGMENT

STATE OF } ss
COUNTY OF }

ON THIS _____ DAY OF _____, 2017, AT _____, IDAHO, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JARED HUNT, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF TWO HOMES, LLC, TO BE THE MANAGER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE, OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT _____

COMMISSION EXPIRES _____



EHM Engineers, Inc.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARRISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE OFFICIAL RECORD OF THE COUNTY OF TWIN FALLS, IDAHO, AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STATED UNDER MY SUPERVISION AND CONTROLLED BY ME, AND ACCURATELY REPRESENTS THE POINTS PLANTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2017.

MAYOR

CITY CLERK

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

ATTEST

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR TWIN FALLS, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

GEORGE A. YERON
COUNTY SURVEYOR

DATE

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2017, AT _____, IDAHO, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERON, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS }

ON THIS _____ DAY OF _____, 2017, AT _____, IDAHO, THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY

EX-OFFICIO RECORDER



EHM Engineers, Inc.



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Shawn Barigar, Mayor

Request:

Request to confirm the appointment of Rudy Ashenbrener to the Twin Falls Urban Renewal Agency board.

Time Estimate:

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

Background:

Gary Garnand was appointed to the URA Board in July 2016 to his first term and has recently resigned from the Board.

City staff posted a notice to fill another position vacated by Mr. Bob Richards earlier this summer. Staff received applications from nine qualified individuals with strong resumes and interest in serving on TFURA's board. An interview panel consisting of Mayor Shawn Barigar, Council Member Ruth Pierce, and TFURA Chairman Dan Brizee vetted eight of the applicants.

Previously, the panel recommended that Suzanne Cawthra be appointed to the TFURA board to the replace Mr. Richards. The panel now recommends that Rudy Ashenbrener, who was also interviewed, be appointed to fill the seat vacated by Mr. Garnand. Ashenbrener's appointment will be for the remaining term of Mr. Garnand which ends June 30, 2019.

Approval Process:

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

Budget Impact:

None

Regulatory Impact:

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

History:

N/A

Analysis:

N/A

Conclusion:

It is requested that the Council confirm the appointment of Rudy Ashenbrener to complete the term ending June 30, 2019.

Attachments:

1. Ashenbrener Resume

Rudy J Ashenbrener

EDUCATION

University of Montana

Missoula, Montana

- Bachelors of Science in Business Administration
- Degree emphasis in Management – Graduated December 2008

EXPERIENCE

Work Positions:

Professional River Guide – Lead Guide

2004-2012

Adventure Guides LLC

Stanley, Idaho

- Led team of six professional guides on six-day rafting trips with clients of varying socio-economic status in Idaho Wilderness.
- Collaborated with United States Forest Service weekly to ensure quality control.
- Developed professional sense of the importance of effective teamwork and how to obtain it.
- Responsibilities included – Overseeing group safety, daily operations, organization, company logistics, ensuring client satisfaction and leadership in a wilderness setting.

Operations Efficiency Consultant

January-April 2010

Probioca Incorporated

San Jose, Costa Rica

A Paper Product Manufacturing Plant

- Worked to develop a method for analyzing and evaluating operational efficiency within the plant.
- Successfully reduced laborers' time spent on production orders by 20%, therefore increasing company productivity.
- Responsibilities included – Balancing the needs for cultural sensitivity and productivity while building foreign relationships.

Sales Representative

A-1 Heating & Air Conditioning

2011-2016

Meridian, Idaho

- Guided residential homeowners as well as commercial building owners through the process of purchasing new heating and cooling equipment.
- Designed and engineered specific systems and sizes for each individual application.
- Point of contact for all customers from proposal through installation and lifespan of equipment
- Sold over \$1,000,000 in product annually.

VP of Business Development

2016-Present

TitleFact, Inc.

Twin Falls, Idaho

- Head of marketing department and business development

CORE COMPETENCIES

- Detail Oriented with proficient oral and written skills.
- Cooperative spirit, respectful, and driven to develop and sustain relationships.
- Effective communicator – able to recognize and express needs, goals, restrictions and costs openly and harmoniously.
- Devoted to cultural sensitivity, embracing and working with diversity.



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Senior Planner

Request:

Request from Jessica Biggs to waive the Non-Conforming Building Expansion Permit Process for a home located at 433 Washington St. South.

Time Estimate:

Staff presentation may take five (5) minutes. Applicant or representative will be available to answer any questions.

Background:

Attached is a request from Jessica Biggs to expand an existing residence with a 442 sqft. addition to the South of the existing residence. The home is located in the R-4 Zoning District. The minimum Front Yard Setback for this zone is 20', and the center line set back along this segment of Washington St. S. is 93'.

The existing home, built around 1945 according to County Assessor records, sits ~68' from centerline of Washington St. S. and ~37' from front property line.

Staff determined the current residence is legal nonconforming as the home was lawfully built prior to our code edition (1981). The building sits at ~68'+/- from centerline of Washington St. S., thus encroaching into the centerline setback of Washington St. S.

On September 5th, 2017 city staff accepted a Waiver of Nonconforming Building Expansion Permit application. The plan proposes building an addition to the south of the existing residence. The proposed expansion does not extend the house any further into the centerline setback.

If the Council feels the applicant should go through the non-conforming building expansion permit process, an application would be required and a public hearing shall be held before the Commission. The process takes about 30-45 days from the date of application. If their decision is appealed to the Council, it could extend the timeframe another 30-45 days.

The Engineering Department has reviewed Mrs. Biggs' expansion request and does not have an issue with the proposed expansion, as it does not encroach any further into Washington St. S. centerline setback.

Approval Process:

If the Council wishes, it may waive the public hearing before the Planning & Zoning Commission as per requirements of City Code 10-3-4 by Motion and Minute entry.

Budget Impact:

Regulatory Impact:

Approval of the Waiver would allow the applicant to proceed with the building permit process.

History:

N/A

Analysis:

N/A

Conclusion:

The City Council is tasked with acting on the request presented this evening.

Attachments:

1. Applicant Narrative
2. Map Exhibit

2A Reason for addition is for extra living space in the residence.

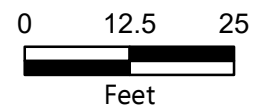
2B Center line set back violation

2C There will be no effects on adjoining properties because the addition will be further back from centerline.

2d It is compatible because the new addition meets all set back requirements



Aerial Map



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Lorie Race, Chief Finance Officer, Travis Rothweiler, City Manager

Request:

Update and request to adopt a resolution authorizing certain city officials to receive informal bids, objections to specifications and procedures, and to approve the lowest responsive bid.

Time Estimate:

The time estimate is 5-7 minutes, including time for questions from Council.

Background:

On March 10, 2014, City Council adopted Resolution #1920. This resolution authorized certain positions within the organization to receive informal bids, objections to specifications and procedures, and to approve the lowest responsive bid as *board-authorized officials*. With the recent changes to Idaho Code 67-2805 and 67-2806 effecting dollar amounts for bidding, we need to update the resolution. In addition, we would like to include the position of Building Official to the list of authorized officials.

Approval Process:

The City Council would need to update and adopt a resolution that supersedes Resolution No. 1920, and any prior resolutions regarding the authorization of officers to approve bids.

Budget Impact:

There is no budget impact.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that Council approve this request and adopt the resolution updating the bid amounts and adding the position of Building Official to the list of *board-authorized officials*.

Attachments:

1. Resolution #1920
2. Proposed update to Resolution #1920

RESOLUTION NO. 1920

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AUTHORIZING CERTAIN CITY OFFICIALS TO RECEIVE INFORMAL BIDS, OBJECTIONS TO SPECIFICATIONS AND PROCEDURES, AND TO APPROVE THE LOWEST RESPONSIVE BID.

WHEREAS, Idaho Code §§ 67-2805 and 67-2806 provide procedures for informal bidding of projects and procurement of services or personal property; and,

WHEREAS, the informal bidding process requires receipt of bids by the "clerk, secretary or other *authorized official*"; and,

WHEREAS, the informal bidding process provides for the approval of the lowest responsive bid by the governing board or *board-authorized official*; and,

WHEREAS, the City Manager has requested authorization of certain positions to receive informal bid proposals and objections, and to approve the lowest responsive bid.

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

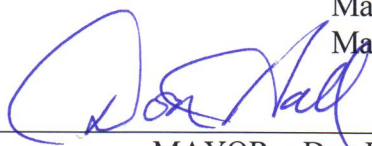
That the following officials are hereby authorized to receive informal bids, objections to specifications and procedures, and to approve the lowest responsive bid, for informal bidding of public works construction projects (\$25,000 - \$100,000) and procurement of services or personal property (\$25,000 - \$50,000):

- City Manager
- Chief Financial Officer (City Clerk/Treasurer)
- Chief of Police
- Fire Chief
- City Engineer
- Public Works Director
- Streets Superintendent
- Water Superintendent
- Community Development Director
- Human Resource Director
- Information Services Director
- Parks and Recreation Director
- Airport Manager

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

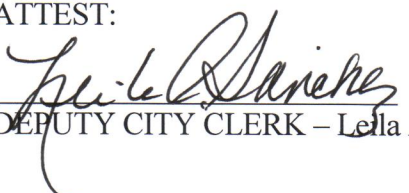
March 10, 2014.

March 11, 2014.



MAYOR - Don Hall

ATTEST:



DEPUTY CITY CLERK - Lela A. Sanchez

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AUTHORIZING CERTAIN CITY OFFICIALS TO RECEIVE INFORMAL BIDS, OBJECTIONS TO SPECIFICATIONS AND PROCEDURES, AND TO APPROVE THE LOWEST RESPONSIVE BID.

WHEREAS, Idaho Code §§ 67-2805 and 67-2806 provide procedures for informal bidding of projects and procurement of services or personal property; and,

WHEREAS, the informal bidding process requires receipt of bids by the “clerk, secretary or other *authorized official*”; and,

WHEREAS, the informal bidding process provides for the approval of the lowest responsive bid by the governing board or *board-authorized official*; and,

WHEREAS, the City Manager has requested authorization of certain positions to receive informal bid proposals and objections, and to approve the lowest responsive bid.

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

That the following officials are hereby authorized to receive informal bids, objections to specifications and procedures, and to approve the lowest responsive bid, for informal bidding of public works construction projects (\$50,000 - \$200,000) and procurement of services or personal property (\$50,000 - \$100,000):

- City Manager
- Deputy City Manager
- Chief Financial Officer (City Clerk/Treasurer)
- Chief of Police
- Fire Chief
- City Engineer
- Public Works Director
- Streets Superintendent
- Water Superintendent
- Building Official
- Community Development Director
- Human Resource Director
- Information Services Director

This resolution shall supersede Resolution No. 1920 and any prior other resolutions regarding authorization of officers to approve bids.

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

, 2017.
, 2017.

MAYOR

ATTEST:

DEPUTY CITY CLERK



Date: Monday, September 18, 2017
To: Honorable Mayor and City Council
From: Lorie Race , Chief Finance Officer, Travis Rothweiler, City Manager

Request:

Request to declare the UV Equipment surplus and direct that it be donated to the City of Boise.

Time Estimate:

The time estimate is 5-7 minutes, including time for questions from Council.

Background:

About 10 years ago the wastewater treatment plant upgraded it's ultraviolet equipment (UV) used to kill microbes. Obsolete equipment has been stored on site with no resale market available. The City of Boise use equipment from the same manufacturer and is unable to find replacement parts. The UV equipment contains mercury which has special disposal requirements due to environmental concerns and may cost to junk.

The City's Capital Asset Accounting/Disposal Policy requires that personal property, meeting certain criteria, needs to be declared surplus by motion of the City Council, and the motion should direct the method of disposition:

- i. Sale for a set minimum price
- ii. Sale by sealed bid or online auction
- iii. Sale or donation to another unit of government
- iv. Donation to a charitable organization
- v. Disposal in the landfill
- vi. Other

The City of Boise has expressed an interest in the property. Staff is recommending that the Council declare the UV Equipment surplus and direct that the it be donated to the City of Boise

Approval Process:

Consent of the Council

Budget Impact:

Regulatory Impact:

History:

N/A

Analysis:

N/A

Conclusion:

The City of Boise has expressed an interest in the property. Staff is recommending that the Council declare the UV Equipment surplus and direct that the it be donated to the City of Boise.

Attachments:

None



Date: Monday, September 18, 2017
To: Planning and Zoning Commission
From: Jonathan Spendlove, Senior Planner

Request:

Request to **Vacate** the Garnand Conveyance Plat located at 129 Eastland Drive. c/o Fran Florence on behalf of Gary Garnand (app. 2887)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 3.084+/- acres
Gary L. Garnand 129 Eastland Dr. Twin Falls, ID 83301 208-734-5744 garnmbt@gmail.com	Current Zoning: C-1; Commercial Highway District	Requested Zoning: Vacation of Conveyance Plat
	Comprehensive Plan: Commercial	Lot Count: 2 Lots
	Existing Land Use: Commercial; Office	Proposed Land Use: Commercial; Office
Representative:	Zoning Designations & Surrounding Land Use(s)	
Fran Florence 195 River Vista Pl, Ste 304 Twin Falls, ID 83301 208-280-5800 jff@westerra.cc	North: C-1; Commercial, LineX, Construction Supply, Auto Auction	East: Eastland Dr.; C-1; Commercial, Bank, First Federal
	South: C-1; Commercial, Ruby Mtn. Motors Auto Dealership	West: C-1; Commercial, Auto Auction
	Applicable Regulations: 10-1-4, 10-1-5, 10-16-1	

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 & Zoning 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.

Budget Impact:

Regulatory Impact:

Approval of this request will allow the applicant to proceed to the City Council with the request to vacate

the conveyance plat, including easements, as listed in the description.

History:

This request covers two lots, which are part of the Garnand Conveyance Plat, recorded in March 2008. According to County records the building was constructed in 1978 and has been an office ever since.

Analysis:

This is a request to vacate the previously approved Garnand Conveyance Plat, which contained two Lots. Neither lot has been sold. At this time, the owner wishes to recombine them and sell the property as one parcel. There is no requested change in the use of the land. We have received approval letters from all (except Cable One as of 08-01) interested utility companies (except Cable One as of 08-01-17) and no comments have been received from the applicable political subdivisions.

The vacation of a Plat does not release the property owner of all obligations for improvements to the subject property. Typically, the improvements (Curb, gutter, sidewalk, road widening, sewer and water service), are designed during the platting phase and installed as part of subdivision construction. In this case, no development has occurred and no subdivision construction has taken place. However, these types of improvements may also be required as part of building permit approval per City Code 10-11. The extent of the improvements would depend on the proposed use or development of the property.

Staff has determined since no sale or development of property has taken place since the recording of the conveyance plat, the request to vacate is reasonable. It will facilitate an easier sale of the property for the applicant. Vacating the plat will not release the current or future owner of required improvements should there be redevelopment or a change in use of the development as stated above.

Conclusion:

On August 22, 2017 a Public Hearing was held with the Planning and Zoning Commission. No comments were made during the Public Hearing. The Planning and Zoning Commission Voted Unanimously to approve this request as presented with the Staff recommendations.

Should the City Council grant this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the City of Twin Falls keeping the dedicated Easements and the Right of Way directly adjacent to Eastland Dr.
3. Subject to any conditions placed by applicable Utility Companies for vacation approval.

Attachments:

1. Garnand Staff Report Attachments
2. Garnand Public Hearing Minutes 8-22-17

129 Eastland Drive, Twin Falls, ID

Vacation Application, Section C

1. Personal Representative's Deed (Provided)
2. Site Plan (Provided)
3. Detailed Area Map with area and adjoining properties (being worked on)
4. Written explanation of the below 2 questions:

a. The reason for the request and intended use of vacated property:

The Property will be sold and future use will be as one parcel.

b. An evaluation of the effects of the vacation on all adjoining properties:

No significant effects. Less density.

5. Provide:

a. Letter from owners of sold lots. Not applicable.

Current owner is requesting to vacate existing plat. No lots have been sold.

b. Written Statements from Utility Companies.

Idaho Power – provided

Twin Falls Canal Company – provided

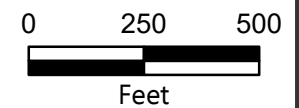
Century Link - provided

Intermountain Gas – provided

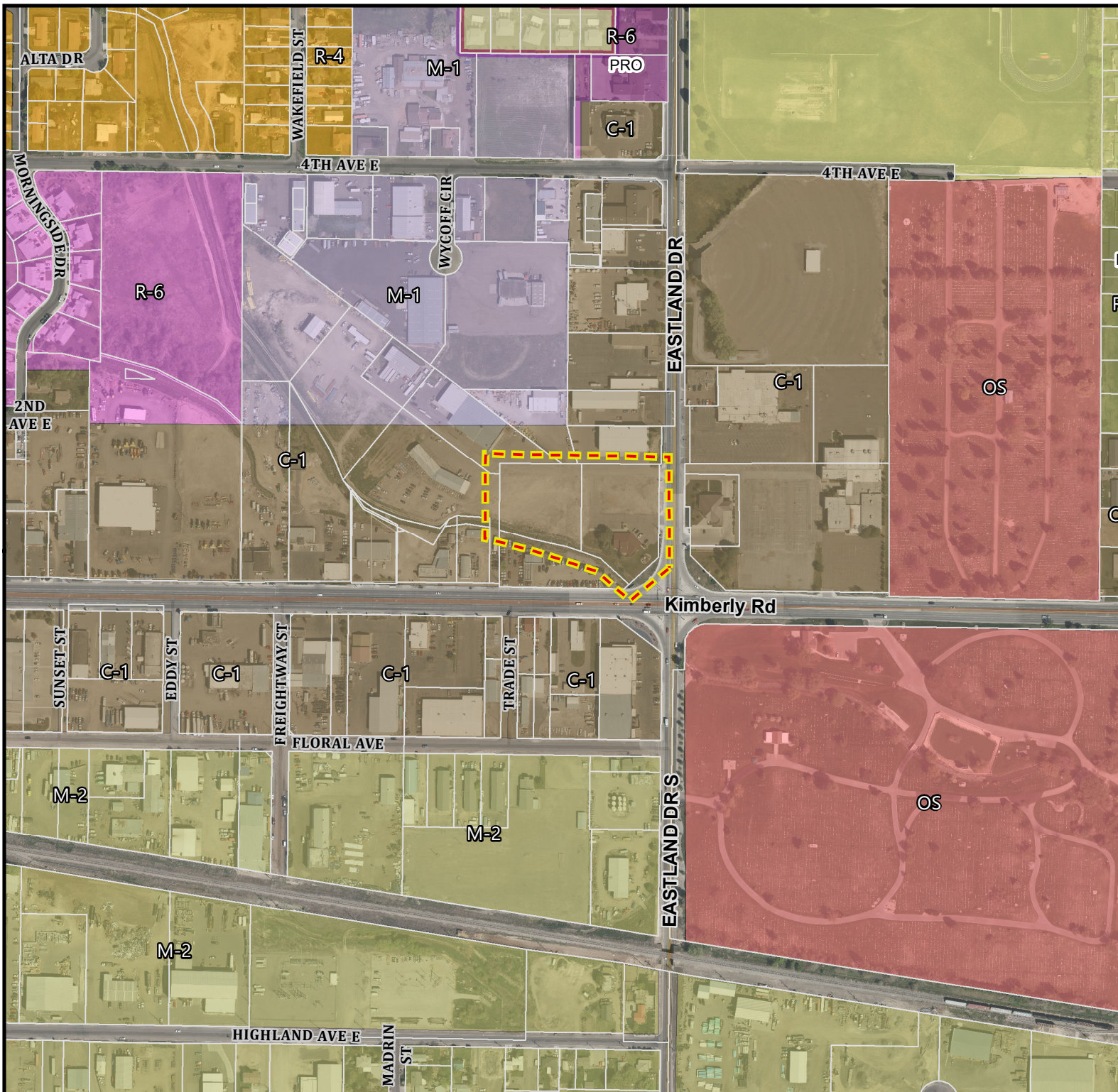
Cable One – mailed May 8, awaiting response

Zoning Vicinity Map

-  PRO
-  PUD
-  C-1
-  M-1
-  M-2
-  OS
-  R-2
-  R-4
-  R-6

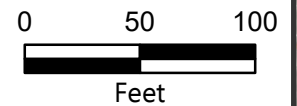


**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

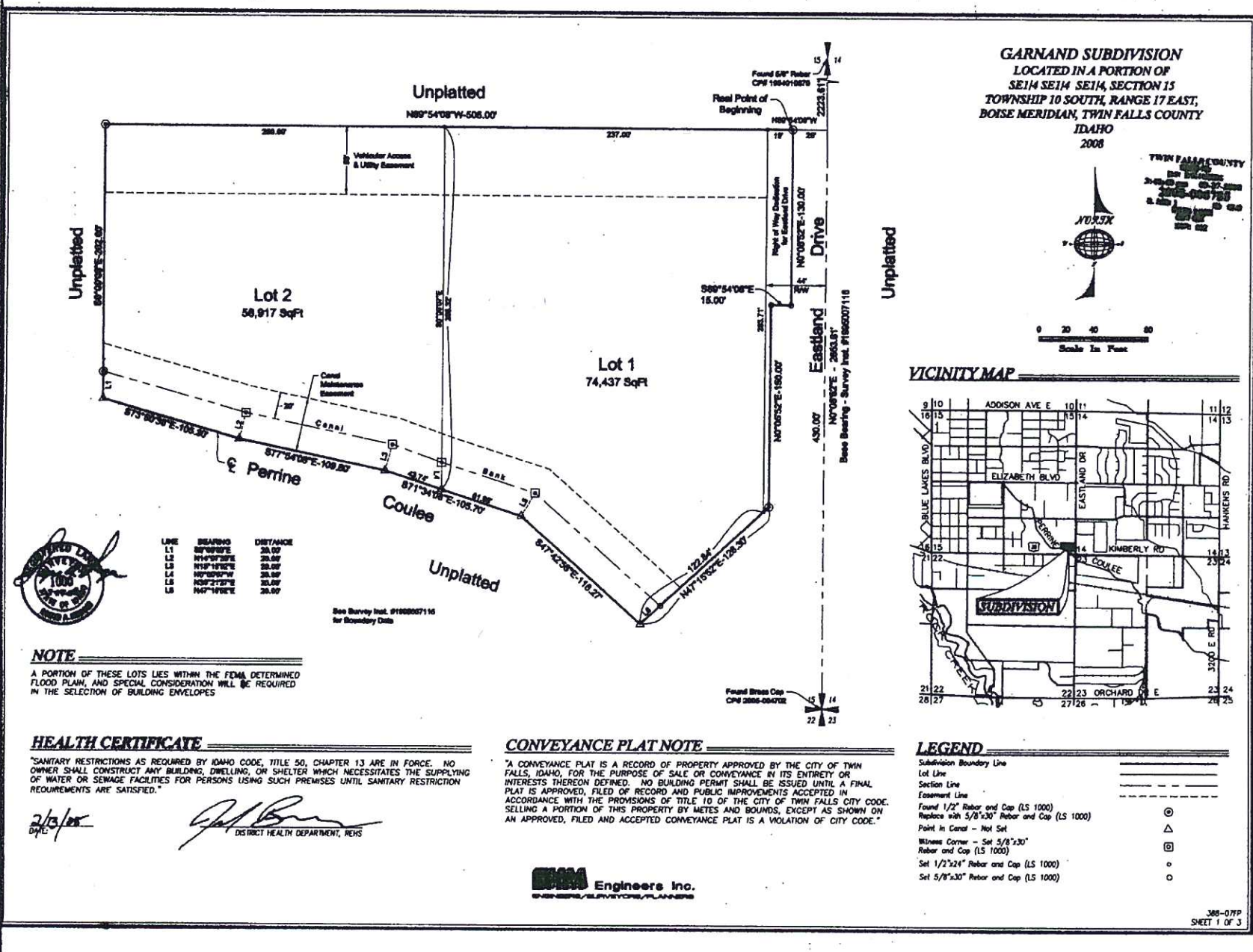




Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY





Notice along Eastland



SE Corner Looking NW



Vacant 2nd Parcel



NW Corner looking SE

Approved, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the business being closed and all customers out of the building by 1:30am.
3. Subject to blocking the street access from Eden Street North into the property.

Recess for 5 Minutes

- b) Request for a recommendation to **Vacate** the Garnand Conveyance Plat located at 129 Eastland Drive. c/o Fran Florence on behalf of Gary Garnand (app. 2887)

Applicant Presentation:

Fran Florence, representing the applicant, explained this is a request to vacate the Garnand Conveyance Plat. Several years ago the Conveyance Plat was kind of the trend, rather than full on plats. The benefits may have appeared to be good at the time, however the conditions that were typically placed on the conveyance plat can become a huge disadvantage for the property owner, deeming the property undevelopable. The applicant is requesting that the conveyance plat be vacated so that in the future it can be developed or possibly a building permit may be approved for the property. The conditions for development would then be decided at that time, meeting the current standards. The one item the city does not want to happen is that the dedication of right-of-way go away, and the applicant agrees. Part of the vacation process is to discuss with all of the utility companies the request and to acquire letters from each of them stating they are okay with the vacation. The applicant has received letters from all of the utility companies.

Staff Presentation:

Senior Planner Spendlove reviewed the request and stated this request covers two lots, which are part of the Garnand Conveyance Plat, recorded in March 2008. According to County records the building was constructed in 1978 and has been an office ever since.

This is a request to vacate the previously approved Garnand Conveyance Plat, which contained two Lots. Neither lot has been sold. At this time, the owner wishes to recombine them and sell the property as one parcel. There is no requested change in the use of the land. We have received approval letters from all (except Cable One as of 08-01) interested utility companies (except Cable One as of 08-01-17) and no comments have been received from the applicable political subdivisions.

The vacation of a Plat does not release the property owner of all obligations for improvements to the subject property. Typically, the improvements (Curb, gutter, sidewalk, road widening, sewer and water service), are designed during the platting phase and installed as part of subdivision construction. In this case, no development has occurred and no subdivision construction has taken place. However, these types of improvements may also be required as part of building permit approval per City Code 10-11. The extent of the improvements would

depend on the proposed use or development of the property.

Staff has determined since no sale or development of property has taken place since the recording of the conveyance plat, the request to vacate is reasonable. It will facilitate an easier sale of the property for the applicant. Vacating the plat will not release the current or future owner of required improvements should there be redevelopment or a change in use of the development as stated above.

Senior Planner Spendlove stated upon conclusion should the Commission recommend to the City Council, this request be granted as presented, staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the City of Twin Falls keeping the dedicated Easements and the Right of Way directly adjacent to Eastland Dr.
3. Subject to any conditions placed by applicable Utility Companies for vacation approval.

Public Hearing: Opened & Closed Without Comment

Discussions Followed:

- Commissioner Higley asked about the vehicular easement, and if it will stay in place.
- Senior Planner Spendlove explained that this easement was most likely in place prior to the conveyance plat and will remain in place.
- Commissioner Munoz asked if the property could be platted again.
- Senior Planner Spendlove explained yes.

Motion:

Commissioner Higley made a motion to approve the request, as presented. Commissioner Munoz seconded the motion. All members present voted in favor of the motion.

Recommended, As Presented, To the City Council, With the Following Conditions

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the City of Twin Falls keeping the dedicated Easements and the Right of Way directly adjacent to Eastland Dr.
3. Subject to any conditions placed by applicable Utility Companies for vacation approval.

5) General Public Input