



Twin Falls City Council Agenda

Monday, September 23, 2024, 5:00 PM

Council Chambers
203 Main Avenue East Twin Falls, Idaho

Members: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Spencer Cutler, Christopher Reid, Grayson Stone, Cherie Vollmer

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve City Council 2024 September 16, Minutes.
By:
 - b) **ACTION ITEM:** Request to approve Accounts Payable for September 12-18, 2024.
By: Amy Luna, Deputy City Clerk
 - c) **ACTION ITEM:** Request to approve Findings of Facts and Conclusions of Law and Special Use Permit for PZ24-0085.
By: Jonathan Spendlove, Planning and Zoning Director
 - d) **ACTION ITEM:** Request for approval of Finding of Facts and Conclusions of Law for the following Final Plat: Easternsun Subdivision No. 3.
By: Jonathan Spendlove, Planning and Zoning Director
 - e) **ACTION ITEM:** Request for approval of a Final Plat for Ellis Subdivision, consisting of .84 acres on property located at 1288 Eastland Drive N. c/o Rex Harding on behalf of Mark Ellis. (PZ24-0088).
By: William Klaver, Senior City Planner
 - f) **ACTION ITEM:** Request for approval of a Final Plat for Grand Finale, consisting of 3.93 acres on property located at 1900 Block Washington Street N. c/o Gerald Martens. (PZ24-0092)
By: William Klaver, Senior City Planner
- 4) GENERAL PUBLIC INPUT
- 5) ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 6) WORK SESSION
 - a) **INFORMATIONAL:** Joint work session with Council and P&Z Commission regarding Title 10 update content
By: Jonathan Spendlove, P&Z Director
- 7) ADJOURNMENT

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312

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 or Chairman.
 - b. Approach the microphone/podium.
 - c. State their name, and whether they are a resident or property owner of the City of Twin Falls and proceed with their input.
2. All public input will be limited to two (2) minutes. Individuals are not permitted to give their time to other speakers.
3. All presenters shall remain respectful.

Public input will not be about any of the items that were on this agenda, personnel, or a personnel-related issue. All issues involving City personnel should be directly communicated with the mayor and/or the City Manager.

Anyone failing to follow these rules will be provided with one (1) warning. Should the speaker continue to disregard these rules after the warning, will have the microphone muted and they will be asked to return to their seats.

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 & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and 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. A City Staff Report shall summarize the application and history of the request.
4. 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.
5. 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.
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.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, 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, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & 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



Twin Falls City Council Minutes

Monday, September 16, 2024, 5:00 PM

Council Chambers
203 Main Avenue East, Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Ruth Pierce, Vice Mayor Jason Brown, Council Members Craig Hawkins, Christopher Reid, Spencer Cutler, Cherie Vollmer & Grayson Stone.

Absent:

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Gretchen Scott, City Attorney Bruce Castleton, Planning & Zoning Director Jonathan Spendlove, City Planner Kelli Ebersole, City Engineer Troy Vitek, Budget Coordinator Mat Farnes, Planning Technician Jody Green

Mayor Pierce called the meeting to order at 5:00 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS

a) Constitution Week

Mayor Pierce read and presented the Constitution Week Proclamation.

Dr. Wendy French gave a brief account of Constitution Week.

4) CONSENT CALENDAR

MOTION: Council Member Hawkins moved to approve the Consent Calendar as presented.

Council Member Brown seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

a) Request to approve City Council 2024 September 09, Minutes.

b) Request to approve Accounts Payable for September 5-11, 2024.

c) Request to approve September 11, 2024, Travel Requests.

d) Request City Council to approve the Special Event Permit for the organizers of the Twin Falls Public Library, Read & Treat event.

e) Request City Council to approve the Special Event Permit for the organizers of the Festival of Lights Parade event.

5) ITEMS OF CONSIDERATION

a) Request to Award a Construction bid for Shoshone Falls Grade to RS Jobber Inc. in the amount of 2,447,578.30 and allow the City Engineer to sign the contract along with reserving 244,758 for unforeseen contingency utilizing \$335,668 of Dierkes reserves to complete the project as bid.

City Engineer Vitek requested to award a construction bid for Shoshone Falls Grade to RS Jobber Inc. in the amount of 2,447,578.30 and allow the City Engineer to sign the contract along with reserving 244,758 for unforeseen contingencies utilizing \$335,668 of Dierkes reserves to complete the project as bid.

Discussion ensued on the following:

Mayor Pierce asked for clarification on the total numbers and what is being approved.

City Engineer Vitek talked through the numbers.

Council Member Brown asked if things that have been previously talked about in the past are being done.

City Engineer Vitek walked them through on the map where they are starting and finishing. He stated they would like to work through the winter.

Council Member Reid asked if it would connect through.

City Engineer Vitek stated that is not part of the project at this time.

Council Member Stone added numbers together for clarification - \$2,692,336.30 from that \$335,668.30 is applied.

MOTION: Council Member Brown moved to approve the request to award a construction bid for Shoshone Falls Grade to RS Jobber Inc. in the amount of \$2,692,336.30 and allow the City Engineer to sign the contract along with reserving \$297,000 for unforeseen contingencies also utilizing SLFRF Funds \$2,356,668.30 also using \$335,668 of Dierkies reserves to complete the project as bid. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- b) Request to authorize City engineering staff to use up to \$60,000 to acquire Right-of-Way along Eastland Drive.

City Engineer Vitek requested to authorize City engineering staff to use up to \$60,000 to acquire Right-of-Way along Eastland Drive and to allow a full road closure on Eastland during roadway reconstruction.

Discussion ensued on the following:

Council Member Reid stated he is excited that this area is being done and is thankful for the grant to do this.

MOTION: Council Member Reid moved to approve the request to authorize City engineering staff to use up to \$60,000 to acquire Right-of-Way along Eastland Drive. **Council Member Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

City Engineer Vitek explained why the road closure is needed. He stated it would be nice to have options for the winner of the bid.

Mayor Pierce asked about the intersection of Falls and Eastland and the combination of being closed for a period of time.

Council Member Reid asked how long Falls was closed.

City Engineer Vitek stated it was scheduled for 60 days but only closed for 42.

Council Member Reid wouldn't go longer than that.

Mayor Pierce asked what the distance for the closure would be.

City Engineer Vitek stated the full length of Eastland is an option. There are different options

of the length to close. Falls to Hill Crest is the area to be worked on.

Council Member Hawkins asked about the private residents in the area and would they have access.

City Engineer Vitek replied that they always leave the road open for residents.

Council Member Stone feels the contractor should give options.

City Engineer Vitek stated in the past the contractors have given options.

Council Member Cutler feels the full closure would be faster and cheaper.

Council Member Vollmer asked when this would start.

City Engineer Vitek stated the work needs to be done this winter but most of this will be this summer.

Council Member Brown asked about closures.

City Engineer Vitek stated that Nampa was about 16 months with a project this size.

Council Member Brown would rather a staged closure and work in phases.

Council Member Reid feels a full closure would not work.

6) GENERAL PUBLIC INPUT

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Hawkins reported that the citizens academy started.

Council Member Stone reported that the Twin Falls Chamber of Commerce doing a mini masters on the 26th of September.

Council Member Brown reported the Magic Valley Metropolitan planning organization hired an Executive Director and will help with transport planning and project functions.

City Manager Travis Rothweiler reminded the Council there is a joint meeting next week with Planning and Zoning.

8) PUBLIC HEARINGS

a) Public Hearing to Amend the FY 23-24 Budget

Budget Coordinator Farnes requested approval of the amendment to the FY 23-24 Budget.

Discussion ensued on the following: None

Public Hearing Opened: 5:38 pm

Public Hearing Closed: 5:38 pm

Discussion ensued on the following:

Council Member?:

MOTION: Council Member Reid moved to dispense with the reading rules and put Ordinance 2024-015 on 3rd and final reading by title only. **Council Member Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

MOTION: Council Member Reid moved to approve Ordinance 2024-015. **Council Member Vollmer** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 7 to 0.

- b) Request to Appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)

Council Member Stone recused himself from the hearing with a conflict of interest.

City Planner Ebersole presented a request to Appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)

City Engineer Vitek explained that he contacted the state and they had no concerns for him. He spoke about the roads in the area. He explained which are the public and which are the private portions. He talked about issues with the round-about and why it's an issue. The city has no say in fixing the roads that belong to the state.

Mayor Pierce asked who owns the private road.

Director Spendlove replied the owner is Wood Investment Group. He clarified that this is for a drive thru and extended hours. He answered a few questions that were sent in. 2 special use permits have gone through the revocation process, they went back to Planning and Zoning Commission and conditions were amended. He couldn't find any public issues with Meridian and their opening. He explained they (Meridian) have the same issue with others owning the roads.

Council Member Hawkins asked if it's approved and there is a problem can it be corrected.

Director Spendlove stated that it can. If an issue is found it will be brought to public hearing for the P&Z Commission to look at and amend conditions or revoke if it is warranted.

Applicant comments:

Todd Smith representing In-N-Out as their Development Manager gave his presentation. In the presentation a few different options showing que of vehicles and overflow drive-thru areas. They feel confident they can handle the traffic with no detriment to the area.

Discussion ensued on the following:

Public Hearing Opened: 6:17 pm

Kirsten Stewart feels the traffic will be an issue. She asked about the Visitors Center name changed and asked if the Council feels it needs protection.

Mary Carscaden is thrilled that In-N-Out is coming but she is concerned with the location. She wonders if maybe it should be closer to the college or schools.

Joel Brown feels the commission failed in the denial. He feels the applicants plans exceed requirements and the decision was bias.

Public Hearing Closed: 6:24 pm

Discussion ensued on the following:

Council Member Brown feels In-N-Out has provided a good plan for the que and considered

the extra parking area. He feels they meet the requirements for the permit.

Council Member Reid learned a lot about the property in the area and that the private road is treated like a public road.

Council Member Cutler voiced concerns with extra vehicles. The hours are not an issue. He feels the information provided confirms it will. Studies have confirmed more traffic than is appropriate will happen.

Council Member Hawkins feels they have done their due diligence.

Council Member Vollmer feels if the owner doesn't have an issue with the overflow being used, this will work with opening.

Mayor Pierce stated she was concerned about the traffic and the round-about but is pleased with the options with the overflow. She has faith with Police and Fire to keep things safe.

MOTION: Council Member Reid moved to approve the request to Appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085) **Council Member Brown** seconded the motion. The roll call vote showed all members present voted in favor of the motion, 5-1-1.

9) ADJOURNMENT

The meeting adjourned at 06:36 PM

Jody Green

Jody Green, Planning Technician



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Appeal Application

In-N-Out Burgers
c/o Todd Smith

Applicant(s)

)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on **September 16, 2024**, for public hearing pursuant to public notice as required to consider an appeal of the Twin Falls Planning and Zoning Commission's decision denying a Special Use Permit to **appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-**

0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)

and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has appealed the Twin Falls Planning and Zoning Commission's decision denying a Special Use Permit to **appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)**

2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **Thursday, August 29, 2024.**

3. The property in question is zoned **C-1 Cro PUD** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Mixed Use** in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8.2(B) 10f, 10-10-3, 10-13-2.2, Twin Falls City Code

5. The existing neighboring land uses in the immediate area of this property are: to the north, **Commercial/Visitors Center/ Canyon Rim**; to the south, **Commercial** to the east, **Commercial**; to the west, **Blue Lakes Blvd N/Commercial**.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to **appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)** is consistent with the purpose of the **C-1 CRO PUD** Zone and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-13-2.2, Twin Falls City Code.

3. The proposed use is proper use in the **C-1 CRO PUD** Zone, subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though fully set forth herein.

4. The application for a Special Use Permit to **Appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for Special Use Permit to **appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. North c/o Todd Smith on behalf of In-N-Out Burgers. (PZ24-0085)** is hereby granted by the Twin Falls City Council and is subject to the conditions which are attached as "Exhibit No. A" and incorporated by reference as though full set forth herein.

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

MAYOR-TWIN FALLS CITY COUNCIL

DATE

"Exhibit No. A"

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to local public roads, including Neilson Point Place, not being detrimental impacted by excessive traffic volumes directly attributable to this business.
3. Subject to the opening plan going through the City of Twin Falls Special Event Permit process to ensure adequate public safety access to the surrounding area during the grand opening phase of operations.

APPLICATION # **PZ24-0085**



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ24-0085

Granted by the Twin Falls City Council, as presented, on September 16, 2024, to In-N-Out Burgers whose address is 13502 Hamburger Ln for the purpose of Request to Appeal the Planning and Zoning Commission's decision regarding Special Use Permit PZ24-0047 to allow drive-thru services and extended hours of operation on property located at 1965 Blue Lakes Blvd. N. and legally identified with the following Parcel ID:RPT06190010080.

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to local public roads, including Neilson Point Place, not being detrimentally impacted by excessive traffic volumes directly attributable to this business.
3. Subject to the opening plan going through the City of Twin Falls Special Event Permit process to ensure adequate public safety access to the surrounding area during the grand opening phase of operations.

Mayor

Date

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

DRAFT



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Final Plat Application,

Easternsun Subdivision No. 3
Applicant(s).

)
)
) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
)
) AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on September 9, 2024, for consideration of the final plat of the Easternsun Subdivision No. 3, approximately 17 (+/-) acres located at the 400 block of Hankins Rd, 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 Easternsun Subdivision No. 3, approximately 17.17 acres.
2. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use 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, R-2; to the south, Unincorporated; to the east, R-2/Vacant; to the west, R-2/Hankins Rd.
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 Easternsun Subdivision No. 3, approximately 17 (+/-) acres located at the 400 block of Hankins Rd 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 Easternsun Subdivision No. 3, approximately 17 (+/-) acres located at the 400 block of Hankins Rd 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.

DATE

"EXHIBIT NO. A"

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in Engineering Memorandum dated July 3, 2024.



Date: Monday, September 23, 2024
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for Ellis Subdivision, consisting of .84 acres on property located at 1288 Eastland Drive N. c/o Rex Harding on behalf of Mark Ellis. (PZ24-0088).

Time Estimate:

Consent Calendar Item

Background:

Mark Ellis, represented by Rex Harding of TD&H Engineering, Inc., is proposing a four (4) lot subdivision on approximately 0.84 acres. .

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the subdivide may cause the total parcel or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

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: Approval Period: Final plat shall be filed with the county recorded within two years after written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of this final plat with the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards; and
2. Subject to submittal of a final plat, submitted prior to the signing of the final plat, showing compliance with all conditions and comments in the Engineering Memorandum dated August 16, 2024.

Attachments:

1. PZ24-0088 Ellis Subdivision- Final Plat, 6-6-24
2. PZ24-0088 Engineering Memorandum - 8.16.24
3. PZ24-0088 Presentation Map
4. PZ24-0088 Vicinity Map

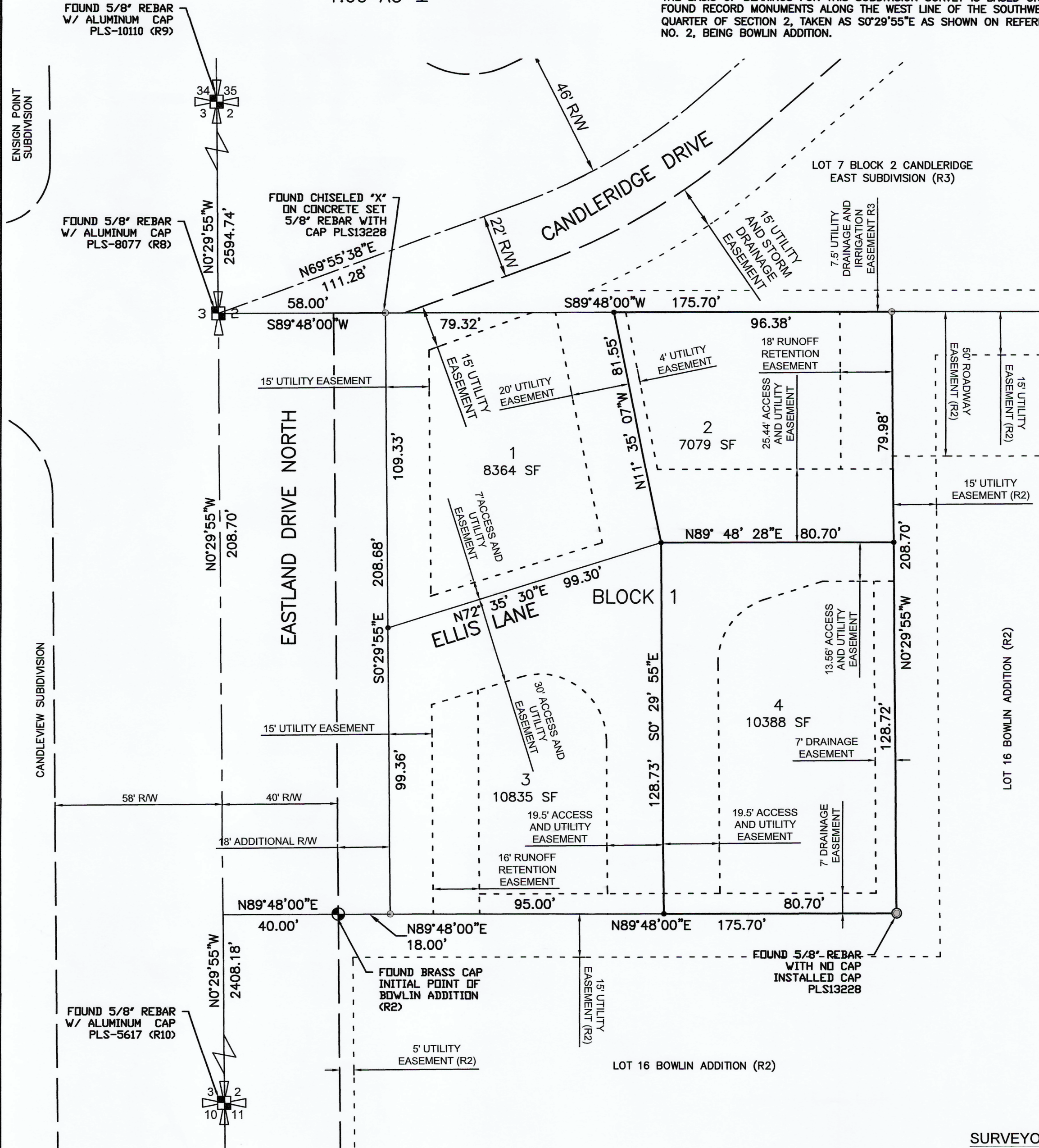
ELLIS SUBDIVISION

SITUATE IN THE NW QUARTER OF THE SW QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

2024
1.00 AC ±

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION SURVEY IS BASED ON FOUND RECORD MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TAKEN AS S0°29'55"E AS SHOWN ON REFERENCE NO. 2, BEING BOWLIN ADDITION.



REFERENCES

- R1) INSTRUMENT NUMBER 220012254 A QUITCLAIM DEED RECORDED FOR FIRST AMERICAN TITLE - TWIN FALLS ON 06/30/2020.
- R2) INSTRUMENT NUMBER 0000-743150 A PLAT OF THE BOWLIN ADDITION SUBDIVISION RECORDED FOR EHM ENGINEERS ON 08/01/1978.
- R3) INSTRUMENT NUMBER 2005-016975 A PLAT OF THE CANDLERIDGE EAST SUBDIVISION RECORDED FOR DOUG VOLMER ON 08/03/2005.
- R4) INSTRUMENT NUMBER 2004-004471 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 03/03/2004.
- R5) INSTRUMENT NUMBER 2005-007713 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 04/14/2005.
- R6) INSTRUMENT NUMBER 2012-002250 A RECORD OF SURVEY RECORDED FOR CIVIL SCIENCE ON 02/06/2012.
- R7) INSTRUMENT NUMBER 2021-009092 A RECORD OF SURVEY RECORDED FOR EHM ENGINEERS ON 04/15/2021.
- R8) INSTRUMENT NUMBER 2021-019336 A CORNER PERPETUATION FORM RECORDED FOR JUB ENGINEERS ON 08/18/2021.
- R9) INSTRUMENT NUMBER 2019-014755A CORNER PERPETUATION FORM RECORDED FOR CIVIL SCIENCE ON 09/04/2019.
- R10) INSTRUMENT NUMBER 2018-011861 A CORNER PERPETUATION FORM RECORDED FOR EHM ENGINEERS ON 07/31/2018.

SUBDIVISION NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- ALL LOT LINES COMMON TO PUBLIC RIGHT-OF-WAY WITHIN GOLDEN EAGLE SUBDIVISION NO. 7 AS SHOWN HEREON SHALL HAVE A 15' WIDE PERMANENT UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF THE PROPER HARD SURFACED DRIVEWAYS FOR ACCESS OF EACH INDIVIDUAL LOT.
- THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
- THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY THE CITY.
- THE SUBDIVISION SHALL BE SERVED BY THE CITY OF TWIN FALLS POTABLE WATER SYSTEM, SEWER COLLECTION SYSTEM AND THE CITY PRESSURE IRRIGATION STATION.
- ACCESS TO ALL LOTS SHALL BE FROM THE INTERIOR DRIVEWAYS. DIRECT ACCESS TO EASTLAND DRIVE NORTH AND CANDLERIDGE DRIVE SHALL BE PROHIBITED.

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 THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

DATE

VICINITY MAP



LEGEND

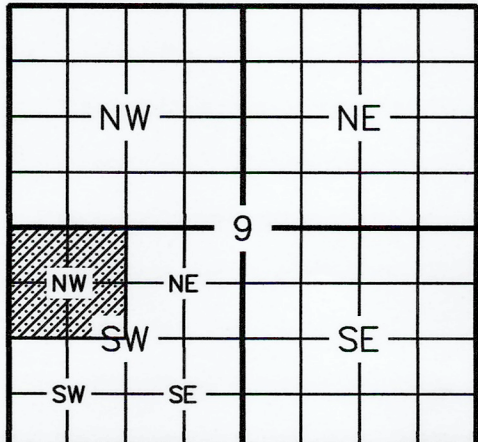
- PROPERTY BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- NEW LOT BOUNDARY
- EXISTING PARCEL BOUNDARY
- SECTIONAL LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION CORNER AS NOTED
- SECTION QUARTER CORNER AS NOTED
- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 1/2" REBAR W/ NO CAP OR AS NOTED
- FOUND 5/8" REBAR W/ NO CAP OR AS NOTED
- SET 5/8" REBAR W/ YELLOW CAP WITTER PLS 13228
- SET 1/2" REBAR W/ YELLOW CAP WITTER PLS 13228

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, PROFESSIONAL LAND SURVEYOR No. 13228 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION IN COMPLIANCE WITH STATE OF IDAHO CODES AT THE REQUEST OF MARK ELLIS, IN NOVEMBER, 2023

DARRYL F. WITTER, PLS 13228

10/9/2023
DATE



DRAWN BY:	CLB	SHEET 1/2
SURVEYED BY:	MRD	
QUALITY CHECK:	DFW	
DATE:	11/02/23	
JOB NO.	TF20-025	
CAD NO.	TF21-41 FPLAT	

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:

TOWNSHIP 10 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

SECTION 2: A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MARKED BY A 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LS8077, BEARS NORTH 00°29'55" WEST A DISTANCE OF 2616.88 FEET; THENCE NORTH 00°29'55" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 2 FOR A DISTANCE 2408.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, NORTH 89°48'00" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH MARKED BY A BRASS CAP WHICH IS THE INITIAL POINT OF THE BOWLIN LANE SUBDIVISION RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY , SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE NORTH 00°29'55" EAST ALONG SAID EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH FOR A DISTANCE 208.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975 IN TWIN FALLS COUNTY; THENCE NORTH 89°48'00" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID CANDLERIDGE EAST SUBDIVISION, A DISTANCE OF 193.70 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID BOWLIN ADDITION SUBDIVISION; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG THE WESTERLY LINE OF SAID LOT 16, SOUTH 00°29'55" EAST A DISTANCE OF 208.70 FEET TO AND ANGLE POINT OF SAID LOT 16; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 16, SOUTH 89°48'00" A DISTANCE OF 193.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.928 ACRES, MORE OR LESS.

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 EIGHTEEN FEET OF ADDITIONAL RIGHT OF WAY DEPICTED ALONG EASTLAND DRIVE NORTH AS A PUBLIC ROAD.

FURTHER, THAT THOSE PORTIONS DEPICTED HEREON AS ELLIS LANE IS NOT A PUBLIC ROAD, BUT IS A PRIVATE ROAD AND ACCESS EASEMENTS AND IS TO BE MANAGED AND MAINTAINED BY THE ELLIS SUBDIVISION HOMEOWNER'S ASSOCIATION AND ARE NOT BEING DEDICATED TO THE PUBLIC.

THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON. NO STRUCTURES OTHER THAN FOR SUCH PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY CERTIFY THAT THE INDIVIDUAL LOTS DESCRIBED.

PURSUANT TO IDAHO CODE 31-3805, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS BY THE TWIN FALLS CANAL COMPANY.

MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE SECTION 22-2407 FOR ALL LOTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE LOTS ARE SOLD AND THEREAFTER SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).

MARK D. ELLIS

ACKNOWLEDGEMENT

STATE OF IDAHO)ss
COUNTY OF TWIN FALLS)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

MARK D. ELLIS

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES 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 IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____
RESIDING IN _____

SURVEYOR'S NARRATIVE

TD&H ENGINEERING, INC. WAS CONTRACTED BY MARK D. ELLIS TO ESTABLISH THE BOUNDARY LINES OF QUITCLAIM DEED INSTRUMENT NUMBER 2020012254 FOR THE PURPOSE OF PLATTING A RESIDENTIAL SUBDIVISION UPON SAID LOT.

THE SOUTHWEST CORNER (TRUE POINT OF BEGINNING) OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE (2408.18 FEET NORTH AND 40 FEET EAST) FROM THE SOUTHWEST CORNER OF SECTION 2 PER THE PLAT OF BOWLIN ADDITION SUBDIVISIONAS RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD ANGLE FROM THE TRUE POINT OF BEGINNING PER THE EASTLAND DRIVE NORTH CENTERLINE AS SHOWN ON THE BOWLIN ADDITION PLAT.

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AS THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975.

THE EASTERLY AND SOUTHERLY LINES OF SAID PROPERTY WERE ESTABLISHED BY THE BOUNDARY LINES OF LOT 16 OF THE BOWLIN ADDITION SUBDIVISION.

ALL ELEMENTS OF THE DEED RECORDS, SURVEY RECORDS, PLAT RECORDS AND THE FOUND SURVEY MONUMENTS SHOWN HEREON WERE CONSIDERED. NO OTHER RECORDS OR MONUMENTS WERE CONSIDERED OTHER THAN THOSE SHOWN HEREON WHEN COMPLETING THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, P.L.S. NO. 13228, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THIS PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN. ALL EXTERIOR LOT CORNERS ARE SET AND INTERIOR LOT CORNERS SHALL BE SET UPON COMPLETION OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS AT THE REQUEST OF M ARK D. ELLIS.



DARRYL F. WITTER, PLS 13228 DATE

COUNTY SURVEYOR'S CERTIFICATE

I, GEORGE A. YERION, PROFESSIONAL LAND SURVEYOR IN AND FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION, PLS 9858 DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)ss
COUNTY OF TWIN FALLS)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

GEORGE A. YERION

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES _____
RESIDING IN _____

CITY ENGINEER

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

CITY ENGINEER DATE

CITY COUNCIL

ACCEPTED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THE ____ DAY OF _____ 2024.

MAYOR CITY CLERK

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.

TWIN FALLS COUNTY TREASURER DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO) INSTRUMENT NO. _____
COUNTY OF TWIN FALLS)

ON THIS ____ DAY OF _____, 20____, AT _____M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN RECORDS OF PLATS BOOK ____, ON PAGE ____.

DEPUTY EX-OFFICIO RECORDER

 GREAT FALLS-BOZEMAN-KALISPELL-HELENA SPokane LEWISTON-TWIN FALLS WATFORD CITY	DRAWN BY:	RLH	SHEET 2/2
	SURVEYED BY:	MRD	
	QUALITY CHECK:	DFW	
	DATE:	03/21/2024	
	JOB NO.	TF21-041	
CAD NO.		TF21-41 FPLAT	



P.O. Box 1907

203 Main Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2293

ENGINEERING

208-735-7248

ENGINEERING MEMORANDUM

To: William Klaver, Senior Planner
From: Kristi Fehringer, Engineering Development Coordinator
Date: 8/16/2024
Re: Final Plat – **Ellis Subdivision** – Application # 24-0038

The Engineering Department has reviewed the Final Plat for the Ellis Subdivision. The following changes shall be addressed prior to the signatures on the Final Plat by the City of Twin Falls. This Conditional Approval is contingent on compliance with all applicable City Standards.

1. Please label the “Basis of Bearing” linework. Also, the bearing call-out in the note should match the label on the Basis of Bearing linework.
2. Note 3 in the subdivision notes does not apply to this plat. Please remove.
3. Reference R2 should reference “Bowlin Addition”. Please remove the word “subdivision” from the name.
4. Please remove the 1.00 AC +/- reference from the title of the plat.
5. Add the word “Existing” to these easement labels.
6. The 50’ Roadway Easement shown on the Bowlin Addition plat was vacated. Please revise. The 15’ utility easement is still in place.
7. Vicinity Map:
 - a. Fix the street name labels. They are currently black rectangles.
 - b. Add “NTS”.
 - c. Add a north arrow.
 - d. Remove the words “Eastland Drive” from the subdivision label.
8. Please change this signature label to “Health District Signature”.
9. The “Surveyor’s Certificate” does not need to be on Sheet 1 of 2. Please remove.
10. “Existing Easement” and “Proposed Easement” linetypes are very similar linetypes and width. Please revise to differentiate these two linetypes.
11. Please remove the word “proposed”.

12. "Property Boundary", "New Lot Boundary", and "Existing Parcel Boundary" lineypes are very similar in width. Please revise to differentiate between these linetypes.
13. The section breakdown should indicate section "2" not section 9.
14. There should be a designated symbol at this point.
15. Lot 1 & Lot 3 west boundary distances do not add up to the overall western boundary distance of 208.68'. Please revise.
16. The 18' of right of way that is being dedicated should be included in the subdivision boundary. Please change the linetype to the boundary linetype, label the linework with the bearing and distance, and relabel the southern and northern boundary labels to include the 18'.
17. These easements should be even numbers for clarity.
18. These easements will need to be labeled with bearings, distances and curve data. These easements will most likely be required to be monumented as well.
19. Ellis Lane shall be labeled as **Ellis Lane (Private)**.
20. The property boundary linework should match the legend.
21. This symbol is not in the legend. Please revise.
22. Please label "True Point of Beginning".
23. Please remove the linework that is shown under all of the labels. This additional linework makes it difficult to differentiate between plat linework and lines under the labels.
24. Please remove the verbiage "unless such responsibility has been assumed by the City". The City will not be maintaining any irrigation/drainage ditch or pipe.
25. Please add a space between the 5 and the A.
26. Please change the sheet numbering to read **1 of 2** and **2 of 2**.
27. Please add "Single man as his sole and separate property" to the owner's signature line and acknowledgement.
28. Under the County Surveyor's Certificate:
 - a. Add "Professional Land Surveyor" under George's name in the County Surveyor's Certificate.
 - b. Add the word "find" per 50-1305, IBP ELS Bulletin #58.
29. Under the Acknowledgement for the County Surveyor:
 - a. Add the word "personally".
 - b. Change the word "previous" to "**above**".
 - c. Remove the "s" from certificates.
30. Please add the bearing direction.
31. Please change title to read "**Approval of City Engineer**".
32. Please change "date" to "**attest**".
33. Please change title to read "**Approval of City Council**".
34. Please add the word "**deputy**" to "City Clerk".
35. This is an incomplete sentence. Also, remove the word "we" and the "s" from the word "owners".
36. Please remove the word "we" and the "s" from the word "owners".
37. Many of the titles on sheet 2 of 2 are different size fonts. Please revise so they all match.
38. Please show a 30' radius at the northwest corner of this proposed development. The developer will be required to build the curb, gutter, sidewalk and ADA ramp at that corner and the additional ROW will be required to encompass those improvements.
39. Please change "Property Boundary" to "**Subdivision Boundary**" in the legend.
40. Please fix the signature line.

41. Please add the word "Public" to the 15' Utility Easement".
42. Please differentiate where the 24' **Public** Utility Easements end, and where the Access and Utility Easements begin. That is not clear.
43. Please change the word "and" to "**with**".
44. Please submit a Twin Falls Canal Company water share certificate for 1 share of water.
45. Please submit an updated Improvement Agreement per my email dated June 7, 2024.

If you have any questions, please contact Kristi Fehringer at 735-7332 or email at kfehringer@tfid.org

ELLIS SUBDIVISION

SITUATE IN THE NW QUARTER OF THE SW QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO

2024

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SUBDIVISION SURVEY IS BASED ON FOUND RECORD MONUMENTS ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TAKEN AS S0°29'55"E AS SHOWN ON REFERENCE NO. 2, BEING BOWLIN ADDITION.

REFERENCES

- INSTRUMENT NUMBER 220012254 A QUITCLAIM DEED RECORDED FOR FIRST AMERICAN TITLE - TWIN FALLS ON 06/30/2020.
- INSTRUMENT NUMBER 0000-743150 A PLAT OF THE BOWLIN ADDITION SUBDIVISION RECORDED FOR EHM ENGINEERS ON 08/01/1978.
- INSTRUMENT NUMBER 2005-016975 A PLAT OF THE CANDLERIDGE EAST SUBDIVISION RECORDED FOR DOUG VOLMER ON 08/03/2005.
- INSTRUMENT NUMBER 2004-004471 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 03/03/2004.
- INSTRUMENT NUMBER 2005-007713 A RECORD OF SURVEY RECORDED FOR JOHN ROOT ON 04/14/2005.
- INSTRUMENT NUMBER 2012-002250 A RECORD OF SURVEY RECORDED FOR CIVIL SCIENCE ON 02/06/2012.
- INSTRUMENT NUMBER 2021-009092 A RECORD OF SURVEY RECORDED FOR EHM ENGINEERS ON 04/15/2021.
- INSTRUMENT NUMBER 2021-019336 A CORNER PERPETUATION FORM RECORDED FOR JUB ENGINEERS ON 08/18/2021.
- INSTRUMENT NUMBER 2019-014755 A CORNER PERPETUATION FORM RECORDED FOR CIVIL SCIENCE ON 09/04/2019.
- INSTRUMENT NUMBER 2018-011861 A CORNER PERPETUATION FORM RECORDED FOR EHM ENGINEERS ON 07/31/2018.

SUBDIVISION NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF TWIN FALLS.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
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- THE OWNER OF EACH LOT, ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF ~~UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY THE CITY.~~
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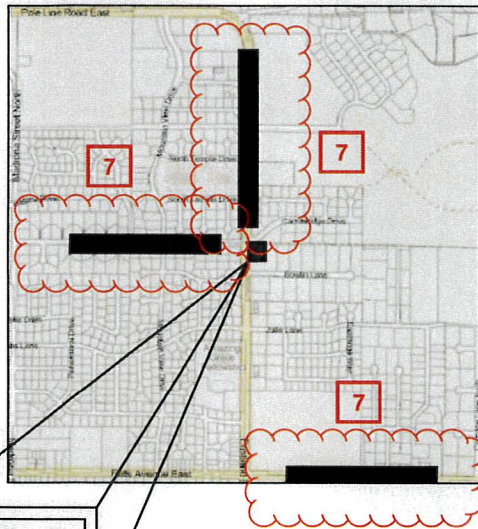
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REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

DATE

VICINITY MAP



LEGEND

- PROPERTY BOUNDARY
- STREET RIGHT-OF-WAY
- STREET CENTERLINE
- NEW LOT BOUNDARY
- EXISTING PARCEL BOUNDARY
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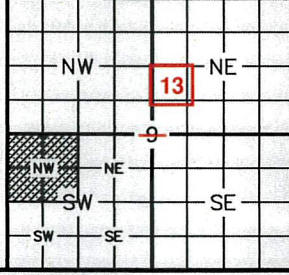
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DARRYL F. WITTER, PLS 13228

10/9/2023

DATE



DRAWN BY: CLB
SURVEYED BY: MRD
QUALITY CHECK: DFW
DATE: 11/02/23
JOB NO: TF20-025
CAD NO: TF21-41 FPLAT

SHEET

1/2

37

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THENCE NORTH 00°29'55" EAST ALONG SAID EASTERLY RIGHT OF WAY OF EASTLAND DRIVE NORTH FOR A DISTANCE 208.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975 IN TWIN FALLS COUNTY; THENCE NORTH 89°48'00" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID CANDLERIDGE EAST SUBDIVISION, A DISTANCE OF 193.70 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID BOWLIN ~~ADDITION SUBDIVISION~~; THENCE DEPARTING SAID SOUTHERLY BOUNDARY AND ALONG THE WESTERLY LINE OF SAID LOT 16, SOUTH 00°29'55" EAST A DISTANCE OF 208.70 FEET TO AND ANGLE POINT OF SAID LOT 16; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 16, SOUTH 89°48'00" A DISTANCE OF 193.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.928 ACRES, MORE OR LESS.

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 EIGHTEEN FEET OF ADDITIONAL RIGHT OF WAY DEPICTED ALONG EASTLAND DRIVE NORTH AS A PUBLIC ROAD.

FURTHER, THAT THOSE PORTIONS DEPICTED HEREON AS ELLIS LANE IS NOT A PUBLIC ROAD, BUT IS A PRIVATE ROAD ~~AND~~ ACCESS EASEMENTS AND IS TO BE MANAGED AND MAINTAINED BY THE ELLIS SUBDIVISION HOMEOWNER'S ASSOCIATION AND ARE NOT BEING DEDICATED TO THE PUBLIC.

THE EASEMENTS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON. NO STRUCTURES OTHER THAN FOR SUCH PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, ~~WE~~, THE UNDERSIGNED, AS OWNERS, DO HEREBY CERTIFY THAT THE INDIVIDUAL LOTS DESCRIBED.

PURSUANT TO IDAHO CODE 31-3805, ~~WE~~, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR. LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS BY THE TWIN FALLS CANAL COMPANY.

MAINTENANCE AND WEED CONTROL PURSUANT TO IDAHO CODE SECTION 22-2407 FOR ALL LOTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE LOTS ARE SOLD AND THEREAFTER SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER(S).

40

MARK D. ELLIS

27

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

MARK D. ELLIS

27

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES 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 IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES
RESIDING IN

SURVEYOR'S NARRATIVE

TD&H ENGINEERING, INC. WAS CONTRACTED BY MARK D. ELLIS TO ESTABLISH THE BOUNDARY LINES OF QUITCLAIM DEED INSTRUMENT NUMBER 2020012254 FOR THE PURPOSE OF PLATTING A RESIDENTIAL SUBDIVISION UPON SAID LOT.

THE SOUTHWEST CORNER (TRUE POINT OF BEGINNING) OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD DISTANCE (2408.18 FEET NORTH AND 40 FEET EAST) FROM THE SOUTHWEST CORNER OF SECTION 2 PER THE PLAT OF BOWLIN ~~ADDITION SUBDIVISION~~ AS RECORDED AS INSTRUMENT NUMBER 0000-743150 IN TWIN FALLS COUNTY.

THE WESTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED AT RECORD ANGLE FROM THE TRUE POINT OF BEGINNING PER THE EASTLAND DRIVE NORTH CENTERLINE AS SHOWN ON THE BOWLIN ADDITION PLAT.

THE NORTHERLY BOUNDARY OF THE SUBJECT PROPERTY WAS ESTABLISHED AS THE SOUTHERLY BOUNDARY OF THE CANDLERIDGE EAST SUBDIVISION RECORDED AS INSTRUMENT NUMBER 2005-016975.

THE EASTERLY AND SOUTHERLY LINES OF SAID PROPERTY WERE ESTABLISHED BY THE BOUNDARY LINES OF LOT 16 OF THE BOWLIN ADDITION ~~SUBDIVISION~~.

ALL ELEMENTS OF THE DEED RECORDS, SURVEY RECORDS, PLAT RECORDS AND THE FOUND SURVEY MONUMENTS SHOWN HEREON WERE CONSIDERED. NO OTHER RECORDS OR MONUMENTS WERE CONSIDERED OTHER THAN THOSE SHOWN HEREON WHEN COMPLETING THIS SURVEY.

37

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, P.L.S. NO. 13228, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THIS PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN. ALL EXTERIOR LOT CORNERS ARE SET AND INTERIOR LOT CORNERS SHALL BE SET UPON COMPLETION OF THIS PLAT, IN ACCORDANCE WITH THE LAWS OF THE STATE OF IDAHO AS PERTAINING TO PLATS AND SURVEYS AT THE REQUEST OF M ARK D. ELLIS.



DARRYL F. WITTER, PLS 13228

DATE

COUNTY SURVEYOR'S CERTIFICATE

I, GEORGE A. YERION, PROFESSIONAL LAND SURVEYOR IN AND FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

GEORGE A. YERION, PLS 9858

DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

ON THIS DAY OF , 20 , BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED

GEORGE A. YERION

KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PREVIOUS CERTIFICATES AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES
RESIDING IN

CITY ENGINEER

31

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

CITY ENGINEER

DATE

32

37

CITY COUNCIL

33

ACCEPTED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THE

DAY OF 2024.

MAYOR

CITY CLERK

34

37

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.

TWIN FALLS COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

INSTRUMENT NO. _____

ON THIS DAY OF , 20 , AT : .M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN RECORDS OF PLATS BOOK , ON PAGE .

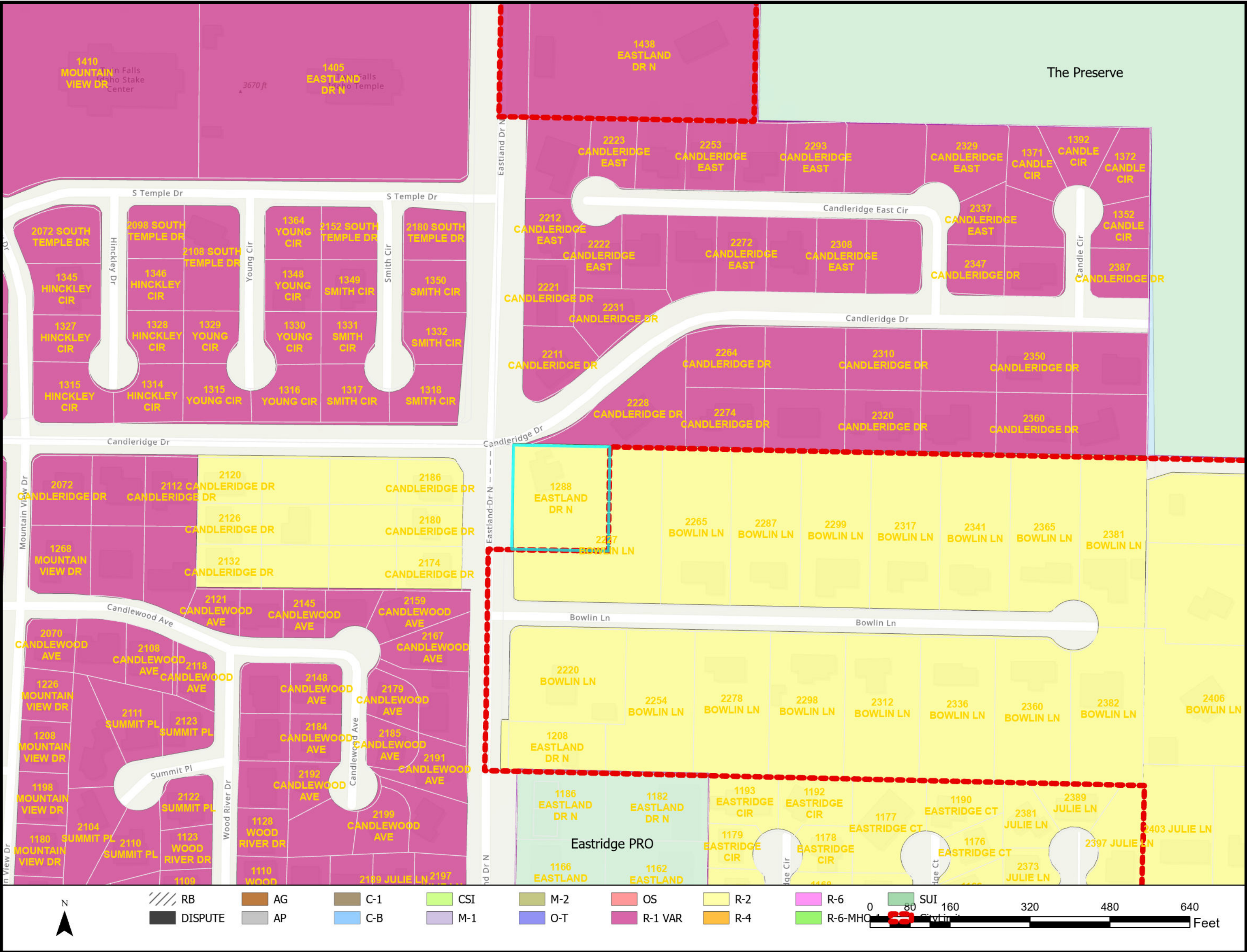
DEPUTY

EX-OFFICIO RECORDER

26

 GREAT FALLS-BIVEMAN-KALISPELL-HELENA SPokane LIVESTON-TWIN FALLS WATFORD CITY	DRAWN BY:	RLH	SHEET 2/2
	SURVEYED BY:	MRD	
	QUALITY CHECK:	DFW	
	DATE:	9/3/21/2024	
	JOB NO.	TF21-041	
	CAD NO.	TF21-41 FPLAT	

ZONING MAP



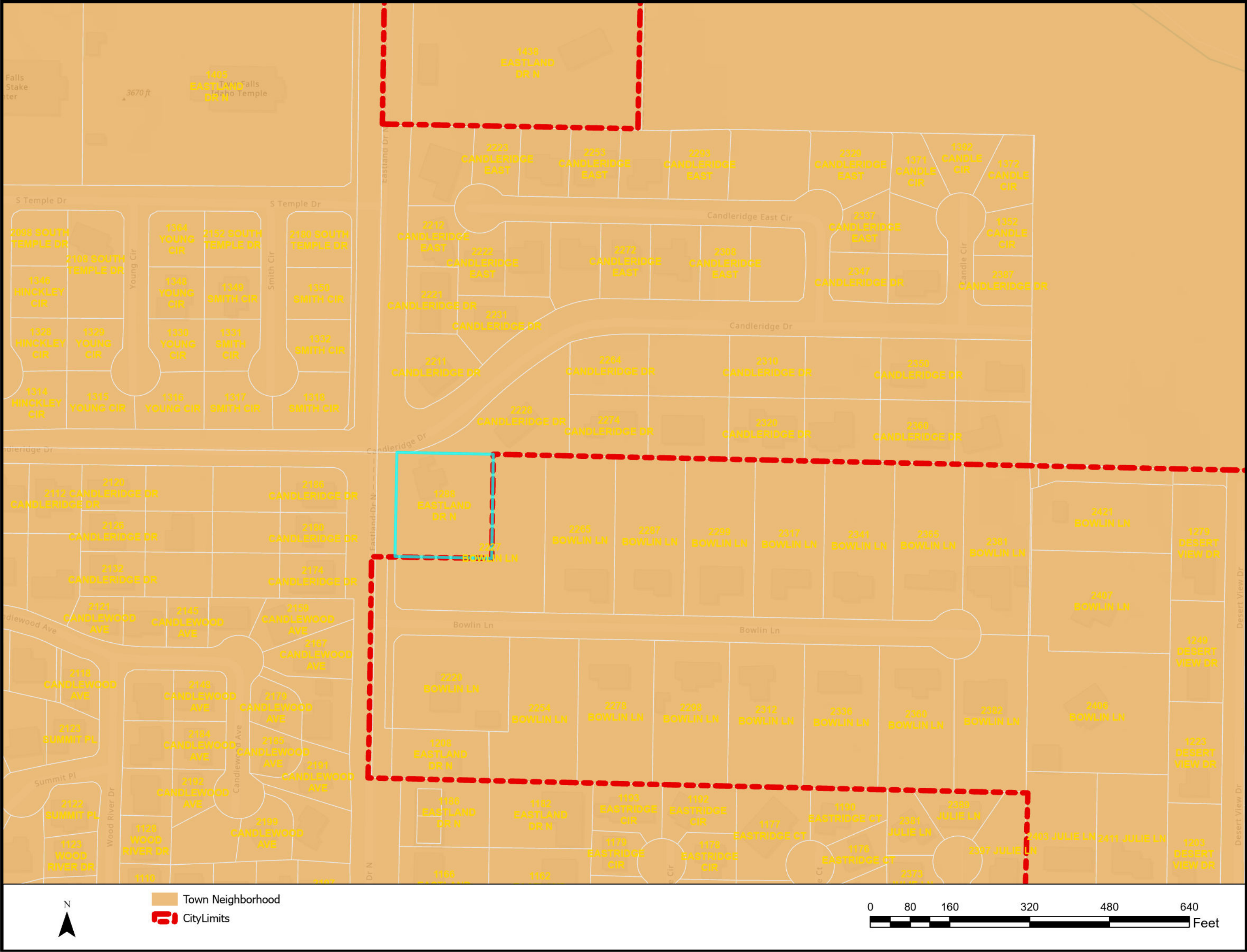
Zoning

Current Zoning:	R-2
Current Land Use:	Residential
Proposed Zoning:	R-2
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (R-1 Variable)
South:	Residential (R-2)
East:	Residential (R-2)
West:	Residential (R-2)

FUTURE LAND USE MAP



Regulations

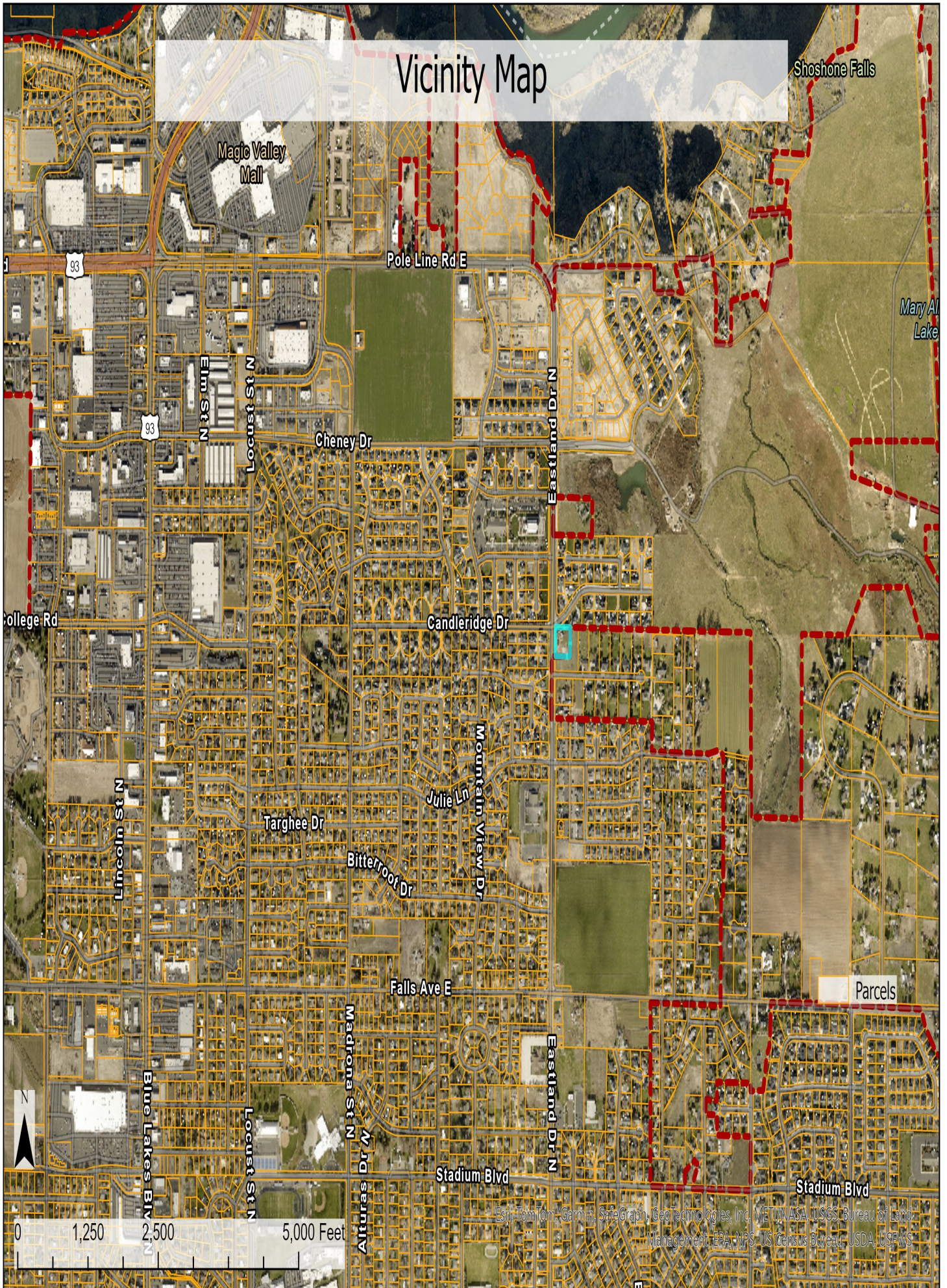
Twin Falls Municipal Code Sections 10-12-2-4

Future Land Use Category

Town Neighborhood: Primary residential in character with lots sizes that are smaller than found in Rural Residential. Contiguous and clustered development to maximize open space and community gathering areas.

Desired land use mixture of single-family residential, duplex, triplexes, townhomes, schools, and civic facilities.

Vicinity Map





Date: Monday, September 23, 2024
To: Honorable Mayor and City Council
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Request for approval of a Final Plat for Grand Finale, consisting of 3.93 acres on property located at 1900 Block Washington Street N. c/o Gerald Martens. (PZ24-0092)

Time Estimate:

Consent Agenda Item.

Background:

Gerald Martens of EHM Engineers, Inc. is proposing a two (2) lot subdivision on approximately 3.83 acres. This portion of development is part of the Grand Finale, a PUD Preliminary Plat.

Approval Process:

Per City Code 10-12-2-4

After the approval or conditional approval of the preliminary plat, the subdivide may cause the total parcel or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. Upon the determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the administrator shall place the final plat on the council agenda at the next regular meeting.

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: Approval Period: Final plat shall be filed with the county recorded within two years after written approval by the council, otherwise such approval shall become null and void unless prior to said expiration date an extension of time is applied for by the subdivider and granted by the council. Only one extension may be granted by the council for a term of two years.

Budget Impact:

N/A

Regulatory Impact:

After a final plat is approved by the Council and construction plans approved, the final plat may be recorded, and lots sold for development. All general criteria for approval must be met per State Statute 50-Chapter 13 and shall be compatible with the Comprehensive Plan.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of this plat with the following condition:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ24-0092 Grand Finale Subd. - Final Plat Resubmittal, 8-19-2024
2. PZ24-0092 Presentation Map
3. PZ24-0092 Vicinity Map

Easement Key

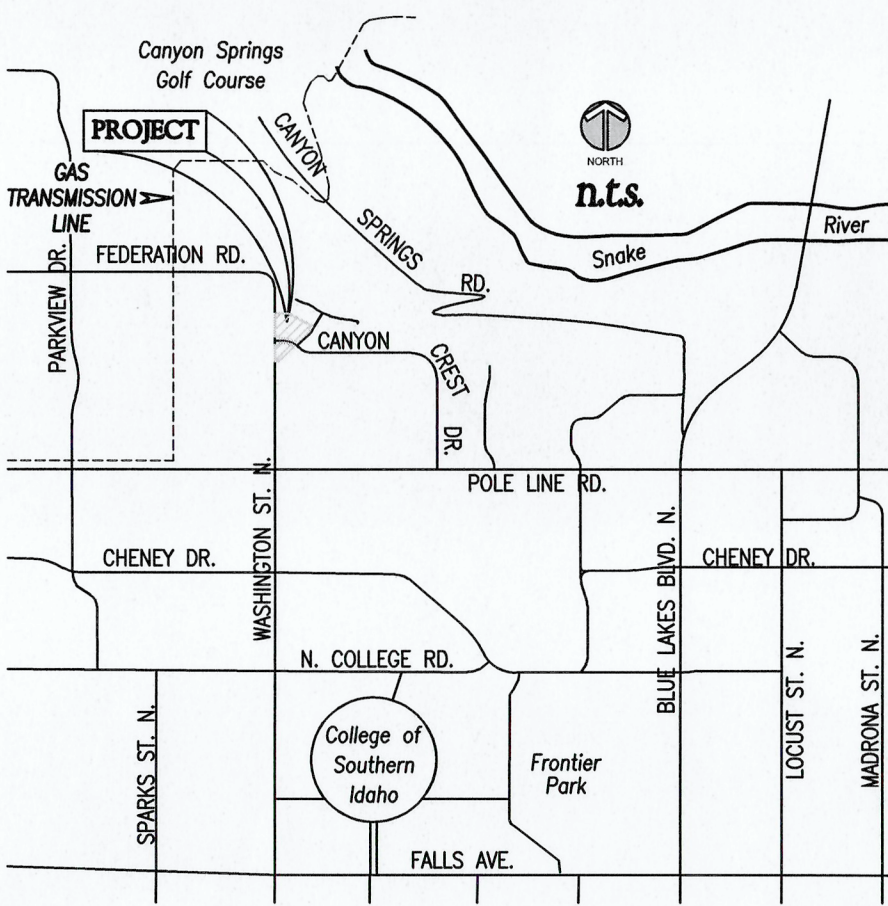
(A) 15' PUBLIC UTILITY EASEMENT

Notes:

IDAHO POWER EASEMENT INST. NO. 1996-000513 WAS WRITTEN FOR 3 ELECTRICAL BOXES AND HAD SOME ERRORS IN THE DESCRIPTION. WITH THIS SUBDIVISION PLAT THE 3 ELECTRICAL BOXES NOW ARE LOCATED WITHIN THE 15' EASEMENT.

Survey References

- #2022-008141 FEDERATION POINT SUBDIVISION, A ZDA
- #2017-002413 WESTPARK COMMERCIAL SUBDIVISION NO. 10, A ZDA
- #2011-012520 PINNACLE WEST CONDOMINIUMS
- #2007-030627 NORTHERN SKY SUBDIVISION
- #2006-031835 PULSIPHER CONDOMINIUMS
- #2006-015859 RIVER VISTA SOUTH, A PUD
- #2005-025135
- #2004-022878 RIVER VISTA, A PUD
- #2004-008532 ADAMS CONDOMINIUMS
- #2003-018200
- #2003-005796
- #2001-019567
- #2000-004722 WEST HAMPTON, A PUD
- #1996-014850 THE PINNACLE SUBDIVISION, A PUD



Vicinity Map

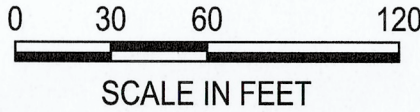
n.t.s.

GRAND FINALE, A PUD
Located In
A Portion of
SW ⁴, Section 33
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2024

RECEIVED

AUG 19 2024

CITY OF TWIN FALLS
ENGINEERING DEPT.



Legend

SUBDIVISION BOUNDARY LINE	_____
SECTION LINE	_____
EASEMENT LINE	_____
ADJACENT PROPERTY LINE	_____
CENTERLINE OF STREET	_____
LOT LINE	_____
FOUND BRASS CAP	⊙
FOUND ALUMINUM CAP	⊠
FOUND 5/8" REBAR (AS NOTED)	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	⊙

Surveyor's Narrative

THE BOUNDARY FOR THIS SURVEY HAS NO RECORDED LEGAL DESCRIPTION. THE BOUNDARY IS A REMAINDER OF THE WESTPARK PARTNERS PROPERTY, DEED NO. 1995-014351.

THE WEST BOUNDARY IS THE WEST BOUNDARY OF THE SW4 OF SECTION 33.

THE NORTH, NORTHEASTERN AND SOUTHEASTERN BOUNDARIES ARE BOUND BY RECORDED SUBDIVISIONS "THE PINNACLE SUBDIVISION", "RIVER VISTA", "PULSIPHER CONDOMINIUMS", "ADAM CONDOMINIUMS" AND "WEST HAMPTON".

THE BOUNDARY EXCEPTS OUT THE RIGHT-OF-WAY DEDICATION INST. NO. 2002-000237 FOR CANYON CREST DRIVE AND PERMANENT ROADWAY AND UTILITY EASEMENT FOR PINNACLE PLACE.

PIPELINES SUBJECT TO 50-1304.(2)(1) IS SHOWN ON THE VICINITY MAP.

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. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, EHS

DATE:



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, SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEARS NORTH 00°00'00" EAST 2641.09 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE, ALONG THE WEST BOUNDARY OF SAID SW4 OF SECTION 33, SOUTH 00°00'00" WEST 593.15 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN MAP ENTITLED "THE PINNACLE SUBDIVISION, A PLANNED UNIT DEVELOPMENT", RECORDED AUGUST 26, 1996 AS INSTRUMENT NO. 1996-014850 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND BEING THE REAL POINT OF BEGINNING;

THENCE, ALONG THE SOUTHERN BOUNDARY OF SAID MAP, NORTH 90°00'00" EAST 179.61 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN BOUNDARY, SOUTH 62°59'52" EAST 356.09 FEET TO A POINT ON THE NORTHWESTERN PERMANENT ROADWAY AND UTILITY EASEMENT BOUNDARY OF PINNACLE PLACE AS SHOWN ON SAID MAP;
THENCE, ALONG SAID NORTHWESTERN PERMANENT ROADWAY AND UTILITY EASEMENT BOUNDARY, SOUTH 30°35'03" WEST 93.10 FEET;
THENCE, CONTINUING ALONG SAID NORTHWESTERN PERMANENT ROADWAY AND UTILITY EASEMENT BOUNDARY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 16°41'58", AN ARC DISTANCE OF 21.86 FEET AND A LONG CHORD THAT BEARS SOUTH 38°56'02" WEST 21.78 FEET;
THENCE, CONTINUING ALONG SAID NORTHWESTERN PERMANENT ROADWAY AND UTILITY EASEMENT BOUNDARY, SOUTH 47°17'01" WEST 174.06 FEET;
THENCE, CONTINUING ALONG SAID NORTHWESTERN PERMANENT ROADWAY AND UTILITY EASEMENT BOUNDARY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 79°24'58", AN ARC DISTANCE OF 27.72 FEET AND A LONG CHORD THAT BEARS SOUTH 86°59'30" WEST 25.56 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY OF CANYON CREST DRIVE;
THENCE, ALONG SAID NORTHERN RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 36°42'00", AN ARC DISTANCE OF 144.12 FEET AND A LONG CHORD THAT BEARS NORTH 71°39'00" WEST 141.67 FEET;
THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY BOUNDARY, NORTH 90°00'00" WEST 77.95 FEET;
THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET AND A LONG CHORD THAT BEARS NORTH 45°00'00" WEST 42.43 FEET;
THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY BOUNDARY, NORTH 90°00'00" WEST 40.00 FEET TO A POINT ON SAID WEST BOUNDARY OF THE SW4 OF SECTION 33;
THENCE, ALONG SAID WEST BOUNDARY, NORTH 00°00'00" EAST 303.58 FEET TO SAID REAL POINT OF BEGINNING.
CONTAINING APPROXIMATELY 3.04 ACRES.

AND

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33, SAID CORNER BEARS NORTH 00°00'00" EAST 2641.09 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 33;
THENCE, ALONG THE WEST BOUNDARY OF SAID SW4 OF SECTION 33, SOUTH 00°00'00" WEST 1006.73 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF CANYON CREST DRIVE AND BEING THE REAL POINT OF BEGINNING;
THENCE, ALONG SAID SOUTHERN RIGHT-OF-WAY BOUNDARY, SOUTH 90°00'00" EAST 40.00 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET AND A LONG CHORD THAT BEARS NORTH 45°00'00" EAST 42.43 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY BOUNDARY, SOUTH 90°00'00" EAST 77.95 FEET;
THENCE, CONTINUING ALONG SAID SOUTHERN RIGHT-OF-WAY BOUNDARY, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 40°32'10", AN ARC DISTANCE OF 123.81 FEET AND A LONG CHORD THAT BEARS SOUTH 69°43'55" EAST 121.34 FEET TO THE NORTHERN CORNER OF THAT CERTAIN MAP ENTITLED "WEST HAMPTON, PLANNED UNIT DEVELOPMENT", RECORDED MARCH 30, 2000 AS INSTRUMENT NO. 2000-004722 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;
THENCE, ALONG THE NORTHWESTERN LINE OF SAID MAP, SOUTH 47°21'59" WEST 301.33 FEET;
THENCE, CONTINUING ALONG SAID NORTHWESTERN LINE, NORTH 90°00'00" WEST 40.00 FEET TO A POINT ON SAID WEST BOUNDARY;
THENCE, ALONG SAID WEST BOUNDARY, NORTH 00°00'00" EAST 216.09 FEET TO SAID REAL POINT OF BEGINNING.

CONTAINING APPROXIMATELY 0.89 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THAT THE UNDERSIGNED BY THESE PRESENTS DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE ROAD RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, I, THE UNDERSIGNED, AS OWNER, 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 31-3805, I, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT / CANAL COMPANY.

WESTPARK PARTNERS, AN IDAHO PARTNERSHIP

BY: DAVID SHOTWELL, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

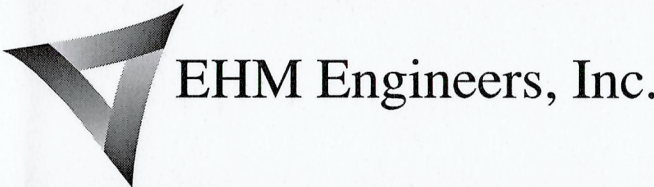
ON THIS _____ DAY OF _____, 2024, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID SHOTWELL, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF WESTPARK PARTNERS, AN IDAHO PARTNERSHIP, AND THE PARTNER WHO SUBSCRIBED SAID PARTNERSHIP NAME TO THE FOREGOING CERTIFICATE, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID PARTNERSHIP NAME.

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED 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 , 2024.

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

GEORGE A. YERION PLS# DATE
PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) ss

ON THIS DAY OF , 2024, AT M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, 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

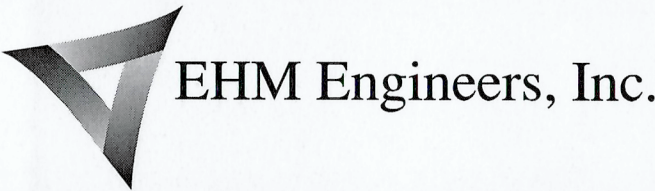
COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO.

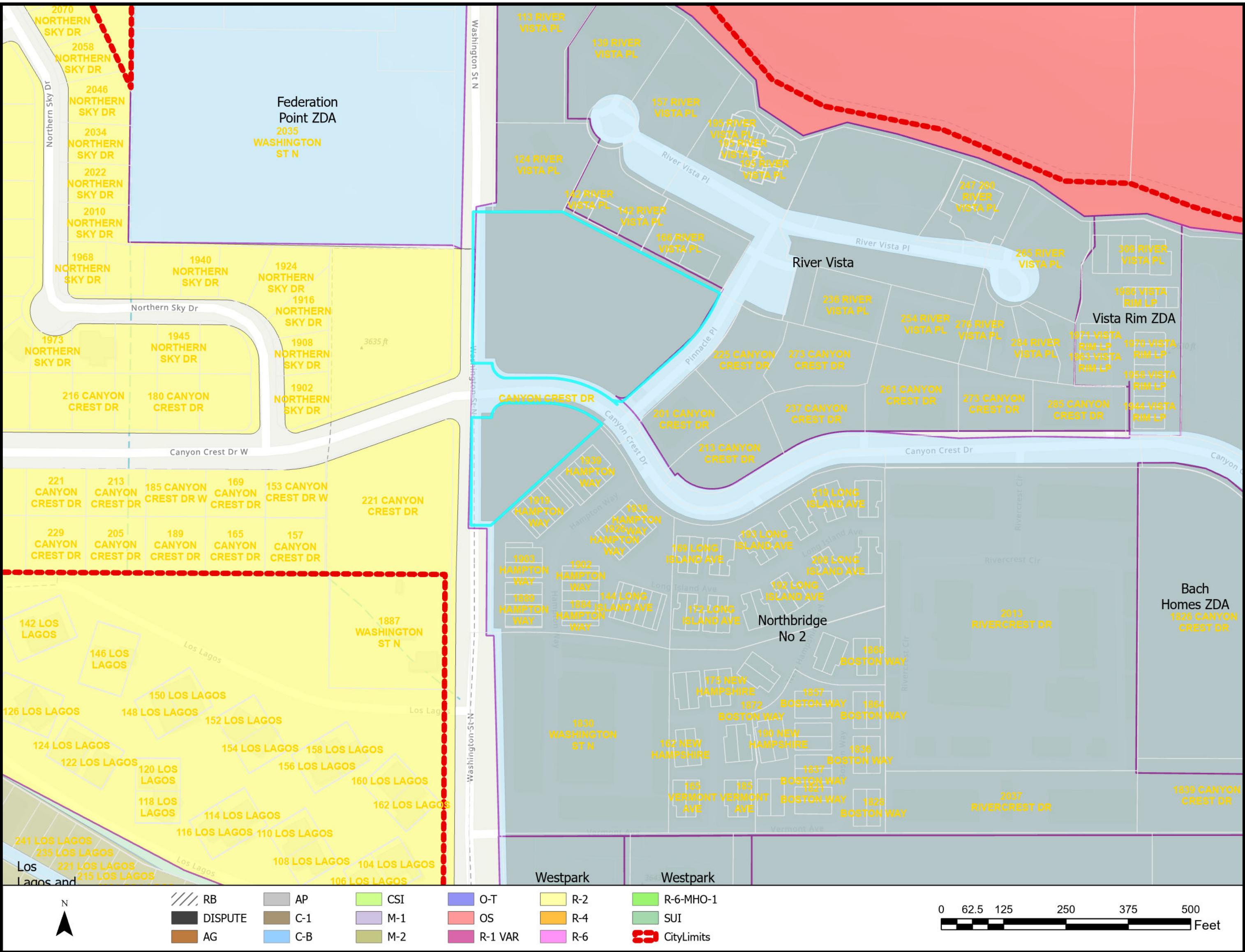
STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS DAY OF , 2024, AT M., 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



ZONING MAP



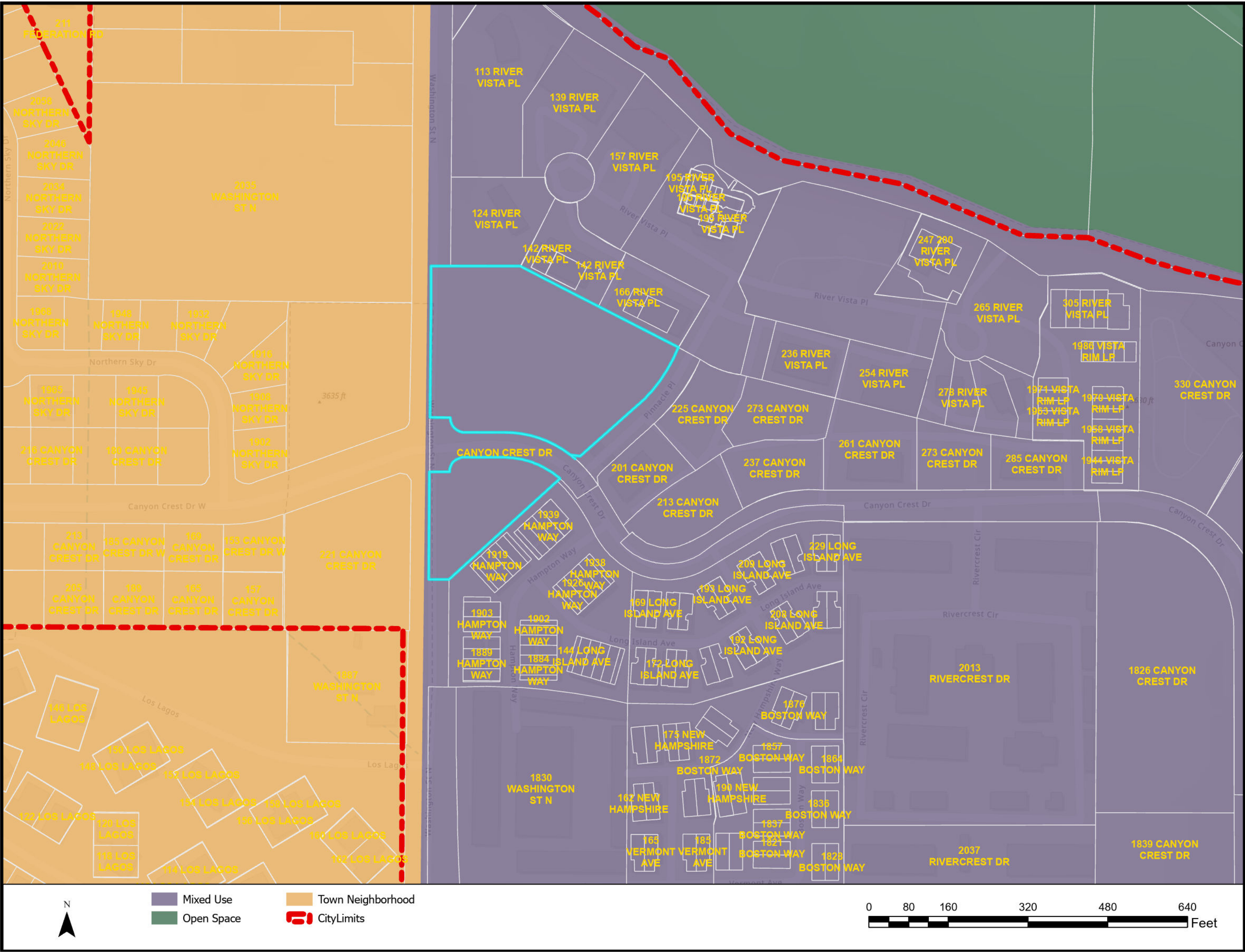
Zoning

Current Zoning:	C-1 PUD (Northbridge No 2)
Current Land Use:	Vacant
Proposed Zoning:	C-1 PUD (Northbridge No 2)
Proposed Land Use:	Residential

Surrounding Area

North:	Residential (C-1 PUD)
South:	Residential (C-1 PUD)
East:	Residential (C-1 PUD)
West:	Residential (R-2)

FUTURE LAND USE MAP



Regulations

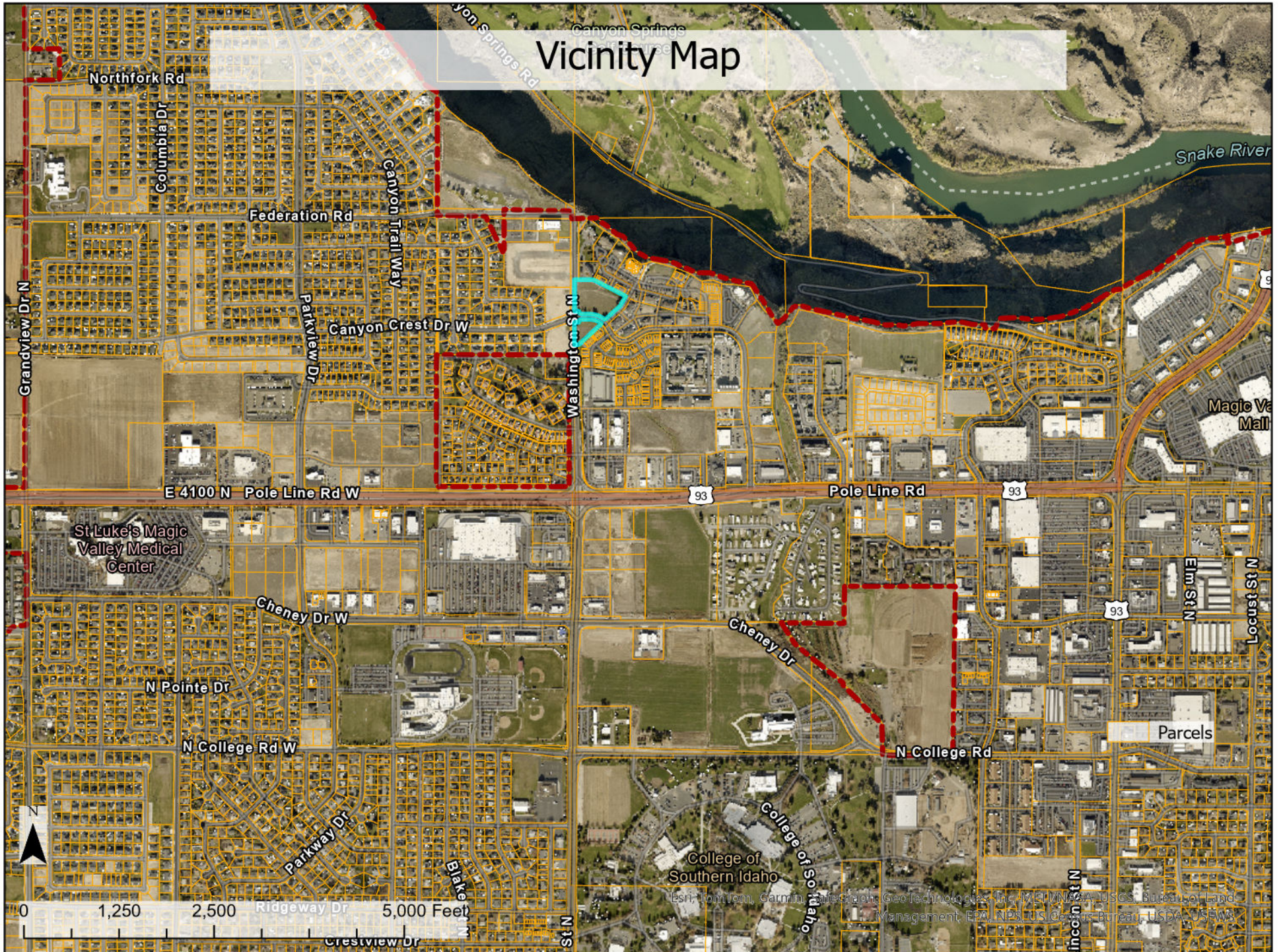
Twin Falls Municipal Code Sections 10-12-2-4

Future Land Use Category

Mixed Use: Siting at intersections of major arterials and is typically anchored by a grocery store, civic or entertainment uses. Allows high-intensity mixed use development in a compact, pedestrian oriented environment.

Desired land use mixture of Retail, office, restaurants, civic, townhomes, condos, apartments, hotels, etc.

Vicinity Map





Date: Monday, September 23, 2024
To: Honorable Mayor and City Council
From: Jonathan Spendlove, P&Z Director

DISCUSSION

Request:

Joint work session with Council and P&Z Commission regarding Title 10 update content

Time Estimate:

The entirety of the work session is anticipated to take up to 1.5 hours.

Background:

As City Staff have been drafting the Chapters of the new Zoning title, there are a number of issues that have arisen that require some direction from the PZ Commission and City Council. This work session is meant to work on a variety of issues through thoughtful discussion and exploring various options on important topics.

The following list of items is the desired discussion order:

1. **Accessory Dwelling Units (ADU's - aka Mother in-law apartment).** *The proposed draft was created to provide property owners with a variety of options for building these new units in every zone. The regulations focus on a maximum size, 1 extra parking space, using existing sewer/water connections of the main house, and requiring owner occupancy of the property. Main question to answer: Do we want to limit these to owner occupied properties or not?*
2. **Tandem Parking.** *This is what it sounds like. Parking stalls that are placed behind others. Main Question: Is there a situation where we are ok with this, or not ok with this being allowed to be counted as part of the required parking amounts?*
3. **Special Land Use Permits (SUP) vs Zoning Administrator Review (aka ZAR)** . *A "Special Use" requires a public hearing, "Zoning Administrator Review" requires staff to review a permit for compliance with minimum code compliance. This is the main change to the zoning rewrite that was originally directed toward staff to modify. Some uses that have historically been Special Uses are proposed to become Administrative review (examples: Home Occupations, Drive-Thru). There will be a number of land uses that we will present that need to be discussed on whether to continue with SUP's or convert some of those to ZAR's. Main Question: Which land uses do we want to keep requiring a public hearings to be established vs a staff review for code compliance?*
4. **Maximum Building Heights.** *The maximum height for Residential homes are 35 feet, Commercial and Industrial properties is 50 feet. Any project that desires to go over those heights current requires 2 public hearings. We propose only having 1 public hearing. Main Questions: Do we want to raise the heights in any district? Is the current extra height system working as you want it? If we go to 1 public hearing who should this go to? PZ Commission or City Council?*
5. **Downtown Parking:** *There are 3 parking overlays downtown. They all provide some level of required parking relief. Many of the newer businesses downtown were only successful due to the Parking Overlay 1 which eliminated the parking requirement (2nd South Market, 160 Main Apartments, Gas Lamp Event etc). We propose combining all the overlays into one PArking Overlay that eliminates off-street parking requirements. Main Questions: Should we remove parking requirements down town? IF yes, should we combine them? or expand them? or both?*

6. **Residential Driveways and Max impervious area:** *We have been limiting residential lots to 1 single driveway and a maximum of 36 feet in width. We are exploring allowing 2 driveways, for shops/sheds, or RV Parking. This could lead to front yards turning into giant concrete areas that some would say is unsightly. Main questions: Should we allow more than 1 driveway on residential lots? If so, should we also then place a maximum impervious area restriction for front yards?*
7. **Industrial Zone:** *There are 2 areas in City limites where the M1 Zone are currently being utilized. We have an opportunity to eliminate this zoning district from the code if we want. There are downsides to doing that. Main Question: should we look further at removing this Zoning District from the Code and rezoning those properties to M2 or C1?*
8. **Sign Code:** *The proposed sign code has been drafted to strictly follow the current Case Law. Specifically, it has been drafted to be "content neutral". It requires all "commercial speech" to be treated the same and restricts commercial speech to be on-site and not located within public right of way. This is a drastic change from what we have had, but is a necessary change.*

Approval Process:

No final decisions are taking place during this work session. General directions only.

Budget Impact:

N/A

Regulatory Impact:

None at this time.

History:

N/A

Analysis:

N/A

Conclusion:

N/A

Attachments:

None