



Twin Falls City Council Agenda

Tuesday, May 30, 2017, 5:00 PM

Amended Agenda

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

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

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Pledge of Allegiance
- 3) Consideration of Amendments to the Agenda
- 4) Proclamations
- 5) General Public Input
- 6) Consent Calendar
 - a) Request to approve the Accounts Payable for May 23-30, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the May 22, 2017, City Council Minutes
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to approve the Findings of Fact, Conclusions of Law, and Decision for:
Annexation for Jon Zernickow, Zoning District Change, & Zoning Map Amendment for Elizabeth Estates.
Purpose: Action By: Jonathan Spendlove, Planner 1
 - d) Consideration of a request to approve the "Special Olympics 2017 State Summer Games" sponsored by the Special Olympics of Idaho. This event is scheduled to be held on Friday, June 9, 2017, and Saturday, June 10, 2017.
Purpose: Action By: Justin Dimond, Sergeant
 - e) Request to approve a transfer of ownership for Liquor, Beer and Wine for Anchor Bistro and Bar, 334 Blue Lakes Blvd North with the condition that they receive their State and County License.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
- 7) Items of Consideration
 - a) Request to confirm the appointment of Suzanne Cawthra and the re-appointments of Dexter Ball and Perri Gardner to the Twin Falls Urban Renewal Agency board.
Purpose: Action By: Shawn Barigar, Mayor

- b) Request by Laurie La Follette, CEO of Special Olympics of Idaho, to waive the fee associated with renting the City Pool for the 2017 Special Olympics Summer Games.

Purpose: Action By: Brian Pike, Deputy City Manager

- c) Consideration of a request to award the 2017 Rock Creek Collection System Improvement project to Extreme Excavation of Shoshone, Idaho, in the amount of \$2,496,583.

Purpose: Action By: Lee Glaesemann

8) Advisory Board Report/Announcements

9) Public Hearings - Published Start Time

- a) Request for annexation for approximately 2.19 (+/-) acres with a zoning designation of R-2, for property located at 491 Canyon Rim Road. c/o EHM Engineers, Inc on behalf of Gordon Greaves (app. 2857)

Purpose: Action By: Jonathan Spendlove

- b) Request for the vacation of 2 easements 1) utility, vehicular and drainage easement approximately 15' x 160' along the western border of Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 and 2) utility vehicular and drainage easement approximately 25' x 244' along the northern boundary of Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 on property located at 1821 Canyon Crest Drive c/o Gerald Martens on behalf of Jason Vickrey (app. 2858)

Purpose: Action By: Jonathan Spendlove

10) General Input/Announcements - Public/Staff

11) Upcoming Meeting(s)

12) Adjournment

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.



Twin Falls City Council Minutes

Monday, May 22, 2017, 5:00 PM

305 Third Avenue East - Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Mayor Barigar called the meeting to order at 5:03 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

City Manager Rothweiler ask to add to the Consent Calendar a request to approve a Beer and Wine License for Burnt Lemon Grill, LLC, 1040 Shoshone Street East, Twin Falls, Idaho.

MOTION:

Councilmember Lanting moved to add to the Consent Calendar a request to approve a Beer and Wine License for Burnt Lemon Grill, LLC, 1040 Shoshone Street East, Twin Falls, Idaho. Councilmember Talkington seconded the motion. Roll call vote showed all members present voted. 6 to 0.

4) PROCLAMATIONS: None

5) GENERAL PUBLIC INPUT

6) CONSENT CALENDAR

- a) Request to approve the Accounts Payable for May 16-22, 2017.
- b) Request to approve the May 15, 2017, City Council Minutes.
- c) Request made by Sarah Zatica to approve the Magic Valley Pride Festival event. This event is scheduled to be held in the Twin Falls City Park on Saturday, June 10, 2017, from 8:00 a.m. to 10:00 p.m.
- d) Request to approve the 35th Annual Western Days Special Event and Parade Application. Western Days is scheduled to be held on Friday, June 2; Saturday, June 3; and Sunday, June 4, 2017. The Western Days Parade is scheduled to be held on Saturday, June 3, 2017.
- e) Request by Keri Peterson, on behalf of the YMCA of Twin Falls, to approve the Magic Valley

Youth Triathlon scheduled for Saturday, July 8, 2017, from 8:00 a.m. to 12:00 p.m.

MOTION:

Vice Mayor Hawkins moved to approve the Consent Calendar with the addition of the Alcohol License for Burnt Lemon Grill. Councilmember Reid seconded the motion. Roll call vote showed all members present voted. 6 to 0.

7) ITEMS OF CONSIDERATION

- a) Request to amend City Code 6-4-14 by the addition of a new subsection 6-4-14 (M) prohibiting the confinement of animals in unattended motor vehicles.

Code Enforcement Coordinator Stanley gave staff report.

Discussion ensued on the following:

Citizen rescues and endangered animal what liability is there.

Clarification of Code 6-4-14

Allowing a dog to run free - a misdemeanor or infraction

Who do you call.

Using common sense.

Correction of wording in Ordinance.

Public Input

MOTION:

Councilmember Lanting moved to place Ordinance No 2017-14 on third and final by title only. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted. 6 to 0.

Deputy City Clerk Bryan read the ordinance by title only:

ORDINANCE NO. 2017-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING TWIN FALLS CITY CODE 6-4-14 BY THE ADDITION OF A NEW SUBSECTION (M) PROHIBITING CERTAIN CONFINEMENT OF ANIMALS IN VEHICLES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO.

MOTION:

Councilmember Lanting made a motion to adopt Ordinance 2017-14. Councilmember

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

- b) Request to approve a petition for right-of-way dedication at the east corner of Shoshone and 4th Avenue East.

City Engineer Fields gave staff report.

Discussion ensued on the following:

Parks giving to public right of way

MOTION:

Councilmember Talkington moved to approve a petition for right-of-way dedication at the east corner of Shoshone and 4th Avenue East as presented. Councilmember Reid seconded the motion. Roll call vote showed all members present voted. 6 to 0.

- c) Request to adopt a resolution declaring the City's intent to to dispose of real property and setting a date for a public hearing.

Deputy City Manager Humble gave staff report.

Discussion ensued on the following:

Value of the property.

MOTION:

Councilmember Talkington moved to adopt Resolution No 2017-10 as presented. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted. 6 to 0.

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

Vice Mayor Hawkins reported on the following:

Police Department Awards Banquet.

Magic Valley Law Enforcement Memorial - Thank you to Lighthouse Christen Church for providing lunch.

Youth Council Hula Hoop Event

Councilmember Lanting said that Twin Falls County West is having an Open House from 4 to 5 PM Thursday, May 25, 2017.

Councilmember Talkington said that there is a lot of positives coming from the Neighborly Resolution.

City Manager Rothweiler reminded City Council that the next meeting will be Tuesday, May 30, 2017 possibly starting later.

Mayor Barigar recessed the meeting until 6:00 PM

9) PUBLIC HEARINGS

- a) Request to approve an exchange of real property near the Snake River Canyon for use as an extension to the Canyon Rim Trail.

Councilmember Reid congratulated the 2017 High School Graduating Class.

Public Hearing opened at 6:03 PM

Deputy City Manager Humble gave staff report.

Discussion ensued on the following:

Combined total of trail savings.

Construction cost.

Are fences allowed?

Clarification on property.

Public Hearing Open: 6:07 PM

David Gadd - Twin Falls, representing the Tubbs family said they are in favor of request.

Public Hearing Closed: 6:11 PM

MOTION:

Councilmember Talkington moved to approve an exchange of real property near the Snake River Canyon for uses as an extension to the Canyon Rim Trial. Councilmember Reid seconded the motion. Roll call vote showed all members present voted. 6 to 0.

10) ADJOURNMENT

The meeting adjourned at 6:25 PM

Sharon Bryan, Deputy City Clerk



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Annexation Application

Jon Zernickow

c/o EHM Engineers, Inc.

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 May 8, 2017 for public hearing pursuant to public notice as required by law for Annexation with a zoning designation of R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for Annexation with a zoning designation of R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: March 23, 2017 & April 20, 2017
3. The property in question is zoned R-4 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential/Pheasant Road; to the south, Residential/portion of Southwood Avenue West; to the east, Residential; to the west, Residential.

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

CONCLUSIONS OF LAW

1. The application for Annexation with a zoning designation of R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road is consistent with the purpose of the R-4 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed annexation 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, 10-15-1(A) & (B) of the Twin Falls City Code.

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

4. 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. Annexation of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for Annexation with a zoning designation of R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road 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 Annexation with a zoning designation of R-4, currently zoned R-4, for 30 (+/-) acres located at 248 Pheasant Road is hereby granted as presented.

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 incorporated by reference as though fully set forth herein.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

APPLICATION # 2855



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Zoning District Change & Zoning Map Amendment,</u>	)	FINDINGS OF FACT,
<u>Application,</u>	)	
	)	CONCLUSIONS OF LAW,
<u>Elizabeth Estates</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 May 8, 2017 for public hearing pursuant to public notice as required by law for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 acres (+/-) to develop a planned 4-plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard and the City Council having heard testimony from interested parties, and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 acres (+/-) to develop a planned 4-plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following dates: March 23, 2017 & April 20, 2017
3. The property in question is zoned R-4 & R-4 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.

4. The existing neighboring land uses in the immediate area of this property are: to the north, Elizabeth Boulevard/Residential; to the south, Residential/Trans IV Bus Office; to the east, Residential; to the west, Residential.

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

CONCLUSIONS OF LAW

1. The application for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 acres (+/-) to develop a planned 4-plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard is consistent with the purpose of the R-4 and R-4 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, 10-4-6, 10-4-18, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7 of the Twin Falls City Code.

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

4. 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. A rezone of this property is not a guarantee city utilities are available. A will-serve letter will be issued upon review and approval for a final plat and/or a phase of a final plat.

5. The application for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 acres (+/-) to develop a planned 4-plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard 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 a for a Zoning District Change and Zoning Map Amendment from R-4 and R-4 PUD to R-6 ZDA for 4.02 acres (+/-) to develop a planned 4-plex development on property located on the south side of the 1800 Block of Elizabeth Boulevard is hereby granted.

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 to the 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 Right of Way dedication so that sidewalk is located in the Public Right of Way.
3. Subject to required improvements, curb, gutter, and sidewalk, being installed within the first phase of development, design of sidewalk to be determined by the City Engineer.
4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development.
5. Subject to no development on the western portion of the property that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
6. All lighting shall be shielding and downward facing to protect the adjacent properties.



Date: Tuesday, May 30, 2017
To: Honorable Mayor and City Council
From: Justin Dimond, Sergeant

Request:

Consideration of a request to approve the "Special Olympics 2017 State Summer Games" sponsored by the Special Olympics of Idaho. This event is scheduled to be held on Friday, June 9, 2017, and Saturday, June 10, 2017.

Time Estimate:

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

Background:

Micah McMurry, on behalf of Special Olympics Idaho, has submitted this Special Event Application to host the Special Olympics 2017 State Summer Games. The games will take place at several venues in Twin Falls on Friday and Saturday, June 9 and 10, 2017. This is the second consecutive year this event will be held in the City of Twin Falls. It is anticipated that over 800 athletes and volunteers will be participating in this year's games.

On Friday, June 9, 2017, starting at 10:00 a.m., the Special Olympics Torch Run will commence from Idaho Joe's parking lot, 598 Blue Lakes Boulevard North. Runners will proceed north on Blue Lakes Boulevard North in the outer lane. Twin Falls Police Department Motor Officers will guide the runners and a Twin Falls Police cruiser will trail the group. Runners will stay on Blue Lakes Boulevard North until they reach Bridgeview Boulevard where they will turn west toward the Visitor Center. The run will finish at the Visitor Center. A small dedication will take place and is expected to last until approximately 11:00 a.m.

The opening ceremonies for the Games will take place on Friday evening at 7:00 p.m. at the Canyon Ridge High School Football Stadium. Opening ceremonies are anticipated to last until 9:00 p.m. The opening ceremonies will include a flag presentation and a parade of athletes.

Games will begin on Saturday morning at 9:00 a.m. Track and field events will occur at the Canyon Ridge High School Stadium and aquatic events will occur at the Twin Falls City Pool. A bicycle event will take place on City streets just north of Canyon Ridge High School. Cones and barricades will be utilized to block the outside westbound lane of Cheney Drive West from Billiar Street to Park View Drive. The outside northbound lane of Park View Drive, outside eastbound lane of North Haven Drive, and outside southbound lane of Billiar Drive will also be blocked. The bicycle event will run from 9:00 a.m. to 1:00 p.m.

The Games are expected to conclude at 5:00 p.m., followed by closing ceremonies and a barbeque until 9:00 p.m.

Event organizers predict there will be 800 athletes, 300 volunteers and roughly 2,500 spectators throughout the event.

Approval Process:

Consent by the City Council

Budget Impact:

This event will not have any budget implications.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

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

Attachments:

None



Date: Tuesday, May 30, 2017
To: Honorable Mayor and City Council
From: Shawn Barigar, Mayor

Request:

Request to confirm the appointment of Suzanne Cawthra and the re-appointments of Dexter Ball and Perri Gardner 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:

Dexter Ball and Perri Gardner were appointed in July, 2014, to first terms. As their first term appointments expire June 30th, it is recommend that we confirm their re-appointment to a 2nd full-term of 3 years. Their term would run from July 1, 2017 to June 30, 2020. Both members are very active on the board.

There is one new board member appointment to also be made at this time. Bob Richards has completed one full term, and is not seeking re-appointment to a second term, and will be stepping down from the board. .

City staff posted a notice to fill the position vacated by Mr. Richards. 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. The panel recommended that Suzanne Cawthra be appointed to the TFURA board, taking the place of Mr. Richards. Suzanne's appointment will be for three years beginning on July 1, 2017 and ending June 30, 2020.

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 Suzanne Cawthra, and the reappointment of Dexter Ball and Perri Gardner.

Attachments:

1. Resume

SUZZANE CAWTHRA, MSW

1306 Maple Avenue, Twin Falls, ID 83301

Phone: 503.530.6501 | E-Mail: suzzanecawthra@gmail.com

EDUCATION

University of Southern California Los Angeles, CA, May 2014

Master of Social Work

Community Organization, Planning and Administration
Concentration

Graduated Phi Alpha and Phi Kappa Phi honor societies

University of Portland Portland, OR, May 2010

Bachelor of Social Work

Minor in Philosophy

WORK EXPERIENCE

Service Employees International Union Los Angeles, CA

External Organizer, United Healthcare Workers West (UHW)

February 2015-August 2015

Organizer in Training, SEIU International

October 2014-February 2015

- Coordinated efforts in UHW campaign in an confidential, metropolitan hospital
- Carried out and supported lead union organizers to promote successful UHW campaign for a community hospital in Los Angeles County
- Engaged with non-union hospital employees through face-to-face home visits and phone banking to communicate benefits and details of forming a union
- Provided opportunities for union member leadership to help energize their coworkers
- Engaged hospital employees in Get Out the Vote efforts

California Youth Connection Los Angeles, CA

MSW Intern,

September 2013-May 2014

- Trained youth to actively participate in the improvement of the child welfare system
- Created training modules for foster youth to provide youth facilitation and advocacy skills
- Collaborated with local agencies, including Public Counsel, Alliance for Children's Rights, the Children's Law Center, Department of Children and Family Services, to develop the Local Control and Accountability Plan
- Assisted youth in developing policy recommendations for local and statewide proposals
- Coached youth in preparation to meet with community leaders and state legislators

- Worked with a team of other interns to coordinate semi-annual recruitment events including three youth summits of 60-80 foster youth
- Supported foster youth in facilitating bi-monthly chapter and sub-chapter meetings

Bradley Angle Portland, OR
Community Based Services Advocate,
August 2009- May 2013

- Managed a caseload of 25 survivors of domestic violence providing on-going self-sufficiency and emotional support
- Conducted danger assessments with survivors and assisted in creating safety plans and long-term goal setting for self-sufficiency
- Connected survivors to local resources
- Facilitated weekly financial education classes and bi-annual trainings for community partners to disseminate information and tools for working with the unique economic needs of survivors of domestic violence
- Provided economic advocacy including: creating action plans for credit repair, liaising between survivors and banking institutions, assisting with scholarship applications, imparting information regarding student loans and predatory lending and meeting with individuals for one-on-one economic planning support

University of Portland School of Social Work Portland, OR
Research Assistant,
September 2009- January 2010

- Collected qualitative data by conducting life history surveys for seniors living in an assisted living facility
- Built rapport with seniors in order to develop an understanding of their self-reported life histories
- Assisted the facility in deepening the understanding the residents life histories

PROFESSIONAL TRAINING

Motivational Interviewing, University of Southern California,
March 2014

Problem Solving Therapy, University of Southern California,
August 2013

Trauma Informed Care, Bradley Angle,
March 2013



Date: Tuesday, May 30, 2017
To: Honorable Mayor and City Council
From: Brian Pike, Deputy City Manager

Request:

Request by Laurie La Follette, CEO of Special Olympics of Idaho, to waive the fee associated with renting the City Pool for the 2017 Special Olympics Summer Games.

Time Estimate:

The estimated amount of time this item will take is 10 minutes.

Background:

In 2016, Special Olympics of Idaho brought the Summer Games to Twin Falls. Overall, the event was a success and provided an opportunity for Twin Falls to showcase its community while assisting the Special Olympic athletes and their families. At that time, the YMCA, who was operating the swimming pool for the City of Twin Falls, waived the fee associated with the use of the pool.

This year, the Summer Games will return to Twin Falls on June 9th and 10th. Tonight, Special Olympics of Idaho will be requesting the City Council to consider waiving the fee associated with the day rental of the City Pool for the 2017 Summer Games.

Approval Process:

A simple majority vote of the Council.

Budget Impact:

The fee, as prepared by John Pauley, would be \$1,440. If waived, there would be costs associated with providing lifeguards and staff during the event. The impact on the City's budget would not exceed \$1,440.00.

Regulatory Impact:

The fee, as prepared by John Pauley, would be \$1,440. If waived, there would be costs associated with providing lifeguards and staff during the event. The impact on the City's budget would not exceed \$1,440.00.

History:

N/A

Analysis:

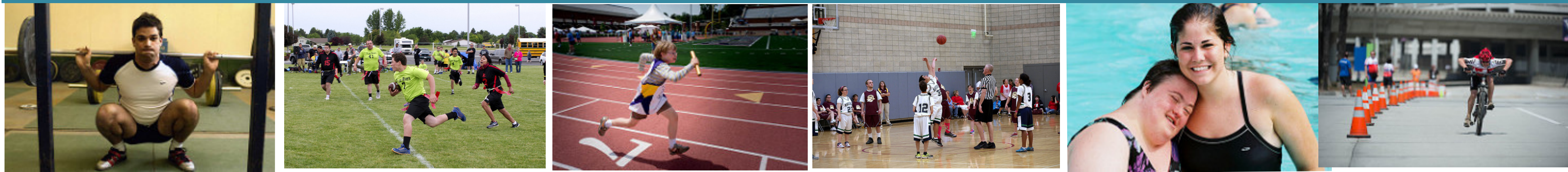
N/A

Conclusion:

City Staff recommends waiving the fee associated with renting the City Pool for the 2017 Special Olympics Summer Games.

Attachments:

1. 2017 State Games



2017 State Summer Games

Presented by



CHOBANI®

Special Olympics Idaho State Summer Games Schedule June 9 and 10, 2017 Twin Falls, Idaho

Friday, June 9

Opening Ceremony

7:00 pm

Canyon Ridge High School

Saturday, June 10

Sports Competition Events

9:00 am - 4:00 pm

Canyon Ridge High School: Track & Field,
Basketball, Cycling, Powerlifting,
Flag Football

City Pool: Aquatics

Closing Ceremony

6:30 pm

Canyon Ridge High School

Victory Dance

7:00 pm - 8:30 pm

Canyon Ridge High School

For more details visit www.idso.org

Let the Games Begin!





Date: Tuesday, May 30, 2017
To: Honorable Mayor and City Council
From: Lee Glaesemann

Request:

Consideration of a request to award the 2017 Rock Creek Collection System Improvement project to Extreme Excavation of Shoshone, Idaho, in the amount of \$2,496,583.

Time Estimate:

10 minutes plus time for questions and answers.

Background:

In 2013, the City passed a special bond election to fund improvements to the City's Wastewater Treatment Plant and Wastewater collection System. In order to make the best use of the bond funds, the City's sewer model and Wastewater Collection System Master Plan were updated and then approved in 2015. As part of the plan, a list of Capital Improvement Projects (CIPs) was determined and prioritized.

The Rock Creek Trunkline project was given a high priority due to its age, size, service area, and its difficulty of construction.

The section of sewer line that this project upgrades was originally built in the 1960's when the City's sewer discharge was diverted from Rock Creek to the "new" treatment plant that is now located in the Snake River Canyon.

The new replacement line ranges in size from 18 inches to 36 inches in diameter and would serve a significant portion of the City's area of impact south of Rock Creek.

Construction within Rock Creek Canyon is particularly challenging. The construction site has limited access, some extremely narrow work areas, and many natural resources that need to be preserved. Also incorporated into the project are permits and approvals with the US Army Corps of Engineers, Idaho Department of Water Resources, Idaho Department of Environmental Quality, and US Environmental Protection Agency.

On May 11th, 2017 bids were opened for the 2017 Rock Creek Sewer Collection Improvement Project. Two bids were received that ranged from \$2,496,583 to \$3,017,039.50. The lowest apparent bid of \$2,496,853 came from Extreme Excavation of Shoshone Idaho. Their bid was higher than the Engineer's estimate of \$2,275,000, but this may be due to the additional difficulty and potential risk associated with a unique project like this.

If awarded, an additional 15% of the bid amount, or \$375,000 of the sewer bond funds should be

reserved for construction contingencies.

Approval Process:

When a Political Subdivision, such as the City of Twin Falls, contemplates expenditures for public works construction in excess of \$100,000, Idaho statute 67-2805(3) applies. This statute requires a competitive sealed bid process where the purchase of construction services is made from the qualified public works contractor submitting the lowest bid complying with the bidding procedures. Category A bidding procedures were used and Extreme Excavation had the lowest apparent bid price. Subsequently, JUB Engineers reviewed Extreme Excavating's documents and verified that they have met the bidding criteria.

A majority vote of the Council is needed to award the contract.

Budget Impact:

In 2013, the City passed a special bond election authorizing the City to issue sewer revenue bonds in an amount not to exceed \$38,000,000, to finance the cost of making improvements to the sewer system of the City. (Ref. City Resolution No. 1906). Of the \$38,000,000 in bond funds, \$6,000,000 was set aside for collection system improvements. This project is within the budget of the bond funds set aside for collection system improvements.

Regulatory Impact:

The construction of this work will provide additional capacity in this section of the sewer trunk line and will allow for future development south of Rock Creek Canyon.

Other Local, State, and Federal approvals and permits have been obtained or will be obtained prior to the beginning of construction.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council award the 2017 Rock Creek Collection Improvements project in the amount \$2,496,583 to Extreme Excavation of Shoshone, Idaho and reserve an additional \$375,000 of the sewer bond funds for construction contingencies.

Attachments:

1. Vicinity Map
2. Bid Review Letter
3. Estimate



Rock Creek
Sewer Replacement

Approximate Drainage Area
Served by New Line





J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

May 15, 2017

Lee Glaesemann, P.E.
Staff Engineer
City of Twin Falls Engineering
324 Hansen Street East
Twin Falls, ID 83301

RE: City of Twin Falls 2017 Rock Creek Sewer Collection Improvements - Bid Review

Dear Lee,

Bids for the City of Twin Falls 2017 Rock Creek Sewer Collection Improvements project were received and opened from two bidders on May 11, 2017. Attached is a Bid Tabulation summarizing the unit prices and total bid amount for each bidder. Following is a summary of the bid results:

Contractor	Base Bid Schedule
Extreme Excavation	\$2,496,583.00
Knife River Corporation	\$3,017,039.50

J-U-B has reviewed the bids for compliance with the administrative requirements in the Bid Documents. A summary review of each bid versus the bidding criteria is attached. We have listed the Public Works Contractor Licenses for each bidder, as registered with the State of Idaho Division of Building Safety.

Per the Bid Form (Document 00410), the basis of award for the project will be on the Base Bid Schedule that is the lowest responsive bid in total price, conforms with all the conditions of the Bid Documents, is in the best interest of the project, and is within the City's available budget. From our review, it is our opinion that Extreme Excavation appears to have submitted the lowest responsive bid in total price for Base Bid Schedule. If you have any questions, please contact me at 733-2414.

Sincerely,

Mark Holtzen, P.E.
J-U-B ENGINEERS, Inc.

Enclosures:

- Bid Tabulation
- Bid Review

cc: Jackie Fields, P.E., City of Twin Falls
Jon Caton, P.E., City of Twin Falls
Doug Gonzales, City of Twin Falls

\\Twinfiles\\public\\Projects\\JUB\\60-15-082_TF_2015_Rock_Creek_and_Madrona_Sewer\\Text\\Correspondence\\Letters\\TransLtr Lee Bid Results RC 2017-5-15.docx

PROJECT: City of Twin Falls
2017 Rock Creek Sewer Collection Improvements



ENGINEERS: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

BID DATE: May 11, 2017

BASE BID SCHEDULE							
PAY ITEM	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Extreme Excavation Shoshone, ID		Knife River Boise, ID	
201.4.1.B.1	Clearing and Grubbing	1	LS	\$22,125.00	\$22,125.00	\$185,000.00	\$185,000.00
205.4.1.B.1	Dewatering	1	LS	\$15,000.00	\$15,000.00	\$1.00	\$1.00
303.4.1.C.1	Exploratory Excavation	2	EA	\$3,500.00	\$7,000.00	\$2,100.00	\$4,200.00
306.4.1.D.1	Imported Trench Backfill	1,000	CY	\$35.00	\$35,000.00	\$0.01	\$10.00
306.4.1.H.1	Trench Clay Plug	3	EA	\$550.00	\$1,650.00	\$1,500.00	\$4,500.00
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground - Type 1)	844	LF	\$80.00	\$67,520.00	\$32.00	\$27,008.00
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground - Type 2)	948	LF	\$80.00	\$75,840.00	\$32.00	\$30,336.00
307.4.1.A.7	Miscellaneous Surface Restoration (Natural Ground - Type 3)	12	LF	\$145.00	\$1,740.00	\$60.00	\$720.00
307.4.1.D.1	Type "C" Surface Restoration (Gravel Roadway)	1,937	LF	\$16.00	\$30,992.00	\$16.50	\$31,960.50
307.4.1.F.1	Type "P-1" Surface Restoration	58	LF	\$65.00	\$3,770.00	\$87.00	\$5,046.00
307.4.1.F.1	Type "P-2" Surface Restoration	2,295	LF	\$54.00	\$123,930.00	\$42.00	\$96,390.00
501.4.1.B.1	Gravity Sewer Pipe, 8" D3034 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	8	LF	\$200.00	\$1,600.00	\$600.00	\$4,800.00
501.4.1.B.1	Gravity Sewer Pipe, 8" Sch. 40 S.S., Rock Excavation (includes excavation, bedding, backfill, etc.)	22	LF	\$215.00	\$4,730.00	\$480.00	\$10,560.00
501.4.1.B.1	Gravity Sewer Pipe, 12" D3034 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	11	LF	\$200.00	\$2,200.00	\$600.00	\$6,600.00
501.4.1.B.1	Gravity Sewer Pipe, 18" Sch. 40 S.S., Rock Excavation (includes excavation, bedding, backfill, etc.)	145	LF	\$865.00	\$125,425.00	\$670.00	\$97,150.00
501.4.1.B.1	Gravity Sewer Pipe, 18" F679 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	313	LF	\$257.00	\$80,441.00	\$186.00	\$58,218.00
501.4.1.B.1	Gravity Sewer Pipe, 18" F679 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	47	LF	\$123.00	\$5,781.00	\$186.00	\$8,742.00
501.4.1.B.1	Gravity Sewer Pipe, 24" F679 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	128	LF	\$350.00	\$44,800.00	\$350.00	\$44,800.00
501.4.1.B.1	Gravity Sewer Pipe, 27" F679 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	1,508	LF	\$345.00	\$520,260.00	\$245.00	\$369,460.00
501.4.1.B.1	Gravity Sewer Pipe, 27" F679 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	2,015	LF	\$150.00	\$302,250.00	\$245.00	\$493,675.00
501.4.1.B.1	Gravity Sewer Pipe, 30" F679 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	310	LF	\$400.00	\$124,000.00	\$295.00	\$91,450.00
501.4.1.B.1	Gravity Sewer Pipe, 30" F679 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	254	LF	\$170.00	\$43,180.00	\$295.00	\$74,930.00
501.4.1.B.1	Gravity Sewer Pipe, 30" DR41 C905 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	95	LF	\$395.00	\$37,525.00	\$295.00	\$28,025.00
501.4.1.B.1	Gravity Sewer Pipe, 36" F679 PVC, Rock Excavation (includes excavation, bedding, backfill, etc.)	50	LF	\$435.00	\$21,750.00	\$235.00	\$11,750.00
501.4.1.B.1	Gravity Sewer Pipe, 36" F679 PVC, Soil Excavation (includes excavation, bedding, backfill, etc.)	491	LF	\$202.00	\$99,182.00	\$235.00	\$115,385.00
501.4.1.D.1	Concrete Pipe Anchors	1	EA	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00

PROJECT: City of Twin Falls
2017 Rock Creek Sewer Collection Improvements



ENGINEERS: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

BID DATE: May 11, 2017

BASE BID SCHEDULE							
PAY ITEM	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Extreme Excavation Shoshone, ID		Knife River Boise, ID	
501.4.1.E.1	Connect to Gravity Sewer Pipe	3	EA	\$4,100.00	\$12,300.00	\$11,000.00	\$33,000.00
502.4.1.A.1	Sanitary Sewer Manhole - 60" Type B (No Coating/Liner)	11	EA	\$5,750.00	\$63,250.00	\$7,500.00	\$82,500.00
502.4.1.A.1	Sanitary Sewer Manhole - 60" Type B (GSE StudLiner)	2	EA	\$20,371.00	\$40,742.00	\$14,000.00	\$28,000.00
502.4.1.A.1	Sanitary Sewer Manhole - 60" Type B (Sauereisen)	1	EA	\$11,758.00	\$11,758.00	\$13,000.00	\$13,000.00
502.4.1.A.1	Sanitary Sewer Manhole - 60" Type B (StrongSeal)	1	EA	\$8,050.00	\$8,050.00	\$13,000.00	\$13,000.00
502.4.1.A.1	Sanitary Sewer Manhole - 48" Type A (No Coating/Liner)	4	EA	\$4,370.00	\$17,480.00	\$4,700.00	\$18,800.00
502.4.1.D.1	Drop Manhole - 60" Type B	3	EA	\$7,206.00	\$21,618.00	\$14,000.00	\$42,000.00
502.4.1.E.1	Shallow Manhole	2	EA	\$4,514.00	\$9,028.00	\$4,600.00	\$9,200.00
502.4.1.G.1	Energy Dissipation Structure (STA 124 + 62)	1	LS	\$29,418.00	\$29,418.00	\$36,000.00	\$36,000.00
502.4.1.G.1	Energy Dissipation Structure (STA 127 + 75)	1	LS	\$32,898.00	\$32,898.00	\$55,000.00	\$55,000.00
507.4.1.L.1	Point Repair	2	EA	\$1,850.00	\$3,700.00	\$9,500.00	\$19,000.00
507.4.1.H.1	Remove Manhole	9	EA	\$350.00	\$3,150.00	\$650.00	\$5,850.00
507.4.1.M.1	Remove Gravity Sewer Pipe - 15" RCP	751	LF	\$5.00	\$3,755.00	\$16.00	\$12,016.00
507.4.1.M.1	Remove Gravity Sewer Pipe - 21" RCP	860	LF	\$7.00	\$6,020.00	\$17.00	\$14,620.00
601.4.1.A.11	12" Culvert, Corrugated Galvanized Steel Pipe (CGSP)	20	LF	\$65.00	\$1,300.00	\$27.00	\$540.00
601.4.1.B.1	Remove and Replace Culvert - 12" CGSP	44	LF	\$28.50	\$1,254.00	\$80.00	\$3,520.00
601.4.1.C.1	Storm Drain/Culvert/Gravity Irrigation Pipe Crossing	1	EA	\$3,150.00	\$3,150.00	\$650.00	\$650.00
2010.4.1.A.1	Mobilization	1	LS	\$30,000.00	\$30,000.00	\$145,000.00	\$145,000.00
2040.4.1.D.1	Remove and Replace Fence - Type 5	26	LF	\$50.00	\$1,300.00	\$80.00	\$2,080.00
2040.4.1.E.1	Remove and Replace Gate - 12' Stock Gate	1	EA	\$450.00	\$450.00	\$1,600.00	\$1,600.00
SP-2102.4.1.A.1	Construction Coordination	1	LS	\$75,000.00	\$75,000.00	\$150,000.00	\$150,000.00
SP-2105.4.1.A.1	Sewage Bypass Systems	1	LS	\$196,585.00	\$196,585.00	\$300,000.00	\$300,000.00
SP-2141.4.1.A.1	CIPP Rehabilitation - 8"	449	LF	\$103.00	\$46,247.00	\$92.00	\$41,308.00
SP-2142.4.1.A.1	Remove and Reset Miscellaneous Item - Sign	9	EA	\$175.00	\$1,575.00	\$250.00	\$2,250.00
SP-2142.4.1.A.1	Remove and Reset Miscellaneous Item - Gate	2	EA	\$350.00	\$700.00	\$450.00	\$900.00
SP-2144.4.1.A.1	Cleaning and CCTV (Pre- and Post-CIPP Rehabilitation) - 8"	449	LF	\$5.00	\$2,245.00	\$5.00	\$2,245.00

PROJECT: City of Twin Falls
2017 Rock Creek Sewer Collection Improvements

BID DATE: May 11, 2017



ENGINEERS: J-U-B Engineers, Inc.
115 Northstar Ave.
Twin Falls, Idaho 83301

BASE BID SCHEDULE							
PAY ITEM	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	Extreme Excavation Shoshone, ID		Knife River Boise, ID	
SP-2144.4.1.B.1	De-scaling (Pre-CIPP Rehabilitation) - 8"	449	LF	\$6.00	\$2,694.00	\$6.00	\$2,694.00
SP-2165.4.1.A.1	Abandon Pipe - 8" PVC	1	EA	\$250.00	\$250.00	\$750.00	\$750.00
SP-2165.4.1.A.1	Abandon Pipe - 8" Steel	4	EA	\$650.00	\$2,600.00	\$750.00	\$3,000.00
SP-2165.4.1.A.1	Abandon Pipe - 15" RCP	15	EA	\$185.00	\$2,775.00	\$1,100.00	\$16,500.00
SP-2165.4.1.A.1	Abandon Pipe - 21" RCP	3	EA	\$250.00	\$750.00	\$1,100.00	\$3,300.00
SP-2165.4.1.A.3	Abandon Manhole	10	EA	\$250.00	\$2,500.00	\$550.00	\$5,500.00
SP-2216.4.1.A.1	Storm Water Management	1	LS	\$32,350.00	\$32,350.00	\$45,000.00	\$45,000.00
SP-2220.4.1.A.1	Rock Creek Crossing	1	LS	\$30,000.00	\$30,000.00	\$100,000.00	\$100,000.00
Total Bid - Base Bid Schedule:				\$2,496,583.00		\$3,017,039.50	

Notes:

- 1. This table is a tabulation of the unit prices and total prices received from Bidders during the bidding process. It does not indicate nor convey the responsiveness of the Bid.*
- 2. The highlighted cells denote that there was a mathematical error or omission in the written bid tab received from the Bidder.*

City of Twin Falls 2017 Rock Creek Sewer Collection Improvements



Bid Opening Checklist

May 11, 2017

Contractor:	Addendum #1	Addendum #2	Bid Form Completed and Signed	Bid Bond	Listing of Subcontractors	List of Suppliers	Evidence of Authority to Sign	Evidence of Authority to do Business in Idaho	Public Works Contractor License	Base Bid Schedule	Public Works License - General	Comments
1 Extreme Excavation	x	x	x	x	x	x	x	x	x	\$2,496,583.00	PWC-C-16975	Evidence of authority to sign; evidence of authority to do business in Idaho; and public work license submitted after bid opening.
2 Knife River Corporation-NW	x	x	x	x	x	x	x	x	x	\$3,017,039.50	PWC-C-15564	

A highlighted denotes that the bid item was incomplete, not included, or as otherwise noted in the Comments.

1 Extreme Excavation	Electrical Contractor HVAC Contractor Plumbing Contractor CIPP Contractor Other	N/A RM Mechanical RM Mechanical Pipeline Inspection Idaho Materials & Construction	- PWC-C-11562 PWC-C-11562 PWC-C-15828-B-4 PWC-11916-U-1-2	HVC-C-98 PLB-C-9945
2 Knife River Corporation-NW	Electrical Contractor HVAC Contractor Plumbing Contractor CIPP Contractor Rock Removal	Quality Electric N/A N/A Pipeline Inspection Lafferty Construction	PWC-C-10145-U-4 - - PWC-C-15828-B-4 PWC-C-12944	ELE-C-1086



JUB ENGINEERING, INC.



115 Northstar Avenue, Twin Falls, ID 83301 208.733.2414

ENGINEERS OPINION OF PROBABLE COST

PROJECT: City of Twin Falls Rock Creek and Madrona Sewer		Revision Date: 2-Aug-16			
IMPROVEMENT: Rock Creek Upsize Trunkline: MH C4-7 to D5-140		ESTIMATED IMPROVEMENT COST: \$ 2,844,000			
ALTERNATIVE: Option 3A					
ITEM No.	Description	Est. Quant.	Unit	Unit Price	Total Price
1.00	Sewer Main - Installed w/ Bedding 4-10 ft deep				
1.05	18" PVC Gravity Sewer Pipe	832	LF	\$ 70.00	\$ 58,240.00
1.08	27" PVC Gravity Sewer Pipe	3553	LF	\$ 105.00	\$ 373,065.00
1.10	36" PVC Gravity Sewer Pipe	1246	LF	\$ 140.00	\$ 174,440.00
1.14	Connections to Existing Manhole Pipes	10	EA	\$ 2,800.00	\$ 28,000.00
1.15	Sewerline Video/Testing	5631	LF	\$ 1.50	\$ 8,446.50
1.16	Bypass Pumping	64	DAYS	\$ 800.00	\$ 51,530.67
1.17	Sewer Service Reconnection	8	EA	\$ 700.00	\$ 5,600.00
2.00	Trench Excavation/Backfill Adders				
2.07	Rock, Rural (Assume 30% of length)	1608	LF	\$ 90.00	\$ 144,747.00
2.10	Difficult construction area	5631	LF	\$ 10.00	\$ 56,310.00
3.00	Manholes				
3.01	48" Manholes, 4-10 ft.	13	EA	\$ 3,000.00	\$ 39,000.00
3.04	60" Manholes, 4-10 ft.	21	EA	\$ 7,500.00	\$ 157,500.00
3.07	72" Manholes, 4-10 ft.	5	EA	\$ 9,000.00	\$ 45,000.00
3.13	Abandon Existing Manhole	34	EA	\$ 1,000.00	\$ 34,000.00
4.00	Crossings				
4.05	Bore - 24" line - 36" Casing - Rock	270	LF	\$ 990.00	\$ 267,300.00
4.12	Utility Service Crossings - Rural	5631	LF	\$ 1.00	\$ 5,631.00
5.00	Surface Restoration				
5.01	Stormwater Management	5631	LF	\$ 2.00	\$ 11,262.00
5.03	City - Asphalt - Half Lane Width	4031	LF	\$ 40.00	\$ 161,240.00
5.08	Natural Surface Repair	1330	LF	\$ 5.00	\$ 6,650.00
6.00	Construction Traffic Control				
6.01	Typical Traffic Control - Rural	113	Day	\$ 200.00	\$ 22,524.00
7.00	Project Specific Considerations				
7.01	Dewatering	5631	LF	\$ 4.00	\$ 22,524.00
7.11	Siphon Diversion Structure	4	LS	\$ 15,000.00	\$ 60,000.00
11.00	Contractor Mobilization/Demobilization	1	LS	5%	\$ 86,651
12.00	Contingency	1	LS	25%	\$ 454,915
ESTIMATED CONSTRUCTION COSTS					\$ 2,275,000
15.00	Other Project Costs				
15.01	Inflation			5%	\$ 114,000
15.02	Engineering/Construction Admin			15%	\$ 341,000
15.03	Legal/Administration/Bonding			5%	\$ 114,000
TOTAL PROBABLE COST IN 2016 DOLLARS					\$ 2,844,000



JUB ENGINEERING, INC.



115 Northstar Avenue, Twin Falls, ID 83301 208.733.2414

ENGINEERS OPINION OF PROBABLE COST

PROJECT: City of Twin Falls Rock Creek and Madrona Sewer		Revision Date: 2-Aug-16			
IMPROVEMENT: Rock Creek 4 Top Droplines/Siphons Beyond Bennos		ESTIMATED IMPROVEMENT COST: \$ 978,000			
ALTERNATIVE: Droplines					
ITEM No.	Description	Est. Quant.	Unit	Unit Price	Total Price
1.00	Sewer Main - Installed w/ Bedding 4-10 ft deep				
1.01	8" PVC Gravity Sewer Pipe	770	LF	\$ 40.00	\$ 30,800.00
1.05	18" PVC Gravity Sewer Pipe	280	LF	\$ 70.00	\$ 19,600.00
1.14	Connections to Existing Manhole Pipes	3	EA	\$ 2,800.00	\$ 8,400.00
1.15	Sewerline Video/Testing	1260	LF	\$ 1.50	\$ 1,890.00
1.16	Bypass Pumping	6	DAYS	\$ 800.00	\$ 4,906.67
1.17	Sewer Service Reconnection	2	EA	\$ 700.00	\$ 1,400.00
2.00	Trench Excavation/Backfill Adders				
2.07	Rock, Rural (Assume 30% of length)	231	LF	\$ 90.00	\$ 20,790.00
2.10	Difficult construction area	1260	LF	\$ 10.00	\$ 12,600.00
3.00	Manholes				
4.00	Crossings				
4.01	Bore - 8" line - 16" Casing - Rock	490	LF	\$ 400.00	\$ 196,000.00
4.03	Bore - 18" line - 30" Casing - Rock	270	LF	\$ 700.00	\$ 189,000.00
4.12	Utility Service Crossings - Rural	770	LF	\$ 1.00	\$ 770.00
5.00	Surface Restoration				
5.01	Stormwater Management	770	LF	\$ 2.00	\$ 1,540.00
5.08	Natural Surface Repair	770	LF	\$ 5.00	\$ 3,850.00
6.00	Construction Traffic Control				
6.01	Typical Traffic Control - Rural	25	Day	\$ 200.00	\$ 5,040.00
7.00	Project Specific Considerations				
7.01	Dewatering	770	LF	\$ 80.00	\$ 61,600.00
7.11	Siphon Diversion Structure	2	LS	\$ 15,000.00	\$ 30,000.00
11.00	Contractor Mobilization/Demobilization	1	LS	5%	\$ 28,669
12.00	Contingency	1	LS	25%	\$ 150,514
ESTIMATED CONSTRUCTION COSTS					\$ 783,000
15.00	Other Project Costs				
15.01	Inflation			5%	\$ 39,000
15.02	Engineering/Construction Admin			15%	\$ 117,000
15.03	Legal/Administration/Bonding			5%	\$ 39,000
TOTAL PROBABLE COST IN 2016 DOLLARS					\$ 978,000



Public Hearing: **TUESDAY, MAY 30, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Senior Planner

ITEM 9-a

Request: Request for **Annexation** with a zoning designation of R-2, currently zoned R-2, for property located at 491 Canyon Rim Road. c/o EHM Engineers, Inc. on behalf of Gordon Greaves (app. 2857)

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: 1.53+/- acres
Gordon Greaves 491 Canyon Rim Rd. Twin Falls, ID 83301 208.734.2228	Current Zoning: R-2, Low Density Residential District; AOI	Requested Zoning: Annexation
	Comprehensive Plan: Town Neighborhood	Lot Count: 1 Lot
	Existing Land Use: Residential	Proposed Land Use: Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. 621 N College Rd. Ste 100 Twin Falls, ID 83301 208.734.4888 dthibault@ehminc.com	North: 4200 N Rd; SUI; Residential; AOI	East: Canyon Rim Rd; OS, Snake River Canyon; AOI
	South: R-2; Residential	West: R-2; Residential
	Applicable Regulations: 10-15-2	

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

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

Regulatory Impact:

A recommendation on the zoning of this site will allow the application to be scheduled for the City Council. Approval of this request will allow the applicant to annex the subject property into the City Limits.

History:

There is very little historical zoning or building data for this parcel. However, aerial imagery from 1950 shows what could be a residence at this location, and County parcel records have a home appraisal for this parcel dated in July 1963.

Recently, the majority of the old Canyon Rim Road was converted to a multi-use pathway as part of the Settlers Ridge Subdivision #3. The small portion of road in front of Mr. Greaves property remained under the jurisdiction and maintenance of the Twin Falls Highway District.

Analysis:

The request is to annex the 2.19 acres under the current zoning R-2 Zoning District. Currently the property is developed with a single family home and what appears to be a few detached accessory buildings. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states:... "The Commission hearing shall not consider comments on annexation and shall be limited to the proposed development plan and zoning changes."

The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published, it is sent to the State and the official zoning districts map is officially amended.

For this request an additional item that should be considered is Canyon Rim Road. Settlers Ridge Subdivision #3, recorded in 2011, went through the public process. Development included the subsequent conversion of Canyon Rim Road. At that time, Mr. Greaves elected to remain outside City Limits. As a result, multi-use path connections were made to the south of his property, and the Public Roadway in front of his property remained under the Twin Falls Highway District jurisdiction.

This described circumstance allowed the public to continue using the road in front of his property as part of that perpetual public roadway easement. This arrangement is not formalized in any agreement. As part of this annexation, it would be prudent to have a formalized easement recorded along the canyon rim for public access to the trail system. A trail system pathway is recommended to be a 15' wide easement with a paved 10' pathway.

On April 25, 2017, the Planning & Zoning Commission held a public hearing on this request. There was no public comment and upon commission deliberation, the commission unanimously recommended the R-2 Zone as appropriate if this property were to be annexed, as presented, and subject to the following condition:

1. Subject to a 15' wide public access easement, located adjacent to the Snake River Canyon Rim, being recorded prior to the Annexation Ordinance being approved by City Council, Location of 15' easement to be determined by City Staff.

It came to staff's attention we do not have a complete legal description for the property being proposed for annexation. Upon City Council approval of the request Staff would recommend a 2nd condition:

2. Subject to a warranty deed for the entire property being proposed for annexation provided prior to adoption of an ordinance.

Attachments:

- | | |
|------------------------|-------------------------------|
| 1. Letter of request | 5. April 25, 2017 P&Z minutes |
| 2. Zoning Vicinity Map | 6. Site Photos |
| 3. Aerial Photo Map | |
| 4. Future Land Use Map | |



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Statement of Support For Annexation for Gordon Greaves

The subject property, as described in exhibit A, owned by Mr. Gordon Greaves is entirely surrounded by land which has been annexed into the City Limits of the City of Twin Falls. This particular parcel is an island in that regard. There is availability to municipal water and sewer mains and service lines which will serve the property. Mr. Greaves is desirous to have the property annexed in order to proceed with the development of this undeveloped portion of property.

Properties to the east, south, and west have been developed into residential subdivisions with single family residential homes constructed thereon. The comprehensive plan identifies the future land use in the area to be consistent with residential subdivision development. The zoning maps for the City identify the proposed property to be Town Neighborhood which is a residential zoning district. The proposal to annex the property is consistent with the comprehensive plan for the City of Twin Falls.

It is the intent of the owner to develop a single family residential lot with municipal services available. In order to accomplish this end, the property needs to be annexed into the City Limits as step one. There is an existing home site on the property and it will be proposed to incorporate this building and adjacent lot into the site design.

621 North College Rd., Suite 100 • Twin Falls, Idaho 83301 • [208] 734-4888 • Fax [208] 734-6049
3501 W. Elder St., Suite 100 • Boise, Idaho 83705 • [208] 386-9170 • Fax [208] 386-9076

IN THE FIELDS OF:
PLANNING • SURVEYING • HIGHWAYS • WATER • SEWAGE • STRUCTURAL • SUBDIVISIONS • BRIDGES • ENVIRONMENTAL • QUALITY CONTROL • CONSTRUCTION MGMT.

Zoning Vicinity Map

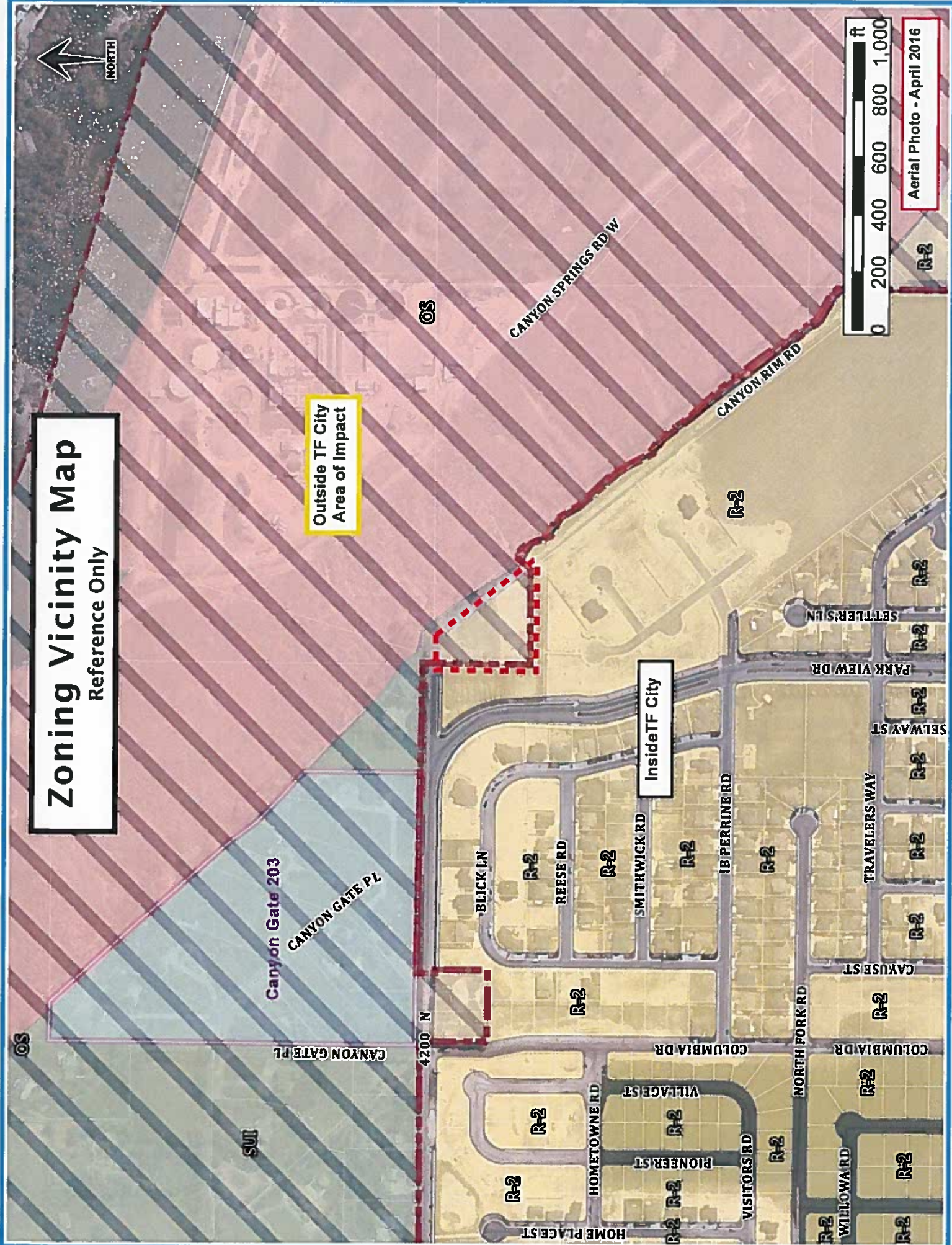
Reference Only

Outside TF City
Area of Impact

Inside TF City



Aerial Photo - April 2016





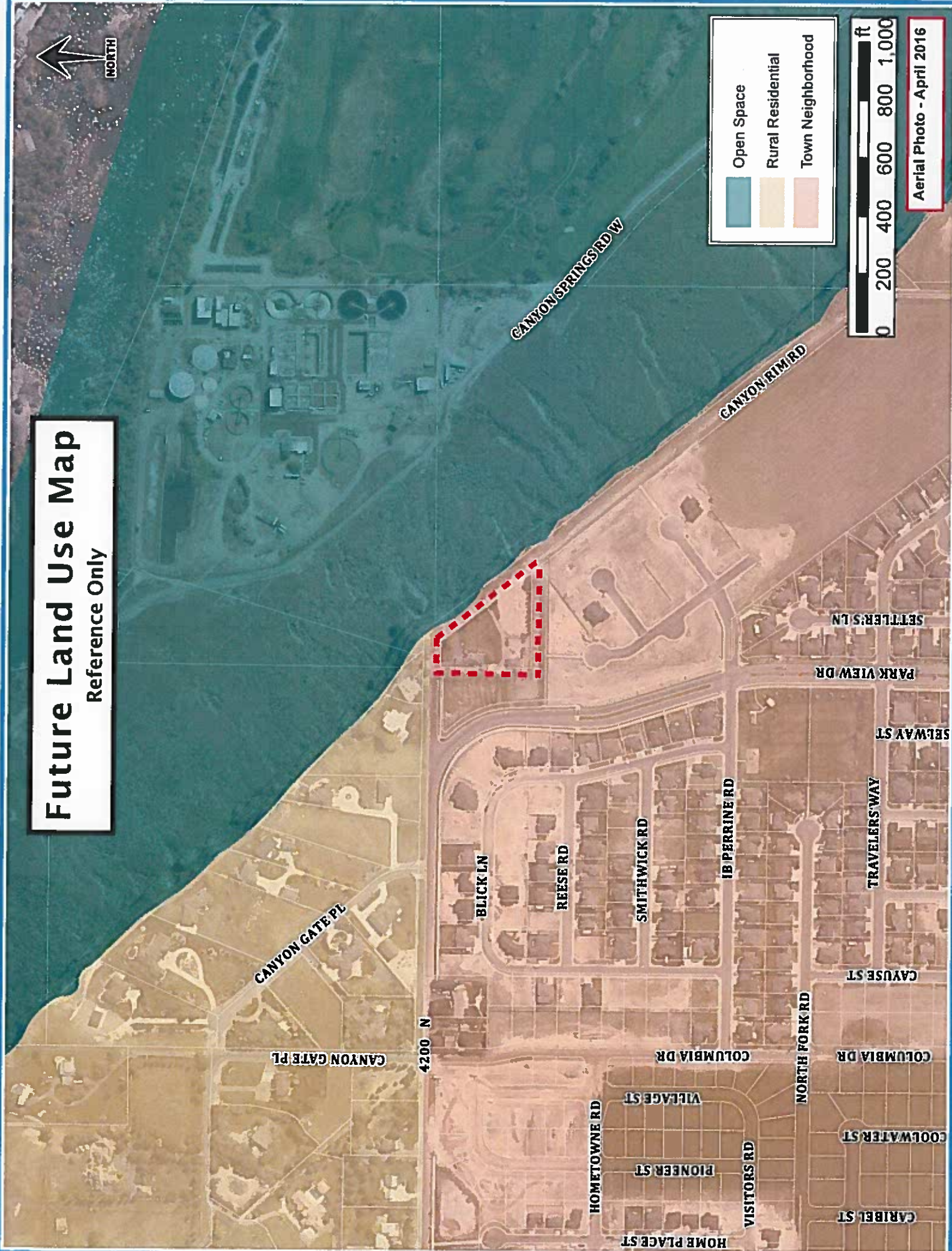
Aerial Photo - April 2016

Future Land Use Map

Reference Only



Aerial Photo - April 2016





MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
April 25, 2017 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Darren Hall Craig Hawkins Gerardo "Tato" Muñoz Ed Musser
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Hall
Hawkins
Musser

ABSENT

Munoz

AREA OF IMPACT MEMBERS

PRESENT

Woods

ABSENT

Higley

CITY STAFF: O'Connor, Spendlove, Strickland, Vitek

I. CALL MEETING TO ORDER:

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

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **April 5, 2017 WS, April 11, 2017 PH**
2. Approval of Findings of Fact and Conclusions of Law:
Blu, LLC (SUP-04-11-17) Renter Center (SUP 04-11-17)

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner W seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: None

IV. PUBLIC HEARINGS:

- a) Request for the **Commission's recommendation on the zoning designation** for 2.19 (+/-) acres proposed for annexation with a zoning designation of R-2, currently zoned R-2 for property located at 491 Canyon Rim Road. c/o EHM Engineers, Inc. on behalf of Gordon Greaves (app.2857)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant explained that the applicant is requesting annexation with an R-2 Zoning Designation. He explained that the applicant plans to subdivide the property and would like to be able to connect to city services. In order to connect to city services annexation is required.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated there is very little historical zoning or building data for this parcel. However, aerial imagery from 1950 shows what could be a residence at this location, and County parcel records have a home appraisal for this parcel dated in July 1963.

Recently, the majority of the old Canyon Rim Road was converted to a multi-use pathway as part of the Settlers Ridge Subdivision #3. The small portion of road in front of Mr Greaves property remained under the jurisdiction and maintenance of the Twin Falls Highway District.

The request is to annex the 2.19 acres under the current zoning R-2 Zoning District. Currently the property is developed with a single family home and what appears to be a few detached accessory buildings. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and shall be limited to the proposed development plan and zoning changes." The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published it is sent to the State and the official zoning map is officially amended.

An additional item that should be considered is Canyon Rim Road. The Settlers Ridge Sub #3 went through the public hearing process and the subsequent conversion of Canyon Rim road. At that time, Mr. Greaves elected to remain outside City Limits. As a result, multi-use path connections were made to the south of his property, and the Public Roadway in front of his property remained under the Twin Falls Highway District jurisdiction.

This described circumstance allowed the public to continue using the road in front of his property as part of that perpetual public roadway easement. This arrangement is not formalized in any agreement. As part of this annexation, it would be prudent to have a formalized easement recorded along the canyon rim for public access to the trail system.

Senior Planner Spendlove stated upon conclusion should the Commission find the R-2 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 2.19 (+/-) acre site with the following condition.

1. Subject to a 15' wide public access easement, located adjacent to the Snake River Canyon Rim, being recorded prior to the Annexation Ordinance being approved by City Council, Location of 15' easement to be determined by City Staff.

PZ Questions/Comments:

Commissioner Woods asked if there will be impacts for requirements related to the Canyon Rim Overlay.

Senior Planner Spendlove explained that the Canyon Rim Overlay still applies.

Commissioner Grey asked if the applicant is aware of the condition for the easement.

Mr. Thibault explained that a 10' wide trail was discussed in the pre-application meeting with staff prior to this

request. Their plans have been planning for the 10'. The applicant is willing to work with staff but the 15' was surprise to him and the applicant.

Assistant City Engineer Vitek explained the path would be 10' in a 15' easement, this will come to the Planning & Zoning Commission as part of the preliminary plat. All of these details can be discussed at that time.

Public Hearing: Opened & Closed Without Public Input

Deliberations Followed: Without Concern

Motion:

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

Recommended for approval, to the City Council, as presented, with the following condition:

1. Subject to a 15' wide public access easement, located adjacent to the Snake River Canyon Rim, being recorded prior to the Annexation Ordinance being approved by City Council, Location of 15' easement to be determined by City Staff.

Scheduled for City Council May 30, 2017

- b) Request for the Commission's recommendation on the vacation of 2 easements 1) utility, vehicular & drainage easement approximately 15' x 160' along the western border of Lot 3, blk 2 of West Park Commercial Subdivision No. 2 and 2) utility, vehicular and drainage easement approximately 25' x 244' along the northern boundary of Lot 3 Blk 2 of West Park Commercial Subdivision No. 3 on property located at 1821 Canyon Crest Drive. c/o Gerald Martens on behalf of Jason Vickrey aka Putters (app. 2858)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant explained there are actually two easements that were platted. One of the easements is located on the west boundary that was reserved for utilities, the second easement is along the north side and was for vehicular and drainage. The west easement they would like to vacate completely, and they would like to vacate a portion of the north easement. As they have developed the plan they think approximately 68' could be maintained for vehicular access. A letter has been submitted explaining the amendment to the request. There are no utilities in the west easement, they are located on the front side of the property in the road.

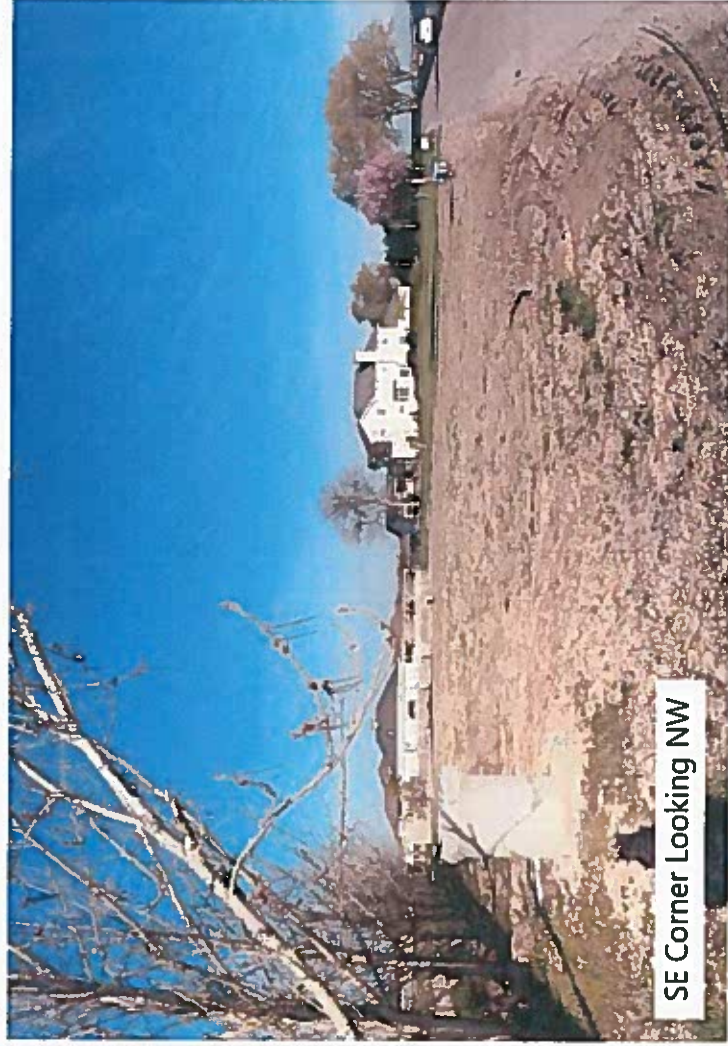
Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated this parcel is part of the Westpark Commercial Subdivision #2, recorded in September 1998. Aerial Imagery shows this lot being an agricultural use from 1957 to 2004. Imagery in 2012 showed a vacant lot with more development in the area. The Northbridge PUD was signed into effect in July 1993, and currently governs the zoning and land use of the property.

This is a request to vacate two (2) platted easements: 1) utility, vehicular & drainage easement approximately 15'x160' along the western border and 2) utility, vehicular & drainage easement approximately 25' x 244' along the northern boundary, both within Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 on property located



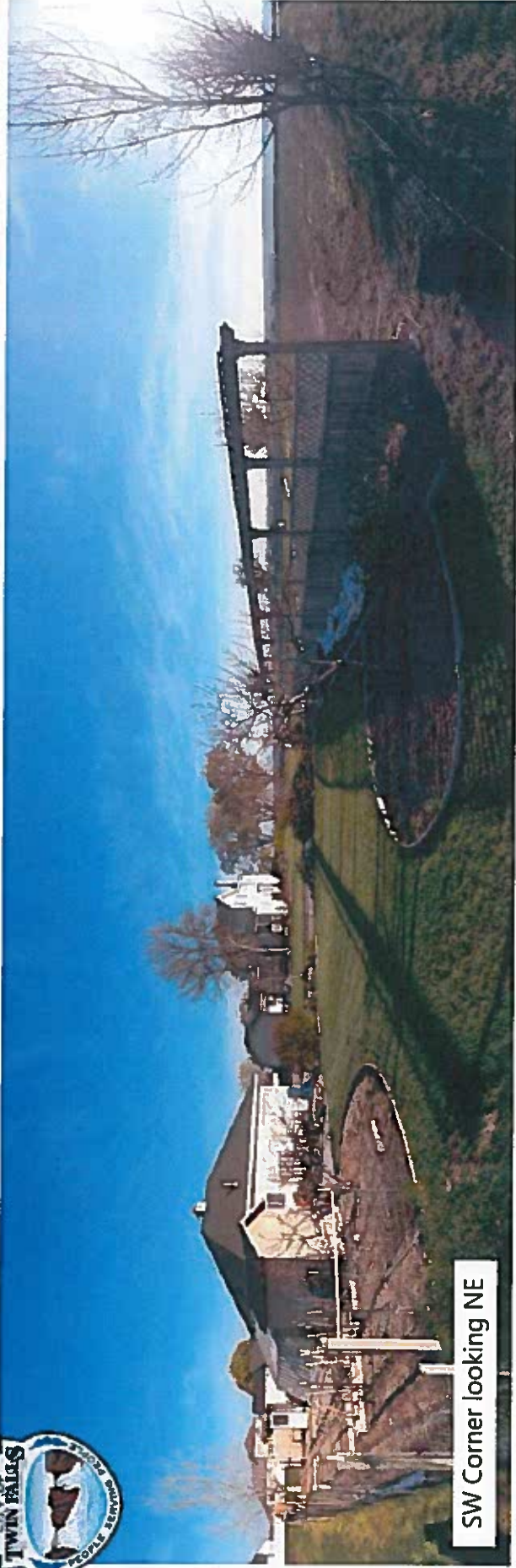
Public Notice Sign



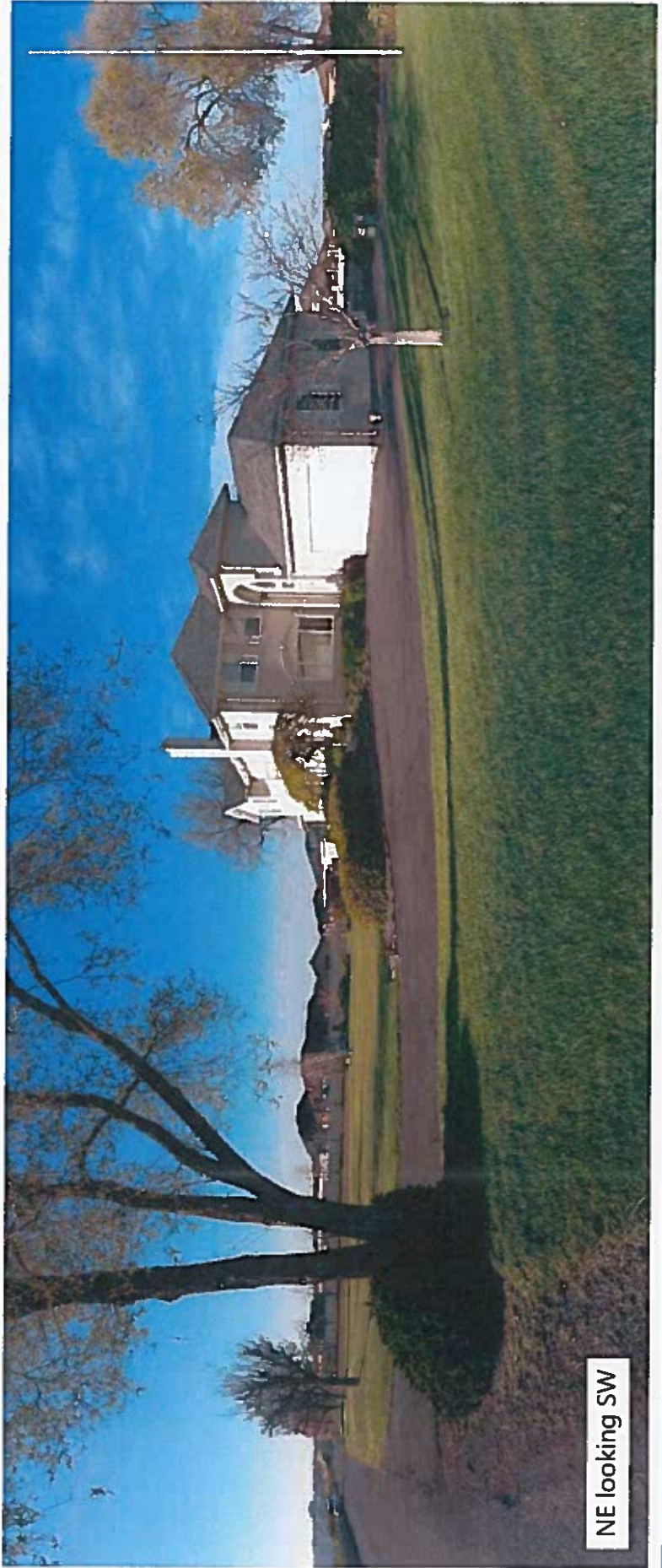
SE Corner Looking NW



Looking West



SW Corner looking NE



NE looking SW



Public Hearing: **TUESDAY, MAY 30, 2017**

To: Honorable Mayor and City Council

Presenter: Jonathan Spendlove, Senior Planner

ITEM 9-b

Request: Request for **Vacation** of 2 easements **1)** utility, vehicular & drainage easement approximately 15'x160' along the western border of Lot 3, Blk 2 of West Park Commercial Subdivision No.2 and **2)** utility, vehicular & drainage easement approximately 25' x 244' along the northern boundary of Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 on property located at 1821 Canyon Crest Drive c/o Gerald Martens on behalf of Jason Vickrey (app. 2858)

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: 1) 15'x160' on western boarder 2) 25'x244' along northern boarder
Jason Vickery PO Box 8375 Twin Falls, ID 83301 jvickery@titleonecorp.com 208.933.2650	Current Zoning: C-1 PUD	Requested Zoning: Vacation of two utility, vehicular and drainage easements
	Comprehensive Plan: Mixed Use	Lot Count: 1 Lot
	Existing Land Use: Vacant Land / project under construction	Proposed Land Use: Outdoor Miniature Golf Establishment
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martens 621 N. College Rd, ste 100 Twin Falls, ID 83301 208.734.4888 gmartens@ehminc.com	North: C-1 PUD (Northbridge 2); Vacant land	East: Canyon Crest Dr; C-1 PUD (Northbridge); Restaurant, Pizza Pie Cafe
	South: C-1 PUD (Northbridge); Retail, Cash & Carry	West: C-1 PUD (Northbridge); Vacant land
	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 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. The City Council shall hold an additional public hearing to make a decision on the request. The City Council may approve the request as presented, they may deny the request or they may amend the request. The amended request shall be sent back to the Planning & Zoning Commission for a public hearing.

Budget Impact:

Approval of this request will not impact on the City budget.

Regulatory Impact:

Approval of this request will allow an ordinance be brought to the City Council. If approved the ordinance shall be recorded. The development may proceed with the development as approved.

History:

This parcel is part of the Westpark Commercial Subdivision #2, recorded in September 1998. Aerial Imagery shows this lot being an agricultural use from 1957 to 2004. Imagery in 2012 showed a vacant lot with more development in the area. The Northbridge PUD was signed into effect in July 1993, and currently governs the zoning and land use of the property.

Analysis:

This is a request to vacate two (2) platted easements: 1) utility, vehicular access & drainage easement approximately 15'x160' along the **western border** and 2) utility, vehicular access & drainage easement approximately 25' x 244' along the **northern boundary**, both within Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 on property located at 1821 Canyon Crest Drive. The applicant wishes to vacate the platted easements in order to develop the site as a mini golf establishment.

All utility companies have agreed to release their rights to their respective easements as shown with the attached letters of approval. As additional information, the City maintains an eight (8) inch sewer main along the northern boundary of the property. This sewer main is within a separate 20' sewer easement, recorded by instrument #2008-023713, and is not proposed to be changed or removed by this vacation. Furthermore, the applicant's development plan does not affect the sewer infrastructure.

On April 25, 2017, the Commission held a public hearing on this request. During the applicant's presentation, the representative stated the applicant would like to vacate only a portion of the northerly 25' utility, vehicular access and drainage easement – leaving the easterly 68', to allow a vehicular access to the developing Putter's Mini Golf facility from Canyon Crest Drive. There was no public comment and upon conclusion of the public hearing and deliberation, the Commission unanimously recommended vacation of the easements, as presented and subject to the following condition:

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.

Upon review by the City Engineering Department staff would like to add a condition #2 and #3, as follows:

2. Subject to a 20' x 181.11' public sewer/utility and drainage easement being dedicated and recorded by instrument # along the northerly boundary prior to adoption of an ordinance.
3. Subject to assurance all utility companies have released their rights to both easements prior to adoption of an ordinance.

Attachments:

- | | |
|----------------------------|-------------------------------|
| 1. Letter of request | 5. Revised Vacation Exhibit |
| 2. Zoning Vicinity Map | 6. Site Plan |
| 3. Aerial Photo Map | 7. Site Photos |
| 4. Utility Company Letters | 8. April 25, 2017 P&Z minutes |

NARRATIVE

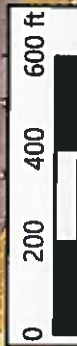
The development of Westpark Commercial Subdivision has progressed to the point where utility systems are generally established and several platted easements were provided that are now known to not be needed for development of Westpark Commercial Subdivision.

This application is specifically submitted to facilitate development of a portion of Lot 3, Block 2, Westpark Commercial Subdivision No. 2. The lot has two easements that are proposed to be vacated as part of this application. These easements are:

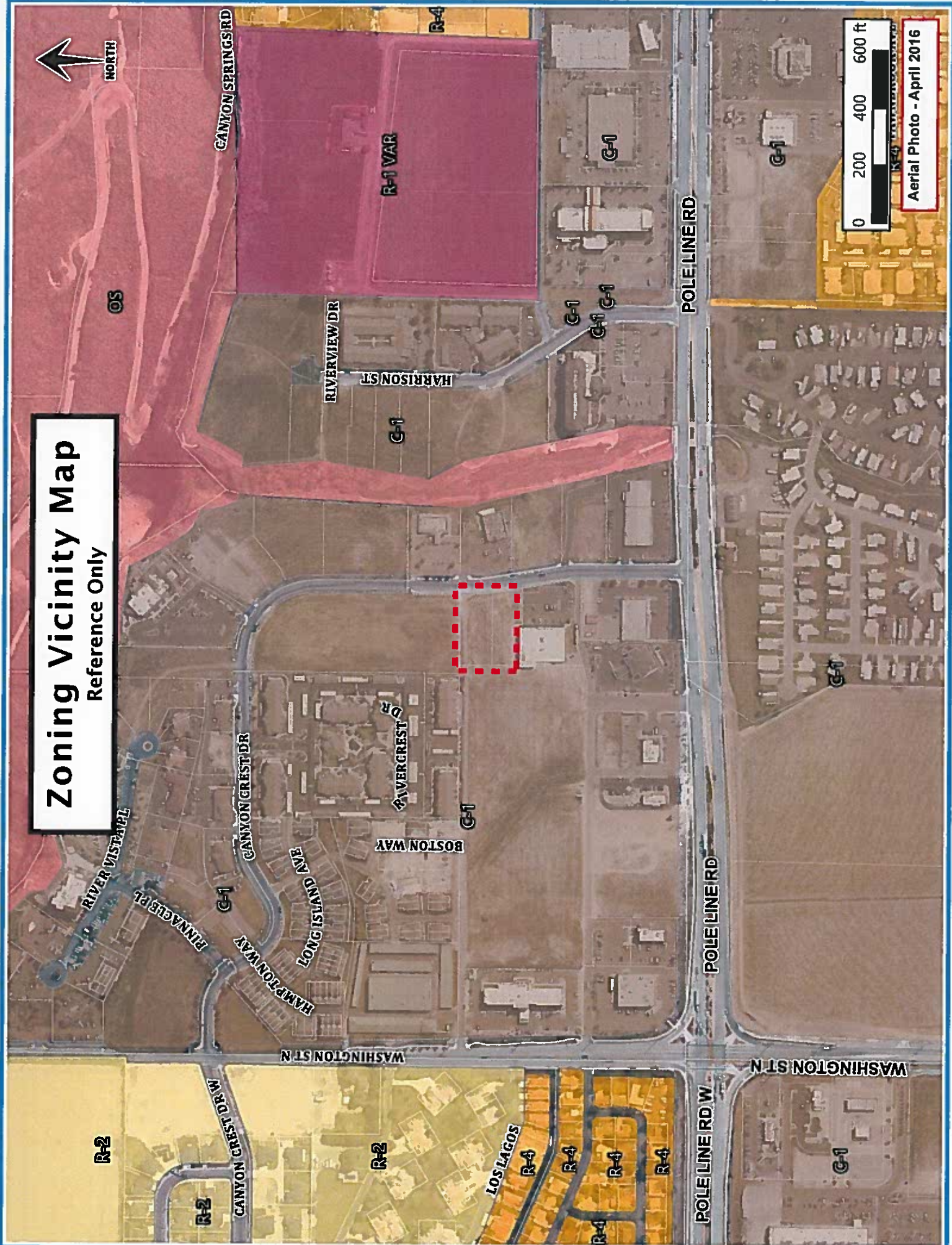
1. A 15-foot wide utility, vehicular and drainage easement along the westerly boundary. This easement has not been utilized to date, is not required for development of this lot and is not required for the undeveloped property to the west. This is confirmed by the utility companies and the adjacent property owner.
2. There exists two easements along the northerly boundary. The initial easement is a 20-foot wide sewer easement, which should remain as it contains an 8-inch diameter city sewer main. This easement is overlain with a 25-foot wide utility, vehicular access and drainage easement. This easement is not required for any additional utilities or access as noted by the input by the utility companies, development of this parcel and written report from the adjacent property owner. The adjacent property owner to the north and west is the project developer and has provided written documentation that this secondary easement is not required.

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

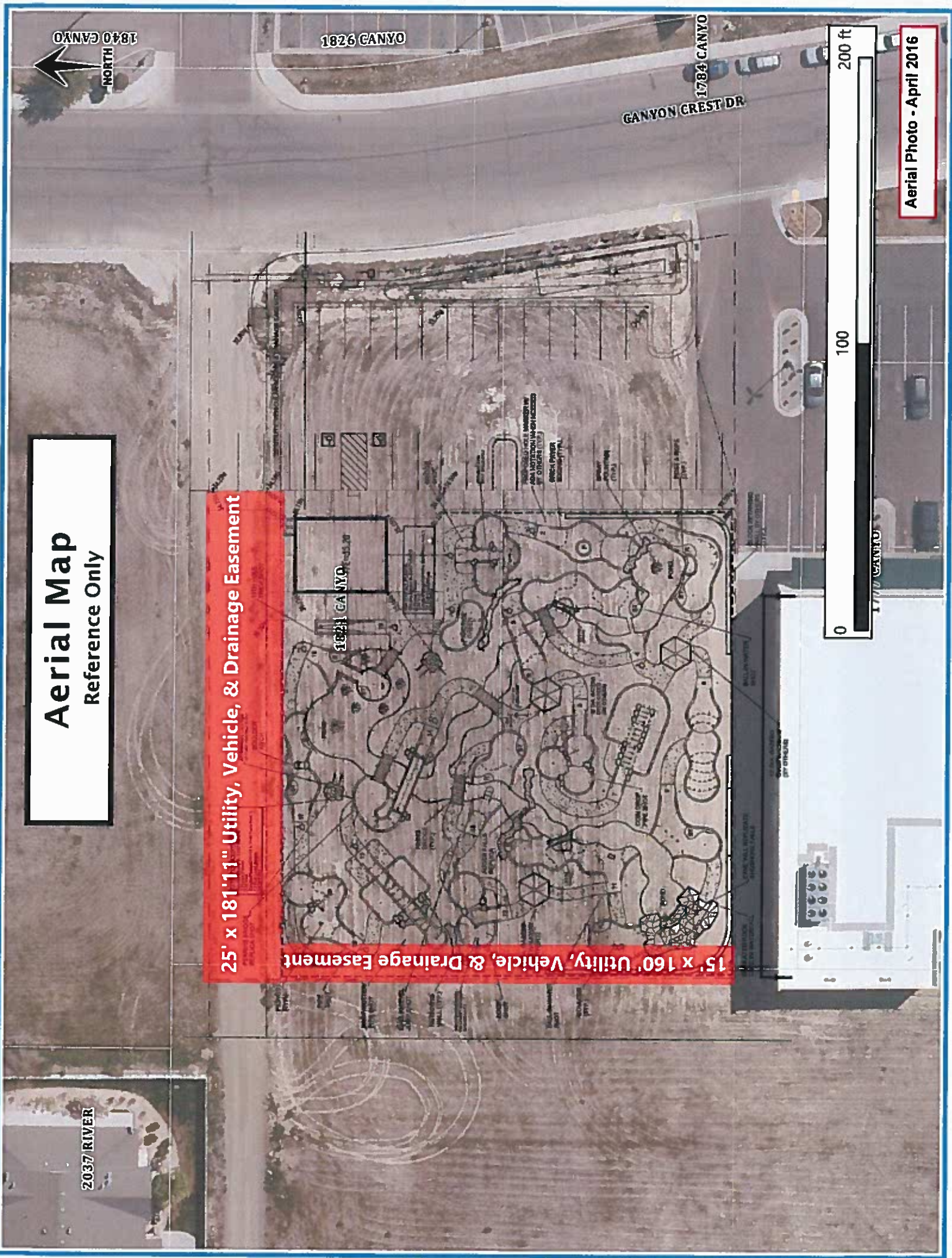


Aerial Map

Reference Only

25' x 181'11" Utility, Vehicle, & Drainage Easement

15' x 160' Utility, Vehicle, & Drainage Easement



Aerial Photo - April 2016

Submitted at Pt 2 PH April 25, 2017

Located In
A Portion of
Lot 3, Block 2
Westpark Commercial Subdivision No. 2
In
S² SW⁴, Section 33
Township 9 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2017

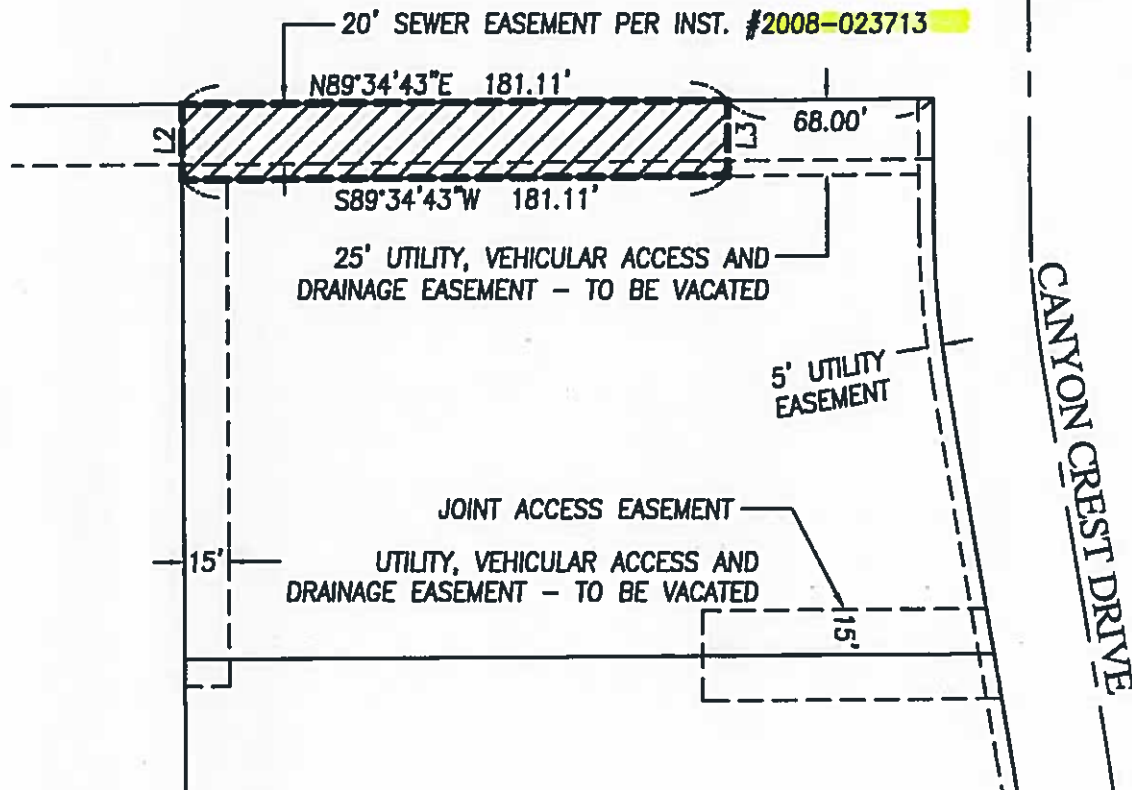


NORTH

RECEIVED

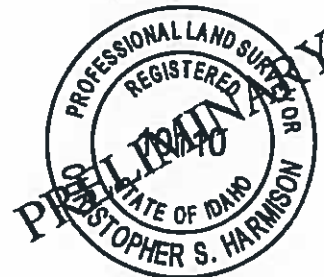
APR 28 2017

CITY OF TWIN FALLS
PLANNING & ZONING



Line Table

LINE #	BEARING	DISTANCE
L2	N0°25'17\"W	25.00'
L3	S0°25'17\"E	25.00'



0 30 60 120
SCALE IN FEET

PORTION OF LOT 3, BLOCK 2
WESTPARK COMMERCIAL NO. 2
TWIN FALLS, IDAHO



EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
p (208)-734-4888 fax (208)-734-0049 web: ehm-inc.com

1	Sheet No.	206-18 E04	DATE	APRIL 2017	DESIGN	CNS	APPROVED	206-18	JOB NO.	206-18
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March 20, 2017

Jason Vickrey
PO Box 8375
Twin Falls, Idaho 83303

Re: Application to vacate an area of Public Utility Easement within Westpark Commercial Subdivision, City of Twin Falls, Twin Falls County, Idaho.

Mr. Vickrey:

This is in response to the Relinquishment Application submitted to Idaho Power Company on March 1, 2017 regarding the possible relinquishment of the public utility easement area along the north and west boundaries of Lot 3, Block 2, Westpark Commercial Subdivision and as shown on Exhibit A attached hereto (the "Utility Easement Area").

Our records and a physical inventory indicate that Idaho Power Company does not currently maintain facilities within the Utility Easement Area. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area.

Idaho Power Company thanks you for providing the opportunity to comment on the vacation petition/application.

Thank you,

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



TWIN FALLS CANAL COMPANY

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



March 7, 2017

Gerald Martens
EHM Engineers, Inc.
621 North College Rd., Suite 100
Twin Falls, ID 83301

RE: Westpark Commercial Subdivision #2 easement vacation

Gerald,

I have reviewed the plans for the Westpark Commercial Subdivision #2 easement vacation. The Twin Falls Canal Company has been asked to comment on a request for the vacation of an easement on lot 3, of Block 2, in the Westpark Commercial Subdivision No. 2. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area and therefore has no issues with the proposed vacation of the easement.

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

Sincerely,

Jay Barlogi
Twin Falls Canal Company



451 Alan Dr, Jerome, Id 83338-5505

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

March 8, 2017

To Whom It May Concern:

We, the undersigned public utility company/adjoining property owner, Intermountain Gas Company, release rights for the utility easement that is located on the west and north sides of a portion of Lot 3 Block 2, in the Westpark Commercial Subdivision No. 2, Twin Falls, Idaho.

 Z. A. McManamy, District Operations Manager

Intermountain Gas Company
451 Alan Dr.
Jerome, ID 83338



Watch us make you smile.

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

March 14, 2017

RE: WESTPARK COMMERCIAL SUBD. NO. 2 Easement Vacation Request
EHM Engineers, Inc.
Ms. Val Smith,
621 N. College Road, Ste. 100
Twin Falls, Idaho 83301

Dear Ms. Smith

We agree to abandon the 15' Wide Easement Located on the West Property Line and the 25 Ft Wide Easement located along the North property Line of Lot 3, Block 2 of the WESTPARK COMMERCIAL SUBD NO. 2 as indicated on the attachments.

Thank you,



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



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

Office (208) 736-8760

Facsimile (208) 736-8755

February 28, 2017

Gerald Martens
621 North College Rd.
Twin Falls, Id. 83301

RE: Westpark Commercial Subdivision No. 2
Easement vacation Lot 3 Block 2

To whom it may concern:

Reference is made to your request for CenturyLink to vacate the existing 15' easement, along West lot line Lot 3 Block 2 said easement located in a portion of, Westpark Commercial Subdivision No. 2 located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has no facilities in this area and has no need for easement.

If existing utilities need to be vacated construction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



Public Notice sign



Approximate location of easements



Project Site looking west from Canyon Crest Dr



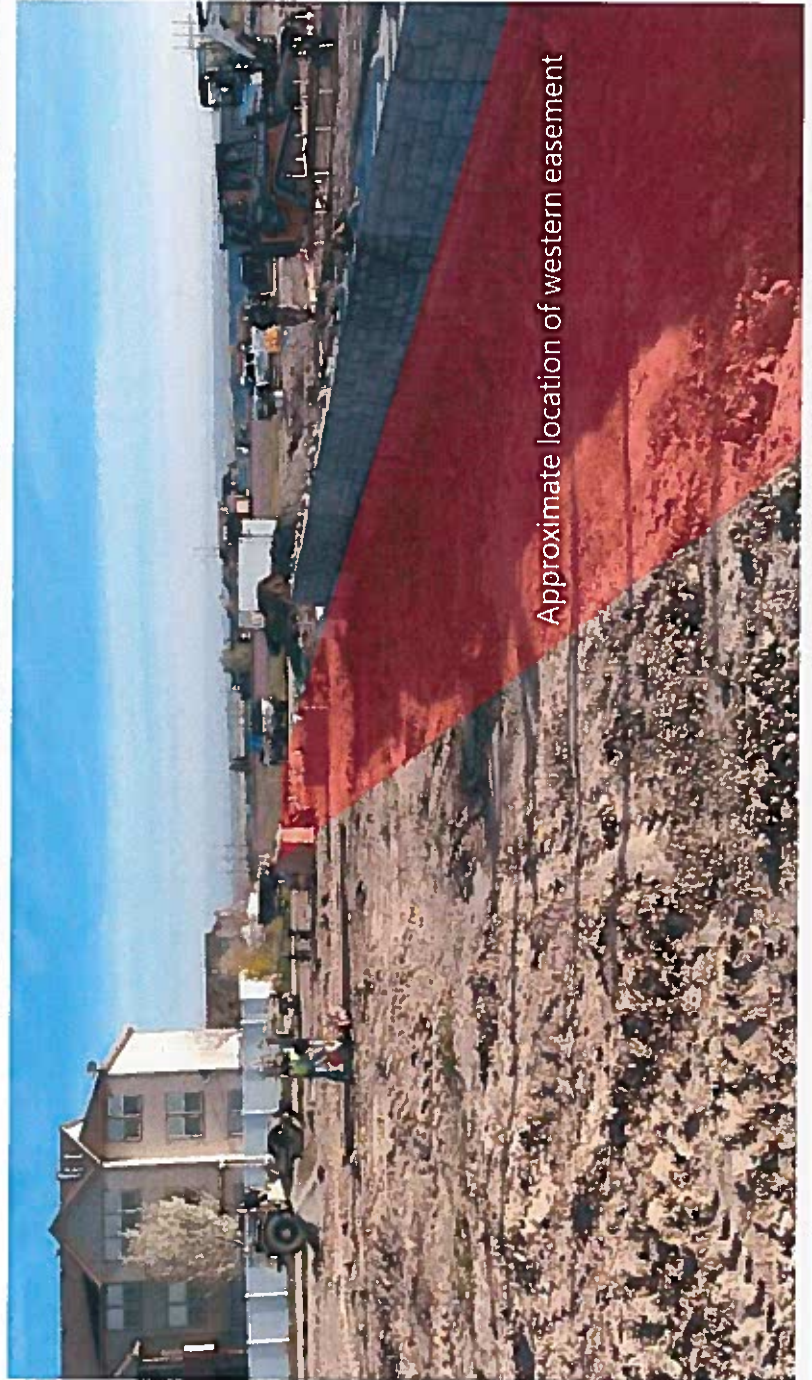
Approximate location of northern easement



Approximate location of northern easement



Approximate location of western easement



Approximate location of western easement



MINUTES-AMENDED
TWIN FALLS CITY PLANNING & ZONING COMMISSION
April 25, 2017 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Darren Hall Craig Hawkins Gerardo "Tato" Muñoz Ed Musser
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

ATTENDANCE

CITY LIMIT MEMBERS

PRESENT

Dawson
Frank
Grey
Hall
Hawkins
Musser

ABSENT

Munoz

AREA OF IMPACT MEMBERS

PRESENT

Woods

ABSENT

Higley

CITY STAFF: Carraway-Johnson, O'Connor, Nope, Spendlove, Strickland, Vitek, Wonderlich

I. CALL MEETING TO ORDER:

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

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **April 5, 2017 WS, April 11, 2017 PH**
2. Approval of Findings of Fact and Conclusions of Law:
Blu, LLC (SUP-04-11-17) Renter Center (SUP 04-11-17)

Motion:

Commissioner Grey made a motion to approve the consent calendar, as presented. Commissioner W seconded the motion.

Unanimously Approved

III. ITEMS OF CONSIDERATION: None

IV. PUBLIC HEARINGS:

- a) Request for the Commission's recommendation on the zoning designation for 2.19 (+/-) acres proposed for annexation with a zoning designation of R-2, currently zoned R-2 for property located at 491 Canyon Rim Road. c/o EHM Engineers, Inc. on behalf of Gordon Greaves (app.2857)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant explained that the applicant is requesting annexation with an R-2 Zoning Designation. He explained that the applicant plans to subdivide the property and would like to be able to connect to city services. In order to connect to city services annexation is required.

**Planning & Zoning Commission Minutes
April 25, 2017**

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated there is very little historical zoning or building data for this parcel. However, aerial imagery from 1950 shows what could be a residence at this location, and County parcel records have a home appraisal for this parcel dated in July 1963.

Recently, the majority of the old Canyon Rim Road was converted to a multi-use pathway as part of the Settlers Ridge Subdivision #3. The small portion of road in front of Mr Greaves property remained under the jurisdiction and maintenance of the Twin Falls Highway District.

The request is to annex the 2.19 acres under the current zoning R-2 Zoning District. Currently the property is developed with a single family home and what appears to be a few detached accessory buildings. Please see the attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and shall be limited to the proposed development plan and zoning changes." The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published it is sent to the State and the official zoning map is officially amended.

An additional item that should be considered is Canyon Rim Road. The Settlers Ridge Sub #3 went through the public hearing process and the subsequent conversion of Canyon Rim road. At that time, Mr. Greaves elected to remain outside City Limits. As a result, multi-use path connections were made to the south of his property, and the Public Roadway in front of his property remained under the Twin Falls Highway District jurisdiction.

This described circumstance allowed the public to continue using the road in front of his property as part of that perpetual public roadway easement. This arrangement is not formalized in any agreement. As part of this annexation, it would be prudent to have a formalized easement recorded along the canyon rim for public access to the trail system.

Senior Planner Spendlove stated upon conclusion should the Commission find the R-2 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 2.19 (+/-) acre site with the following condition.
1. Subject to a 15' wide public access easement, located adjacent to the Snake River Canyon Rim, being recorded prior to the Annexation Ordinance being approved by City Council, Location of 15' easement to be determined by City Staff.

PZ Questions/Comments:

Commissioner Woods asked if there will be impacts for requirements related to the Canyon Rim Overlay.

Senior Planner Spendlove explained that the Canyon Rim Overlay still applies.

Commissioner Grey asked if the applicant is aware of the condition for the easement.

Mr. Thibault explained that a 10' wide trail was discussed in the pre-application meeting with staff prior to this request. Their plans have been planning for the 10'. The applicant is willing to work with staff but the 15' was a surprise to him and the applicant.

Assistant City Engineer Vitek explained the path would be 10' in a 15' easement, this will come to the Planning & Zoning Commission as part of the preliminary plat. All of these details can be discussed at that time.

Public Hearing: Opened & Closed Without Public Input

Deliberations Followed: Without Concern

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Motion:

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

Recommended for approval, to the City Council, as presented, with the following conditions

1. Subject to a 15' wide public access easement, located adjacent to the Snake River Canyon Rim, being recorded prior to the Annexation Ordinance being approved by City Council. Location of 15' easement to be determined by City Staff.

Scheduled for City Council May 30, 2017

- b) Request for the Commission's recommendation on the vacation of 2 easements 1) utility, vehicular & drainage easement approximately 15' x 160' along the western border of Lot 3, blk 2 of West Park Commercial Subdivision No. 2 and 2) utility, vehicular and drainage easement approximately 25' x 244' along the northern boundary of Lot 3 Blk 2 of West Park Commercial Subdivision No. 3 on property located at 1821 Canyon Crest Drive. c/o Gerald Martens on behalf of Jason Vickrey aka Putters (app. 2858)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant explained there are actually two easements that were platted. One of the easements is located on the west boundary that was reserved for utilities, the second easement is along the north side and was for vehicular and drainage. The west easement they would like to vacate completely, and they would like to vacate a portion of the north easement. As they have developed the plan they think approximately 68' could be maintained for vehicular access. A letter has been submitted explaining the amendment to the request. There are no utilities in the west easement, they are located on the front side of the property in the road.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated this parcel is part of the Westpark Commercial Subdivision #2, recorded in September 1998. Aerial Imagery shows this lot being an agricultural use from 1957 to 2004. Imagery in 2012 showed a vacant lot with more development in the area. The Northbridge PUD was signed into effect in July 1993, and currently governs the zoning and land use of the property.

This is a request to vacate two (2) platted easements: 1) utility, vehicular & drainage easement approximately 15'x160' along the western border and 2) utility, vehicular & drainage easement approximately 25' x 244' along the northern boundary, both within Lot 3 Blk 2 of West Park Commercial Subdivision No. 2 on property located at 1821 Canyon Crest Drive. The applicant wishes to vacate the platted easements in order to develop the site as a mini golf establishment.

All utility companies have agreed to release their rights to their respective easements as shown with the attached letters of approval. As additional information, the City maintains an eight (8) inch sewer main along the northern boundary of the property. This sewer main is within a separately recorded easement and will not be changed or removed by this vacation. Furthermore, the applicant's development plan does not affect the sewer infrastructure.

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.

PZ Questions/Comments:

Commissioner Hall stated he sees the letters from the utility companies but he doesn't see any paperwork from Westpark Commercial, LLC stating they are fine with the vacation.

Senior Planner Spendlove explained staff received a copy of that letter today.

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Commissioner Woods explained that this is going to be a popular hangout and wanted to know if there are sidewalk in the area.

Senior Planner Spendlove explained there is a sidewalk from this location south to Pole Line and as Canyon Crest Drive develops there will be sidewalks.

Commissioner Musser asked if vacating this precludes putting in a street.

Senior Planner Spendlove explained that it would not allow a street as it exists today.

Mr. Thibault explained that the 25' width doesn't meet public way standards but is sufficient for emergency access.

Public Hearing: Opened & Closed Without Public Input

Deliberations Followed:

Commissioner Hawkins asked if the 68' is a concern.

Senior Planner Spendlove explained that the access is not required but in the future if they re-plot the undeveloped portion of the property this may have to be addressed.

Motion:

Commissioner Dawson moved to recommend approval of the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

Recommended for approval, to the City Council, as presented, with the following conditions

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

Scheduled for City Council, May 30, 2017

- c) Request for a Special Use Permit for the purpose of expanding by more than 25% an existing tire and lube shop on property located at 721 Hankins Road in the City's Area of Impact. c/o Jack's Tire and Oil (app. 2859)

Applicant Presentation:

Ike Smith, representing the applicant, stated the reason for the request is to expand 25% because they have had a 20% increase in customers. They need additional work bays and need to be able to serve their customers. The addition will be along the northwest corner of the building. There will be no changes to the operating hours, and there should not be any impacts to the surrounding area.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated aerial imagery shows this parcel as Agricultural land until 1989. At that time it appears there was some form of commercial operation established. According to county parcel records, Jack's Tire and Oil purchased the property in 2005. They have been operating at this location since.

This is a request to expand a tire and lube operation by more than 25% in the C-1 zone, thus an SUP is required. The building will be expanded to the west, as shown in the elevations. This general area has seen some recent development with the establishment of McDonald's and Oasis Stop N' Go across the street. The applicant has seen a steady increase in operations since they started operating over 10 years ago and require additional space. The applicant, nor City Staff, anticipate any increase in detrimental impacts to the area that would be cause for concern. Staff determines this request as reasonable due to the zone and surrounding land uses.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for Commercial or Industrial Flex. Areas with these two designations fit more intensive commercial or light industrial land uses. This request being an expansion of an already operating commercial establishment fits the Commercial Future Land Use Designation. Therefore, staff has determined this request complies with the 2016 comp plan.

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Per City Code 10-13-2:

Expansion of any building by over 25% for a use that originally has an SUP, requires a Special Use Permit.

Per City Code 10-11-1 thru 8:

Required improvements include access, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

Increase in traffic to Jack's Tire and Oil is the only anticipated impact to the surrounding area. However, with the establishment of McDonald's/Oasis Stop N' Go directly across Hankins and being in close proximity to Kimberly Rd/State Hwy 30, this increase is not likely to be detected.

Planner I O'Connor stated upon conclusion should the Commission 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.

PZ Questions/Comments:

Commissioner Frank asked if the entire property has to be brought up to code, the hard surface requirements for equipment parking and maneuvering area.

Planner I O'Connor explained the hard surface requirement does apply in the C-1 zone.

Public Hearing: Opened & Closed Without Public Input

Deliberations Followed:

Commissioner Hall explained that he doesn't think that the area where they are storing tires should need to be paved.

Planner I explained code will determine the requirements

Motion:

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

Approve, As Presented, With the Following Conditions

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

- d) Request for a **Special Use Permit** for the purpose of serving alcohol for consumption on site in conjunction with a restaurant on property located at 1040 Shoshone Street East. c/o Brenden Taylor dba Burnt Lemon Grill, LLC (app. 2860)

Applicant Presentation:

Brenden Taylor, the applicant explained they would like a special use permit to be able to serve beer and wine at the restaurant. This is a counter service type business so the customer would have to come to the counter to purchase each drink. They currently have this service at their business in Nampa and have not had any issues. He has educated his staff on the penalties for serving alcohol through the drive through window and he ensures this will not occur.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated County Parcel records date back to 1987, as owned by Bank of America. In 1976, a Conditional Use Permit was granted by Ordinance 1800 to permit a Savings and Loan Bank including a drive-thru, to be constructed and operated on the property. City utility billing records indicate there has only been a financial institution operating from this property. The property was vacated within the last 5 years. The Commission approved SUP #1403 on August 23rd, 2016 to allow a nonconforming use to replace a legal nonconforming

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use at 1040 Shoshone St E. Currently, it is a vacant building in which the applicant is improving to open the new location for The Burnt Lemon Grill.

The applicant is requesting a Special Use Permit to serve Alcohol for consumption on site, in conjunction with a restaurant. The Commission previously approved SUP #1403 to replace a legal nonconforming use with a different nonconforming use. The commission approved the nonconforming use of a restaurant at this location, and the applicant is now requesting another SUP in order to allow the serving of alcohol for on-site consumption, a nonconforming use. The applicant has stated "they understand clearly, the penalties for serving alcohol through a drive-thru window and will ensure this will never happen."

The applicant considers their restaurant a "counter service" style establishment and as such, patrons will not likely see their establishment as a "hangout" in the sense a bar is a hangout. The applicant, nor staff, anticipates an increase in detrimental impacts to the surrounding properties with the approval of this request.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Downtown/High Density Residential." This land use designation is deemed appropriate for a diverse mix of land uses, which is scaled to create a pedestrian friendly environment. A restaurant which serves alcohol for consumption on site, fits the desired intent for a mixed use zone, and the proximity to residential improves the likelihood of an increase in pedestrian traffic. Staff determines this request complies with the 2016 comprehensive plan.

Per City Code 10-3-4:

..."A legal nonconforming use involving a building may be resumed or replaced by another nonconforming use by special use permit if said legal nonconforming use has not been discontinued for more than five (5) years. In addition to the General Standards, 10-13-2.2(D), applicable to special uses, the applicant must show that the existing building cannot reasonable be converted to a conforming use. (Ord. 2555, 7-21-1997)"

Per City Code 10-11-1 thru 8:

Required improvements include access, drainage and storm water. These required improvements have been and will continue to be evaluated, and enforced at the time of building permit submittal.

The applicant states there will be no increase in noise, odor, or glare with the approval of the request. The original impacts of the business as reported in the previous Special Use Permit #1403 are still applicable. As such, the original conditions of that SUP should continue to be applicable.

Planner I O'Connor stated upon conclusion should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the original conditions placed upon SUP Permit #1403 still being met and fully enforceable.

PZ Questions/Comments: None

Public Hearing: Opened

Ms. Hurtago explained the main concern they have is the restaurant hours and how that will impact the area with customers consuming alcohol on site.

Mr. Taylor explained they close at 9pm, this will not operate like a bar, it will be just be a service offered to their customers.

Hania Hurtago asked what the recourse is if there are issues.

Planner I O'Connor explained that if there is a disturbance because of this use they can contact the police department.

Public Hearing: Closed

Deliberations Followed: Without Concerns

Motion:

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

Approved. As Presented. With the Following Conditions

1. Subject to the original conditions placed upon SUP Permit #1403 still being met and fully enforceable.

V. GENERAL PUBLIC INPUT:

Commissioner Frank asked for a large print out of the zoning map.

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

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

1. Work Session-**May 3, 2017 Cancelled**
2. Public Meeting-**May 9, 2017**

VIII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 6:58 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department