



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
January 13, 2015 6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

City Council Liaison

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **NONE**
2. Approval of Findings of Fact and Conclusions of Law: **NONE**

III. ITEMS OF CONSIDERATION:

1. Request for consideration of a Preliminary Plat for Northern Passage Subdivision #5, a re-plat of a portion of Northern Passage Subdivisions #3 & #4, consisting of **13 (+/-) acres** and will include **16** lots located at **the northeast corner of Federation Road, extended, and Grandview Drive North.** c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc.

IV. PUBLIC HEARINGS:

1. Requests a Special Use Permit to establish and operate a mini storage facility on property located at 2716 Addison Avenue East c/o Forrest LeBaron (app 2667)
2. Requests a Zoning District Change & Zoning Map Amendment from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600 and 700 blocks of Hankins Road North c/o Brad Wills on behalf of the Twin Falls School District #411 (app. 2694)
3. Requests Vacation of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, currently consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc. (app 2695)

V. GENERAL PUBLIC INPUT:

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. Public Hearing-**January 27, 2015**
2. Work Session- **February 4, 2015**

VIII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.



Public Hearing: **TUESDAY, JANUARY 13, 2015**

To: Planning and Zoning Commission

From: Rene'e V. Carraway-Johnson, Community Development Dept.

AGENDA ITEM III-1

Request: Requests approval of the preliminary plat of the Northern Passage Subdivision, #5, consisting of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4 - this is a replat with 16 residential lots to allow for the development of single family residential and a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North. c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc.

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: 13.18 +/-Acres
Northern Passage Inc. PO Box 2138 McCall, ID 83638 c/o David Shotwell 208-469-0047 davidshotwell@frontier.com	Current Zoning: R-2	Requested Zoning: Approval of the preliminary plat of Northern Passage Subdivision #5
	Comprehensive Plan: Medium Density	Lot Count: REPLAT INTO 16 RESIDENTIAL LOTS -- currently 46 s/f Lots from portions of Northern Passage Subdivision #3 & #4
	Existing Land Use: platted Northern Passage Subdivisions #3 & #4 - Undeveloped	Proposed Land Use: 16 lots; 15 S/F Residential lots / 1 lot for a new Public Elementary School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: R-2, platted Northern Passage Subdivision, undeveloped – currently being farmed.	East: R-2 platted Northern Passage Subdivision, undeveloped – currently being farmed.
	South: R-2; Federation Road, (extended); Residential plat (Grandview Estates - Undeveloped)	West: R-2; Grandview Drive North; Agricultural/residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 & 2	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

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

History:

In 2004 a joint application for annexation of 376 Acres was approved. The annexation of this particular area assigned the R-2 Zone as it stands today. The subdivisions titled Northern Passage #3 and Northern Passage #4 were approved by City Council in 2006 and recorded in 2009. No further zoning history is known at this time.

Analysis:

This is a request for approval of the Preliminary Plat of Northern Passage Subdivision, #5, consisting of 13 +/- acres and 16 lots. Northern Passage Subdivision #5 is a replat of a portion of Northern Passage Subdivision #3 and Northern Passage Subdivision #4, which consists of 46 single family lots. The site is undeveloped and is located at the north east corner of Federation Road, extended and Grandview Drive North. On this agenda is also a request to vacate this portion of Northern Passage Subdivisions #3 & #4. The purpose for the replat is to allow for the development of a new elementary school. Upon approval and completion of the vacation a special use permit shall be presented to the Commission for the development of the new elementary school. A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. It is also indicated on the Preliminary Plat that the site will be on a pressure irrigation (P.I.) system.

The plat is consistent with other subdivision development criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for medium density residential use.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Northern Passage Subdivision #5, as presented, and subject to the following conditions:

1. Subject to final technical review and amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to arterial and collector streets adjacent and within the property being dedicated to the City of Twin Falls and to be rebuilt or built to current City standards upon development or change of use of the property.

3. Subject to approval and publication of an ordinance for the Vacation of a portion of Northern Passage Subdivisions #3 & #4.

Attachments:

1. Map of Surrounding Subdivisions
2. Currently Recorded Lots
3. Proposed New Lot Configuration
4. Preliminary Plat

Twin Falls City Platted Subdivision Map

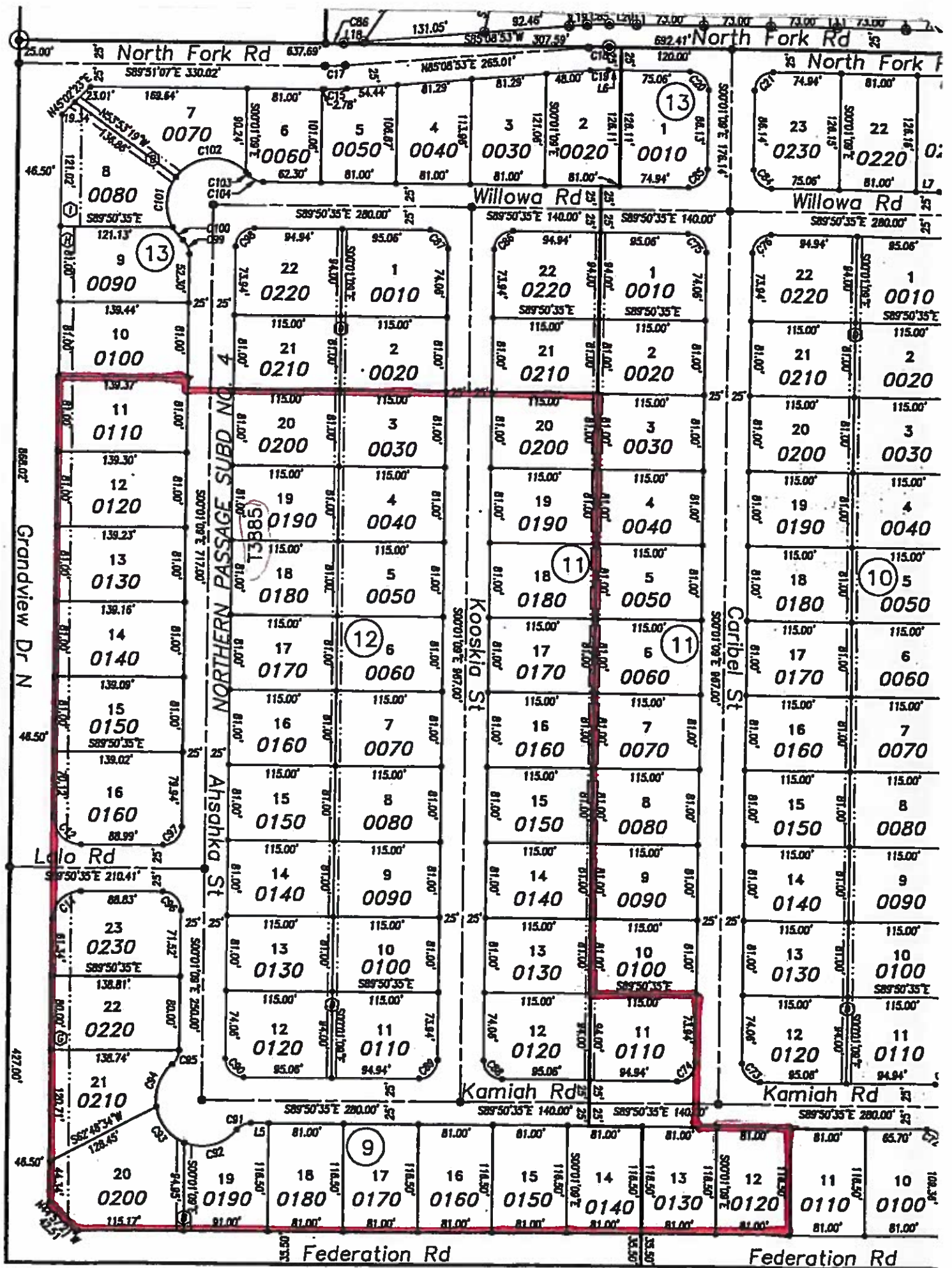
Area to be vacated.

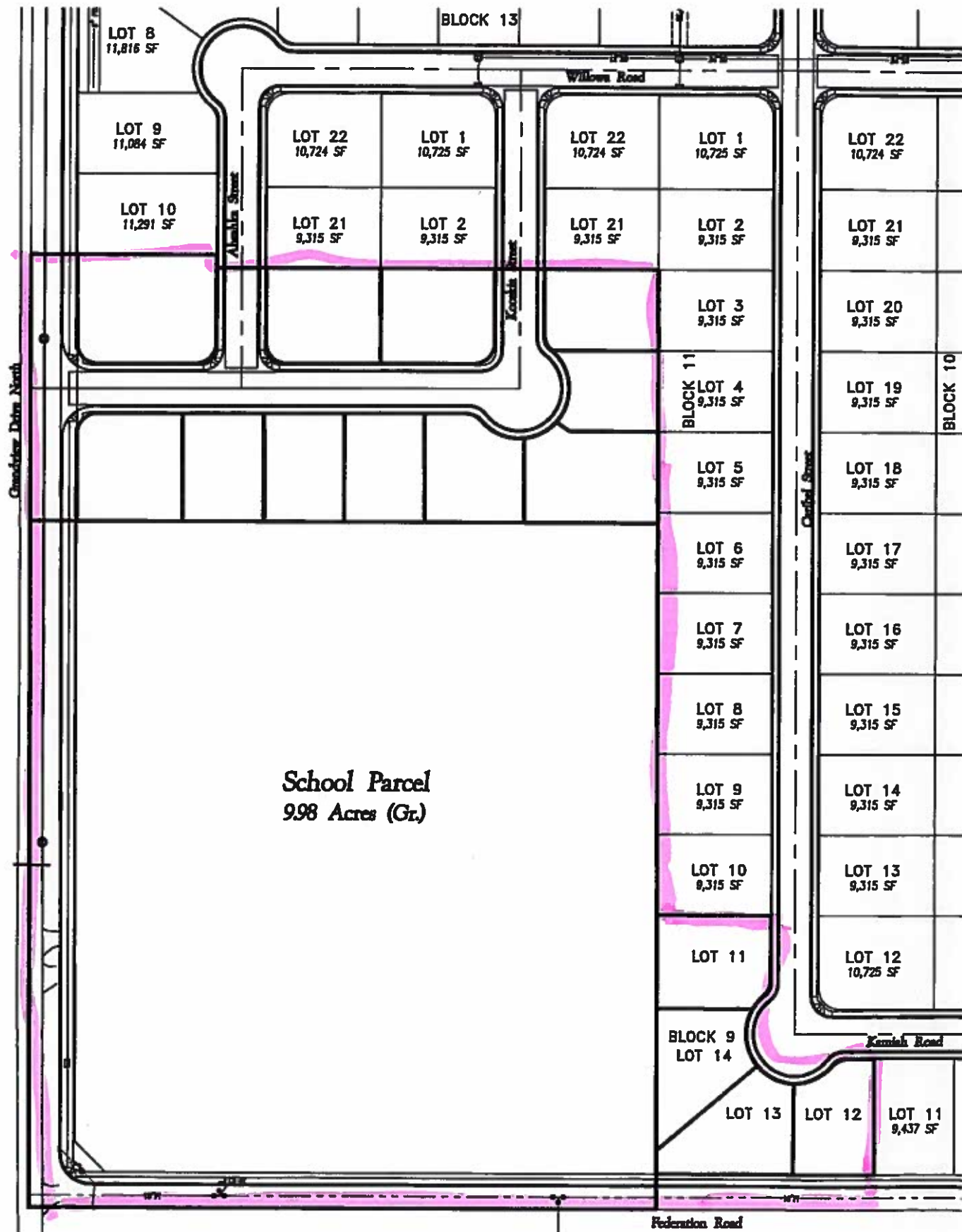
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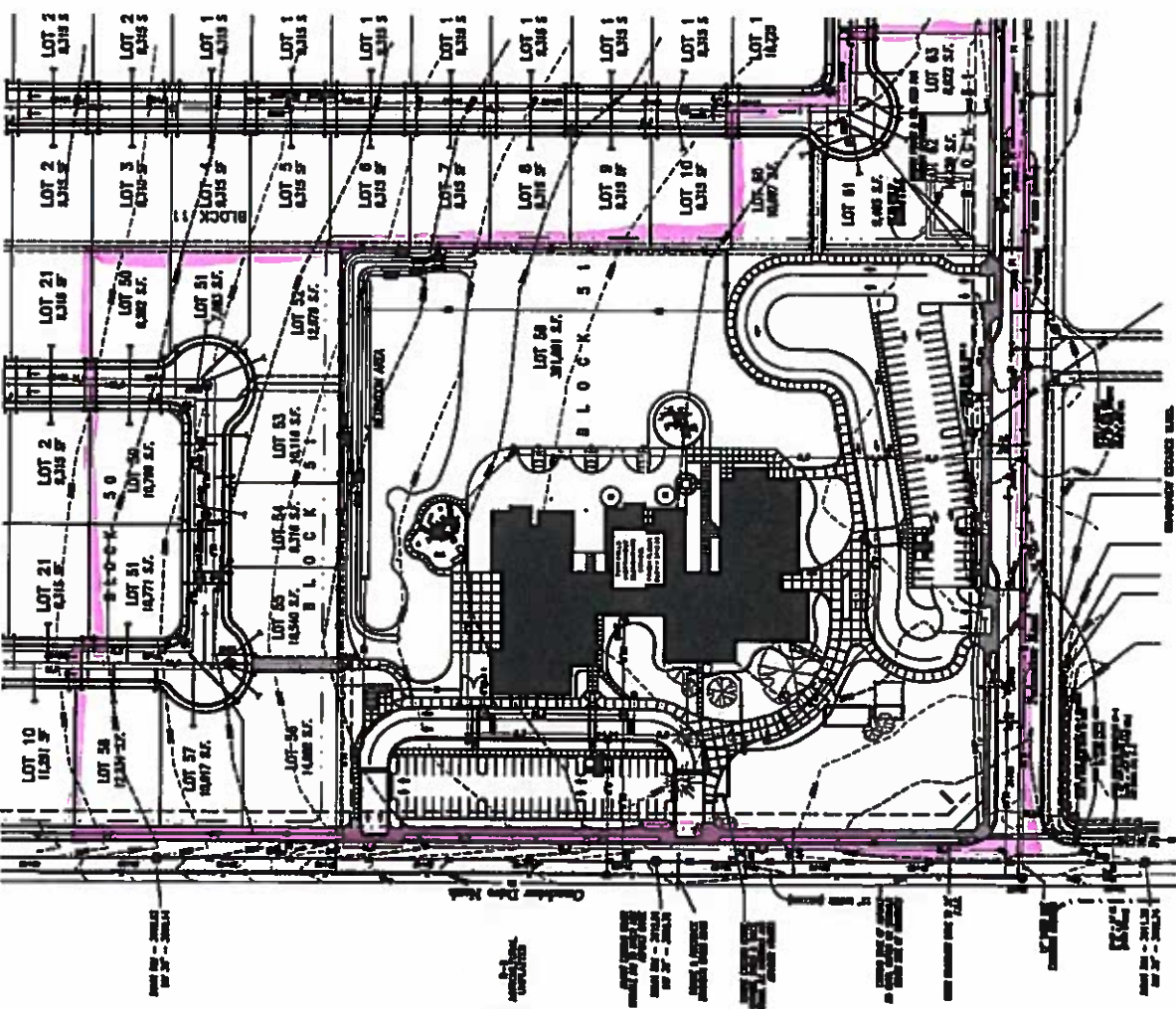
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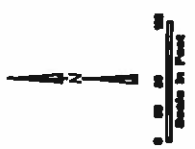








**PRELIMINARY PLAT
FOR
NORTHERN PASSAGE SUBDIVISION NUMBER 5
LOCATED IN A PORTION OF
THE SW¼M NW¼14, SECTION 32
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS CO., IDAHO
2014**



Legend

- Agriculture
- Forest
- Urban
- Water
- Barren
- Wetland
- Shrubland
- Grassland
- Desert
- Mountain
- Plateau
- Valley
- Coastal
- Island
- Other

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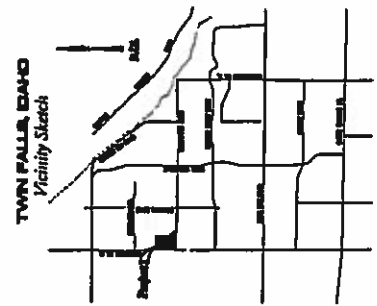
1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is assigned to the case. The investigator must first determine the nature of the problem and the scope of the investigation. This is done by reviewing the available information and by conducting interviews with the relevant parties. The investigator must also determine the objectives of the investigation and the methods to be used to achieve these objectives.

Retention Calculations

THE JOURNAL OF THE
ROYAL SOCIETY OF MEDICINE

Project Bench Mark

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
455 FIFTH AVENUE, NEW YORK, N. Y.
10018





Public Hearing: **TUESDAY, JANUARY 13, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Community Development Department

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to establish and operate a mini-storage facility on property located at 2716 Addison Avenue East c/o Forrest LeBaron (app. 2667)

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: 4 +/- Acres
Forrest LeBaron 246 9 th Ave N Twin Falls, ID 83301	Current Zoning: C-1 and R-2	Requested Zoning: Special Use Permit to operate a mini storage facility.
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: residence with a home office and agricultural	Proposed Land Use: Rental of Storage Units with an associated office.
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: C-1 PUD ; Addison Ave East; Active Agriculture Use	East: C-1 & R-2; Active Agriculture Use
	South: R-2, agricultural and developed Residential subdivision	West: C-1 & R-2; Commercial Use – Owner Occupied
	Applicable Regulations: 10-1, 10-4-8.2, 10-7-12, 10-10, 10-11, 10-13-2-2	

Approval Process:

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

Budget Impact:

Approval of this request will have a small impact on the City budget with increased property tax revenue.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with building permit and development review process for a mini-storage facility with an outside RV Storage area on the commercial portion of the undeveloped land at 2716 Addison Ave East.

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

History:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. Zoning designations were assigned at that time, or when areas were annexed. This lot is identified as Twin Falls Acres Inside, which makes this one of the older lots located within city limits. This corridor originally was zoned with a 600' in depth C-1 zoning – still existing today.

A public hearing was scheduled for this particular item on September 9, 2014. Prior to the hearing taking place, the applicant requested the item be withdrawn. The applicant then proceeded to schedule a neighborhood meeting to gain feedback from surrounding property owners. The extent and details of this meeting were not disclosed to City Staff. After conducting this neighborhood meeting, the applicant re-applied for a Special Use Permit with some modifications.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property. The storage facility will have up to 300 “pod” Units, although the site plan only shows 169 units. This will be done through multiple phases. The office hours of operation will be 9am – 5pm; Mon – Friday, or by appointment. The tenants will have access from 7:30am – 9:30pm every day. The applicant anticipates 10-15 vehicles per day will visit the storage units. The facility will have two employees.

The applicant has stated that none of these rental units will be temporary or removed from the premises for off-site rental purposes. The applicant also stated that no outside storage of vehicles or RV's will take place on the property. The applicant does not anticipate any negative impacts to neighbors in the form of noise, glare, odor or vibration.

Although the applicant proposes to have 300 pod rental units in his narrative, the site plan provided shows 169 Units. It may be the applicants intent have 300 units by the end of the project, however, this special use permit will only be looking at the C-1 zoned property and the number of proposed pods as they are shown on the provided site plan.

Per City code 10-4-4: Mini-storage units are not an allowed or allowed by special use in the R-2 Zoning District.

This Special Use Permit will not apply to the area zoned R-2 and cannot be approved for that area. The applicant will need to successfully rezone that portion of the property from R-2 to C-1 prior to moving forward with any expansion of this particular business. The Rezone process will require public hearings with the P&Z Commission and the City Council. If the rezone is granted through the appropriate public hearings and approvals, another public hearing would still be required with the Planning and Zoning Commission for any expansion of the storage unit rental business.

Per City Code 10-4-8.2: Mini-storage units are required to obtain a Special Use Permit prior to establishing the use due to potential impacts on neighboring properties.

This Special Use Permit, if granted, would only be applicable to the currently zoned C-1 portion of the lot. The exact boundary line will need to be determined on the Development Plan Review.

Typically, the greatest impacts are of a visual matter. Impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or glare. However, the plan proposed by the applicant shows the use of shipping containers as the storage units themselves. This type of storage unit and plan has not been implemented within the City of Twin Falls as of this date. City Code does not differentiate between the types of material used to construct the storage units. The zoning code clearly identifies storage unit rentals as a permanent land use.

Staff's concern is that this type of construction could turn into more of a shipping yard if a future owner shifted the business plan to renting the containers for off-site storage. This would essentially change the nature of the business and consequently the degree of impact to surrounding properties. It would be reasonable to place conditions on this permit to address this concern. Some of those conditions may be a phased development plan, no stacking of containers, requiring containers to remain in place once set, and restriction on the uniform color of the units.

Per City Code 10-10: The required number of parking spaces is based on the office portion of the development. This will be assessed at the time of Building and/or Development review at a rate of 1 space per 250 sq. ft. for office use and minimum of 2 spaces for the residential use. Actual storage spaces do not require a parking space

Per City Code 10-7-12: Addison Ave East is a gateway arterial. This property will be required to meet those standards set forth in this code section at the time of Building Permit or Development Review.

Per City Code 10-11-1 thru 8: Required improvements include but are not limited to Curb, Gutter, Sidewalk, vehicle approaches, paved parking & maneuvering areas and drive aisles, storm water, enclosed trash container, screening and drainage will be required prior to operation of this business..

Typically the required improvements are reviewed at the time of Building Permit Submittal. Staff feels it would be beneficial to have a condition that requires a development review prior to the business being established. This development review will address the required improvements to ensure potential issues have been addressed prior to any site work or storage unit type business taking place. Some of the types of items to be addressed in this development review would include but not limited to: perimeter screening; height, type and materials, vehicle approaches and locations, curb, gutter, sidewalk, paved parking & maneuvering areas and drive aisles, drainage, screened trash enclosure, lighting and storm water retention.

Possible Impacts: The applicant has stated that access to the units will be during normal business hours. Any increase in traffic, noise, odor, or glare is not anticipated to be significantly increased to unacceptable levels for neighboring land uses along Addison Ave E. Staff is concerned with the possibility that the essential character of the land use could change from storage unit rentals to something more along the lines of a shipping yard in the future. This change would be a change of use of the property and would require a re-evaluation of the use of the property. In order to more clearly determine when a change of use from storage unit rentals and some other type of business occurs, staff has proposed conditions that would attempt to address this issue. Further conditions could be placed by the Commission that limits the stacking to single story.

The potential visual impact of storage units is not completely known at this time. Examples have been provided by the applicant that show homogenous and color matching units. At first review it would seem that this would help to address the visual impact for those properties that have a clear line of sight to the rear of the property. This scenario will be limited as the property in question is some distance from Addison Ave E. The applicant will be required to screen surrounding Residential areas from this commercial development. The commission may require additional

screening, or require a specific type and manner of screening, in order to mitigate the impacts to surrounding properties.

The issue of outside vehicle or RV storage has been addressed by the applicant in his narrative. In order to adequately enforce no RV Storage, it would be reasonable to place a condition on this permit that prohibits this use on the premises.

Conclusion:

Should the Commission grant this request as presented; city staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to a Development Plan being approved by City Staff, prior to any development taking place on the property.
3. Subject to a Phasing Plan being submitted and approved by City Staff prior to any development taking place on the property.
4. Subject to no “temporary” or off-site rental units being stored on this property.
5. Subject to all storage units located on the property being the same color hue.
6. Subject to no vertical stacking of units allowed.
7. Subject to required screening material being approved by City Staff prior to installation.
8. Subject to required trash receptacle plan, including screening materials, being approved by City Staff prior to installation.
9. Subject to no outside storage of vehicles or RV trailers being parked on the premises longer than 24 consecutive hours.

Attachments:

- | | |
|------------------------|--|
| 1. Letter of Request | 5. Applicant Submitted Site Plan |
| 2. Zoning Vicinity Map | 6. Applicant Submitted Elevations |
| 3. Aerial Map | 7. Applicant Submitted Storage Unit Examples (4) |
| 4. Future Land Use Map | 8. Site Photos (2) |

**Forrest LeBaron
246 9th Ave. N.
Twin Falls, Idaho 83301
208-410-2025**

Reason for Request: To build a self storage facility.

I am proposing to build a self storage facility to be located at 2716 Addison Ave. E. in Twin Falls, Idaho. The property is +/- 4 acres. It is currently an office/residents for a tax preparation business. It will be named Addison Secure Storage and it will serve the residences in the area and fill their storage needs. RV parking will not be part of the business but we will have an area to park personal travel trailers and cargo trailers for moving purposes. Approximately 10 parking spaces will be needed for this.

There will be +/- 300 units that will be available for rent. They will be built of New single color (cream) ISO Shipping Containers. The Containers will be 40 foot in length. We will set the containers side by side in a row on a concrete foundation. We will not stack the units. The roads that will service the storage units will be solid surface. The office hours of operation will be 9 am to 5 pm 6 days a week, or by appointment. The tenants will have access to the storage units from 7:30 am till 9:30 pm. There will be a security Gate at the entrance to the storage units with entry code pad for access to the units. We will have security cameras and video monitoring capabilities installed as well as security lighting.

The expected traffic to the facility will be approximately 10-15 vehicles per day. This facility will be run by two employees.

I don't anticipate there being any noise to speak of that will be generated from the business. There will be no glare, odor or vibration to adjoining properties. We will install a screen fence along the property perimeter of chain link with slats to match the neighbors fence. We will also be installing evergreen trees along the back

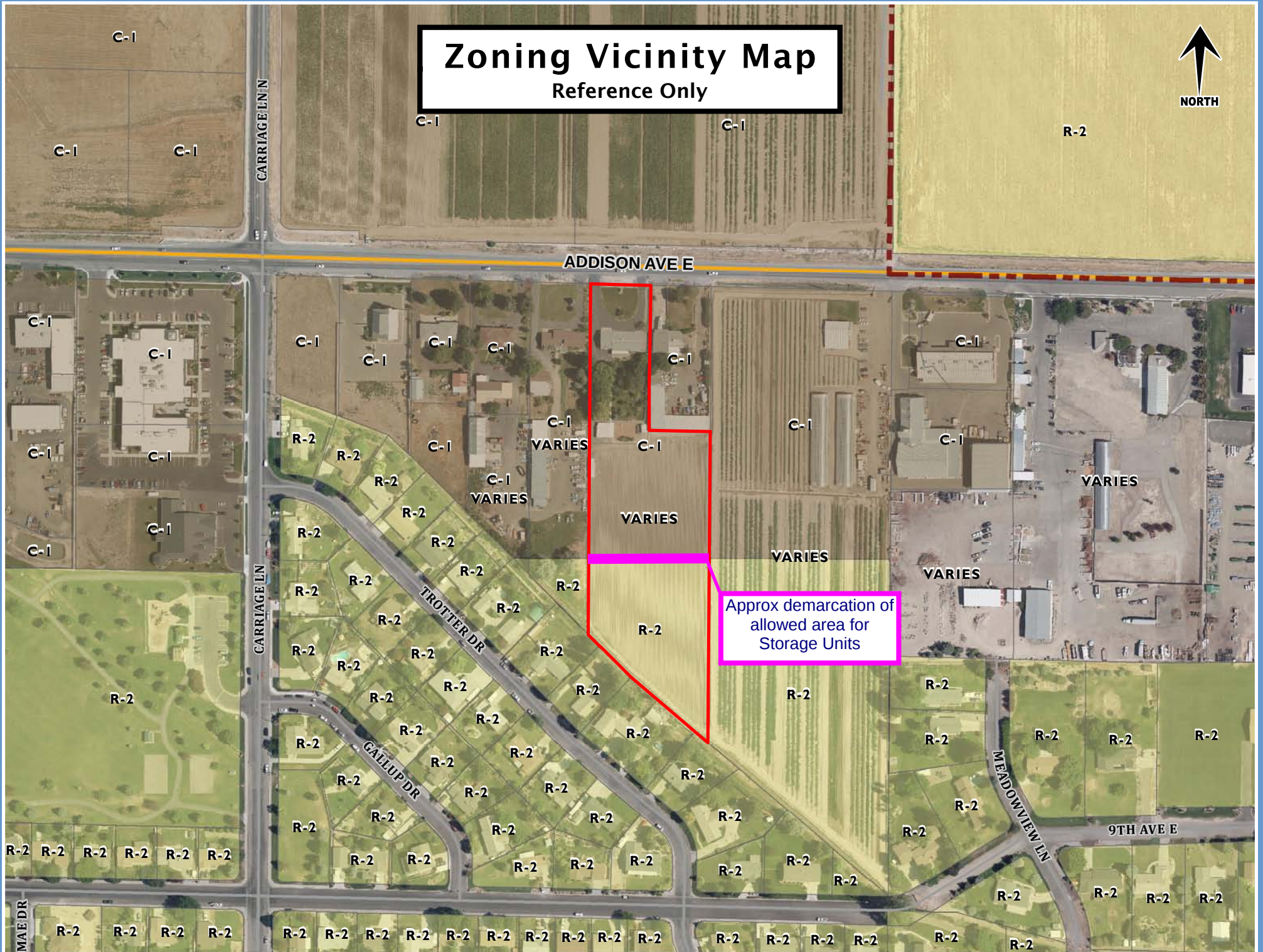
perimeter to block the view of the units from the residents on the Southern Border.

The general compatibility for this business with the other properties in the vicinity will be good. Currently there is a auto repair shop on the East side of the property. There is a Heating and cooling business with storage shops and fabrication shops to the west of the property that is zoned C-1 as well. The property to the south is a residential area. There is a large line of trees that has and will obstruct the view of the property from the south. On the north side of Addison is a farm field under crop.

The office located on the property that is facing Addison is currently an office for a home based business with standard hours of operation. It is well kept and maintained currently. I intend to modify the office only as needed to meet current building codes required to change use of the overall property.

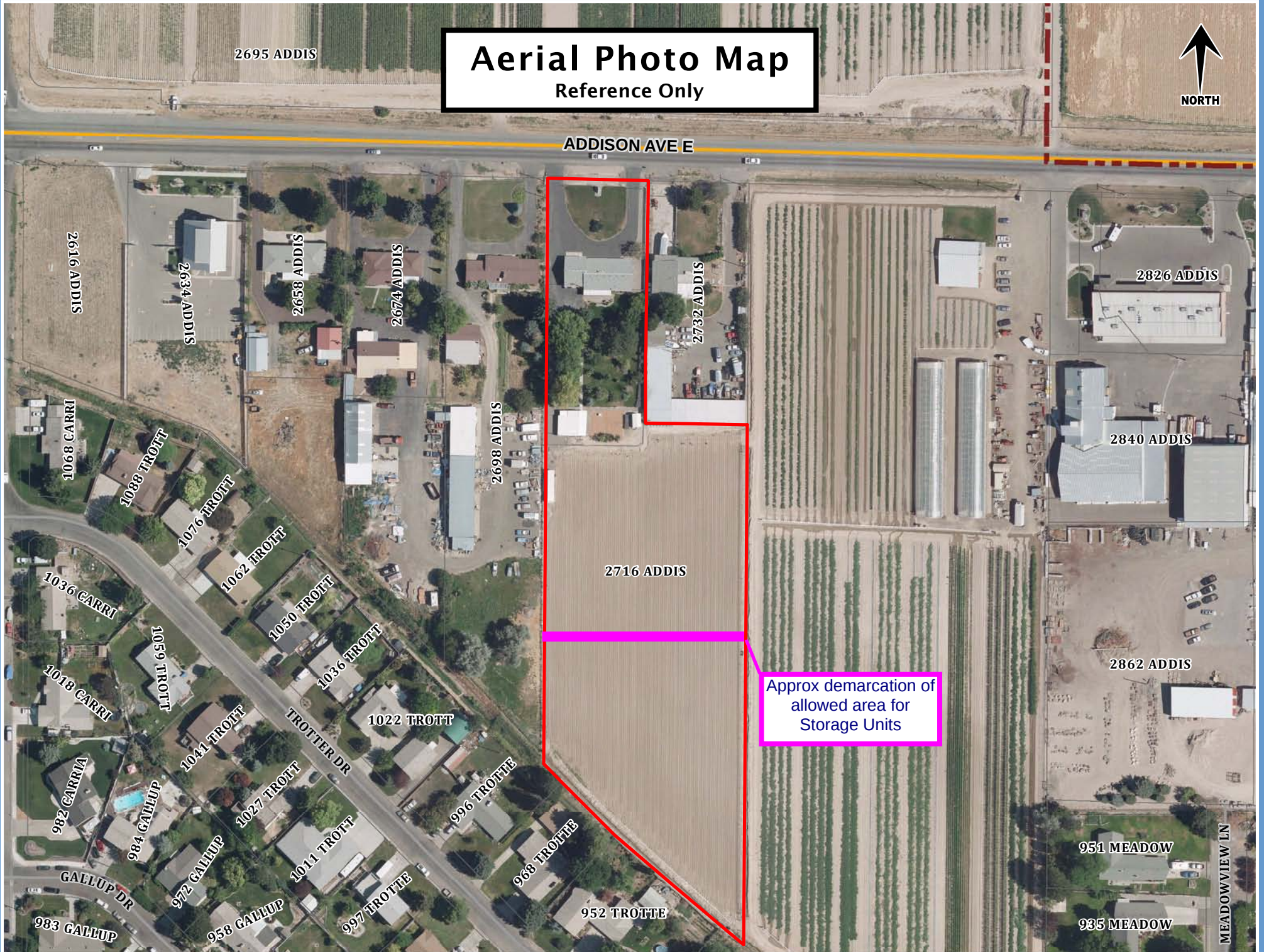
Zoning Vicinity Map

Reference Only



Aerial Photo Map

Reference Only



Future Land Use Map

Reference Only



Commercial/Retail
Designation

ADDISON AVE E

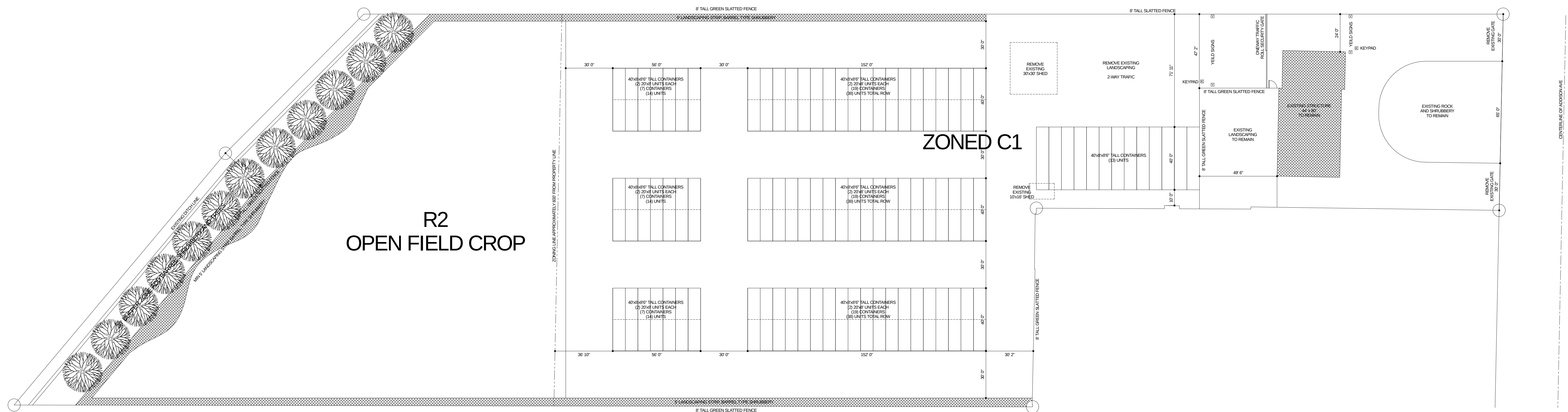
CARRIAGE LN

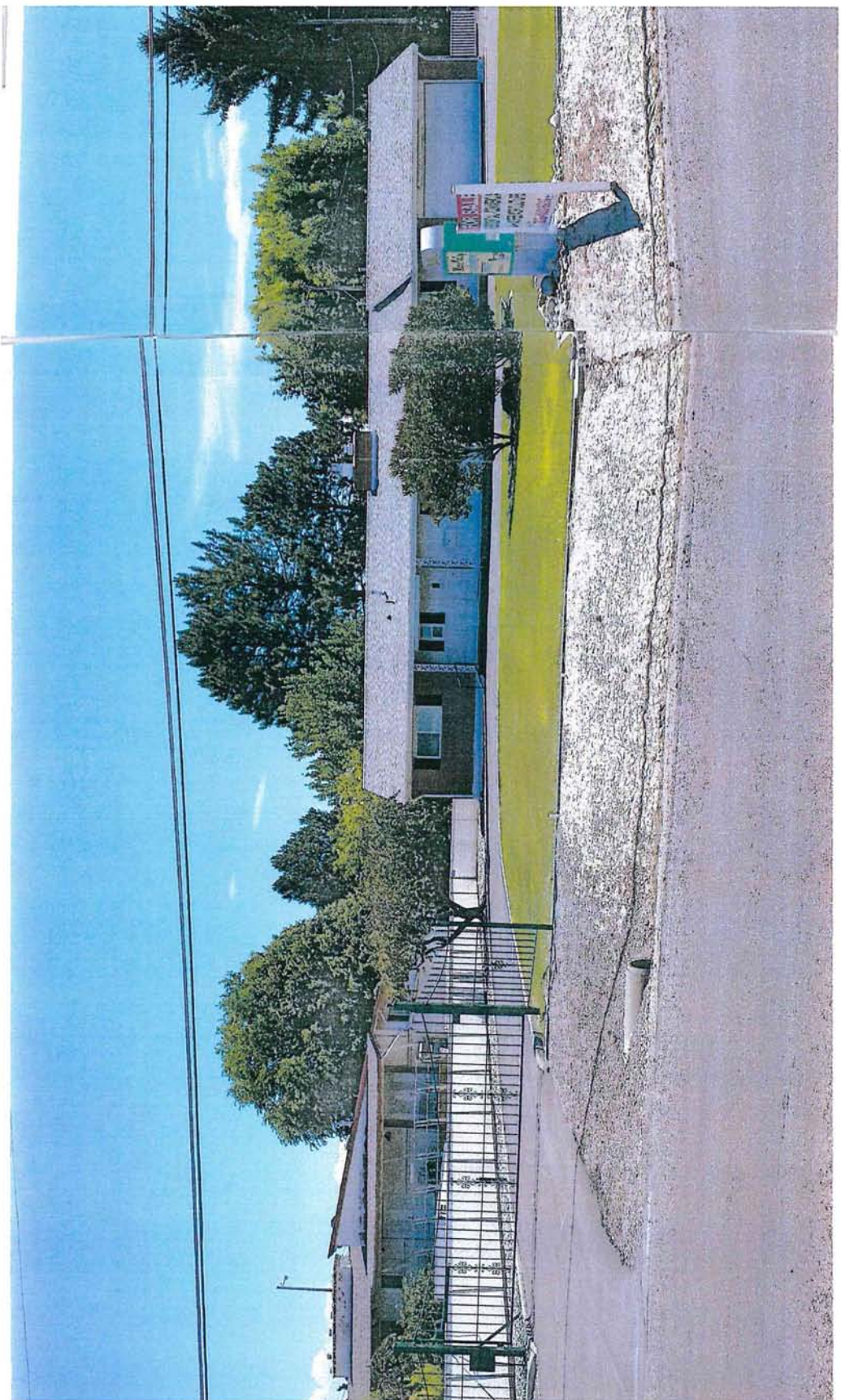
TROTTER DR

Medium Density Designation

GALLUP DR

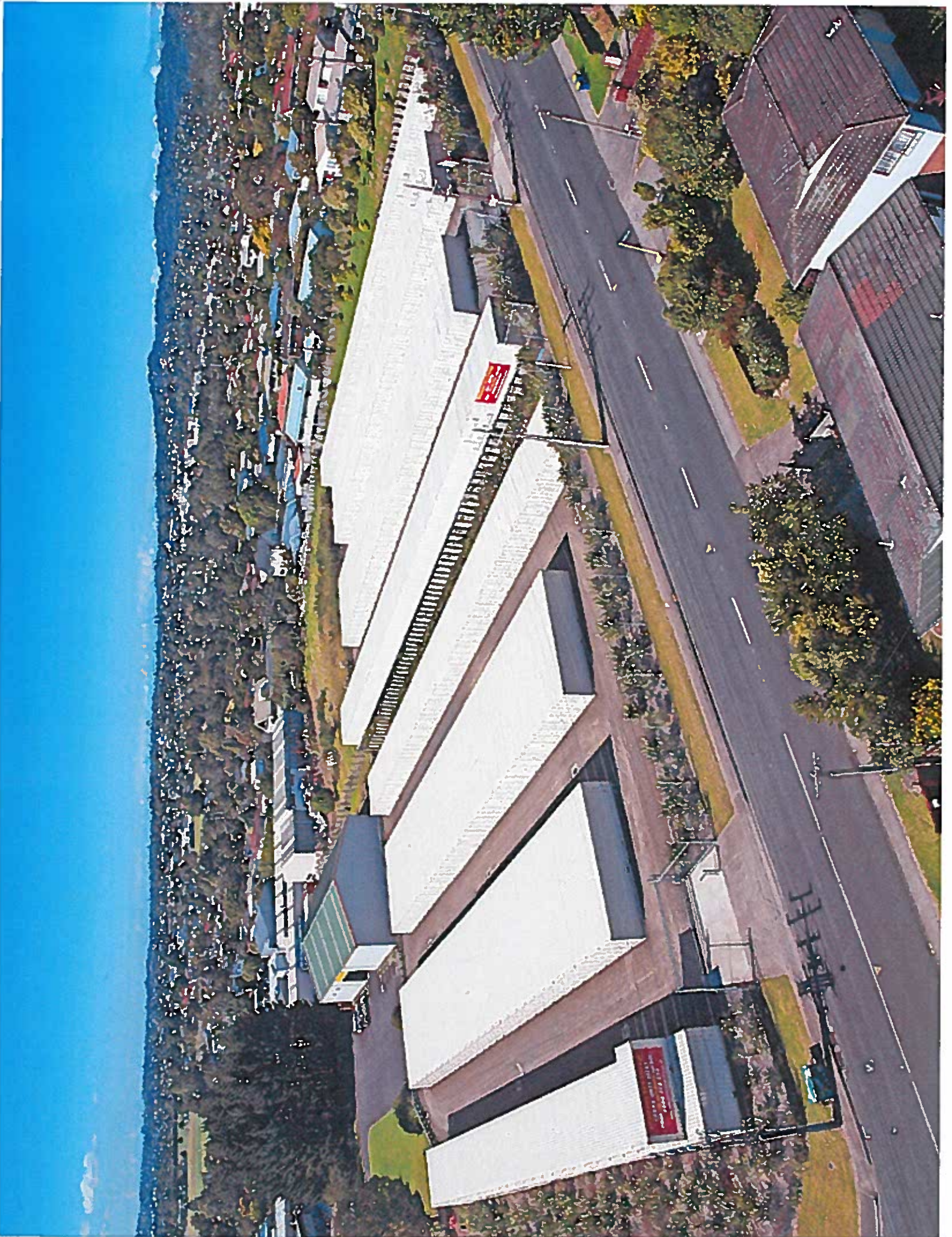
MEADOWVIEW LN













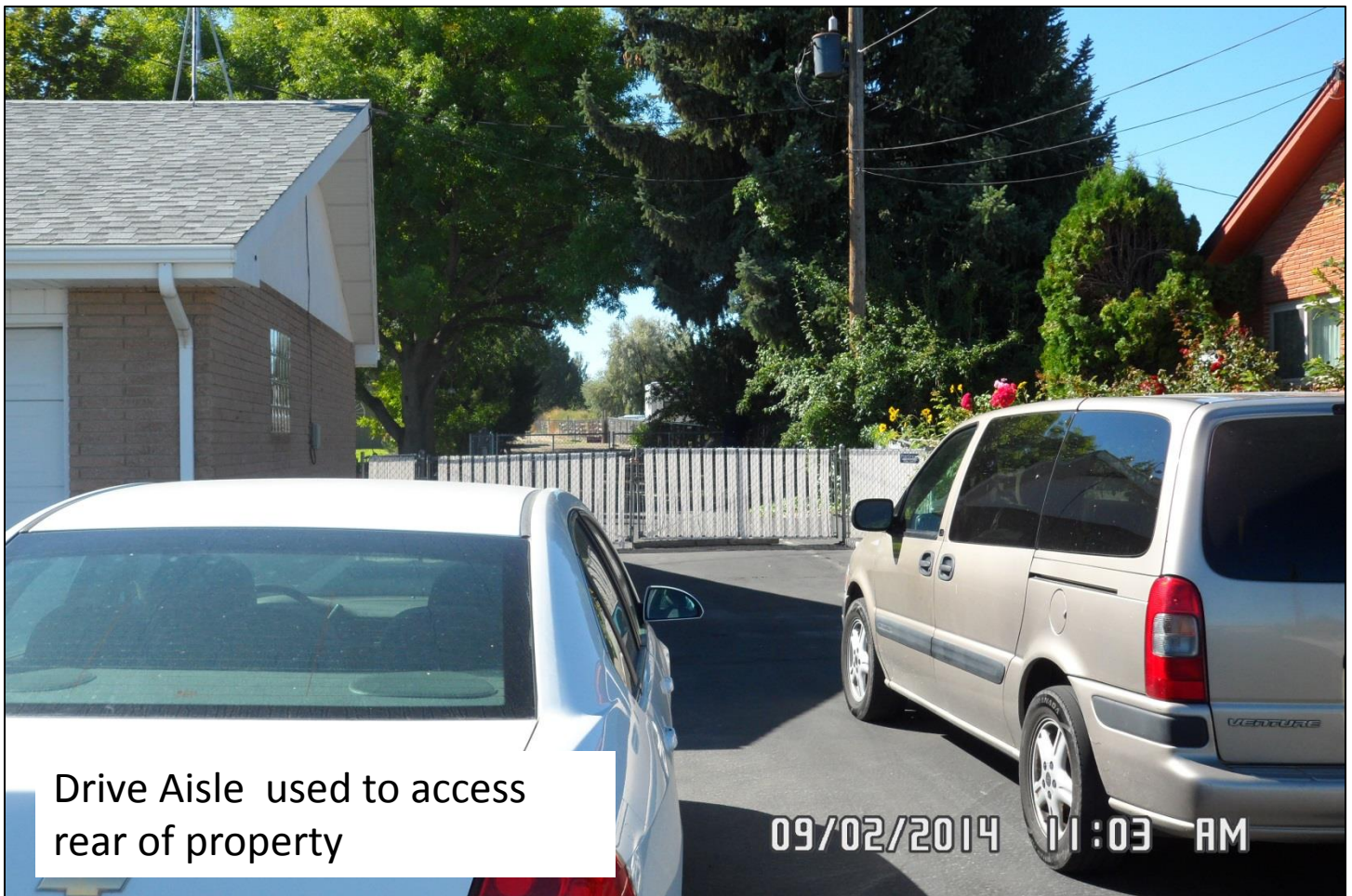


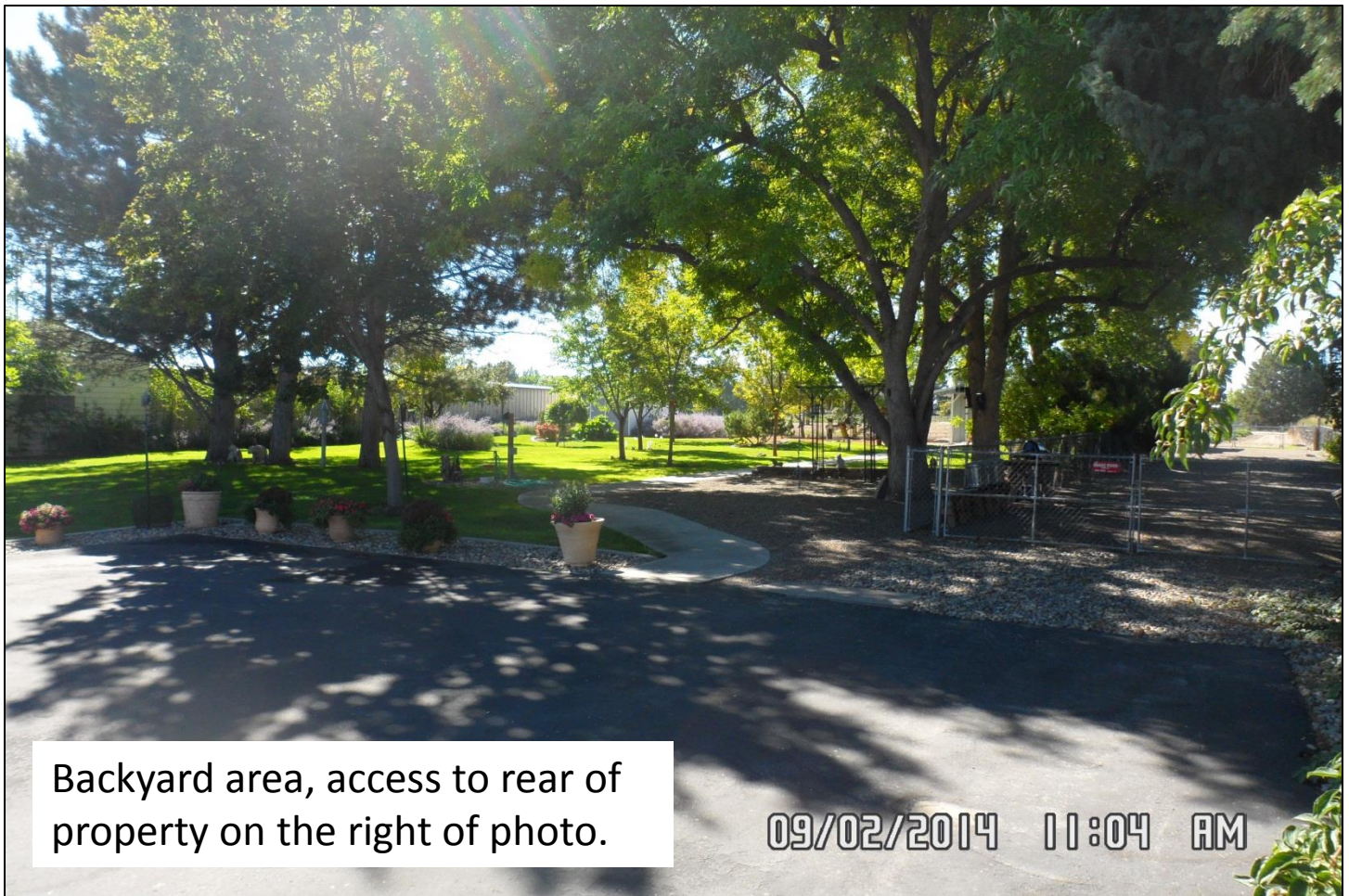
Frontage along Addison Ave. East

09/02/2014 11:00 AM



09/02/2014 11:00 AM





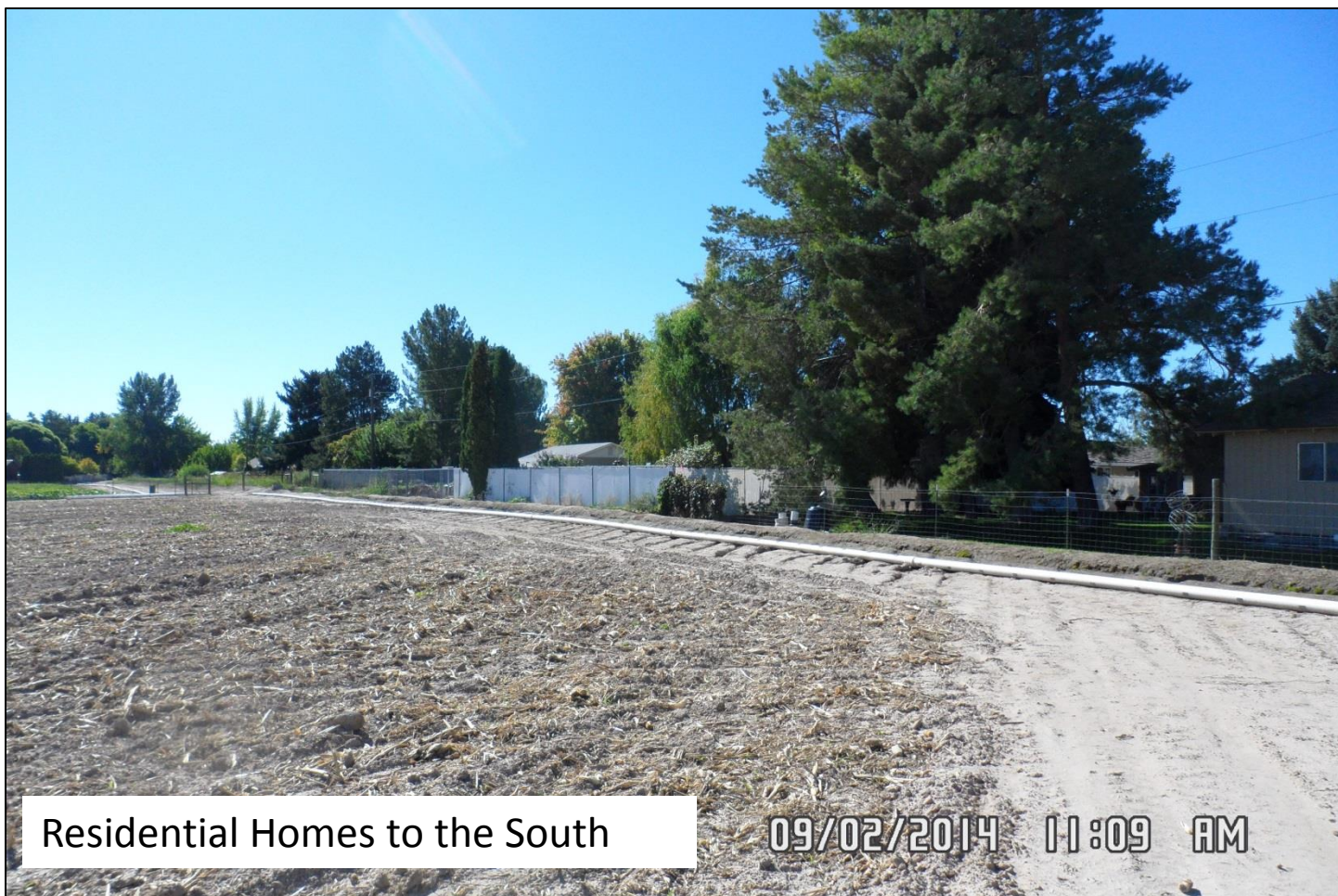
Backyard area, access to rear of property on the right of photo.

09/02/2014 11:04 AM



Rear property line Looking southeast

09/02/2014 11:09 AM





Looking toward property to the East.

09/02/2014 11:09 AM



Looking toward property to the West

09/02/2014 11:11 AM



Looking toward the North East from
Rear of Property.

09/02/2014 11:09 AM



Public Hearing: **Tuesday, January 13, 2015**

To: Planning & Zoning Commission

From: Rene'e V. Carraway-Johnson, Community Development Dept.

AGENDA ITEM IV-2

Request: Request for a [Zoning District Change and Zoning Map Amendment](#) from R-1 VAR to R-2 for 51 (+/-) acres located on the east side of the 500, 600, and 700 blocks of Hankins Road North. Twin Falls School District #411, c/o Brad Wills (app.2694)

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: +/- 51 Acres
Twin Falls School District #411 201 Main St West Twin Falls, ID 83301	Current Zoning: R-1 VAR	Requested Zoning: R-2
	Comprehensive Plan: Medium Density	Lot Count: 2 Lots
	Existing Land Use: Agricultural	Proposed Land Use: Residential development and a new Public Elementary School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Brad Wills 222 Shoshone St West Twin Falls, ID 83301 Bradwills2007@gmail.com	North: R-1 VAR in Aol, Residential	East: R-1 VAR in Aol, Agricultural
	South: R-1 VAR in Aol, Residential	West: Hankins Road; R-1 VAR, Residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-3, 10-4-4, 10-14-1 through 9	

Approval Process:

At the conclusion of this Public Hearing, the Planning Commissioners will be asked to make a recommendation on the requested zoning of the property. The recommendation will be forwarded to the City Council for consideration and decision.

Budget Impact:

Approval of this request will have no significant impact on the City budget at this time. Possible future development would have an impact on the City Budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the request to proceed to the City Council for a decision.

History:

The Twin Falls School District purchased the property in 1990 from Melvin Sackett. The land has since been leased for agricultural purposes. The Sacket Farm Conveyance Plat went through the public hearing process and was recorded in June 2008. This conveyance plat was for the purposes of selling a 2 acre lot to the City for a regional pressurized irrigation pump station. In August 2014, this area was accepted for annexation. In November 2014, this

area was approved for a Comprehensive Plan Amendment from Agricultural to Medium Density, and a Water Service Boundary change to include this area.

Analysis:

This is a request for a Zoning District Change and Zoning Map Amendment for approximately 52 Acres. The Comprehensive Plan and Future Land Use Map designate this area as Medium Density. The areas immediately surrounding this parcel are currently zoned R-1 VAR within the Area of Impact. The area to the West, across Hankins Road, is within city limits and was developed under the R-1 VAR code as it is written today.

The areas to the North and South were developed quite some time ago under a now defunct Rural Residential Zoning District, or R-1:43000 Zoning District. In 2004 the City renegotiated the Area of Impact Agreement. That agreement retired the RR and R-1:43000 zoning districts in favor of the comparable current zoning of AG (Agricultural) and SUI (Suburban-Urban Interface) that we have today. This was partially done to curb growth on the fringes towards City limits in favor of a more compact urban development pattern.

Twin Falls School District #411 has submitted a Preliminary Plat for this area that staff is currently reviewing. A copy of that Preliminary Plat is included in the attachments for your convenience. At this time the school is platting 3 total lots; one (1) for the proposed new elementary school itself, one (1) to the west of the school approximately the same size as the school's lot, and one (1) encompassing the remainder of the land towards the south. For the commission's information, as currently shown on the preliminary plat, no residential development is shown at this time.

This Rezone request would allow for future development to occur under the codes and standards as set forth in the R-2 Zoning District.

In reviewing a request for a Zoning District Change and Zoning Map Amendment the Commission has two (2) main tasks: **1-** to determine whether the request is in conformance with the Comprehensive Plan and **2-** to evaluate the request to determine the extent and nature of the amendment requested.

Conclusion:

The Commission is asked to make a recommendation on this request which shall automatically be scheduled for a public hearing before the City Council. The Commission's recommendation may be to deny the request, approve the request as presented or they may table the request and ask that additional information be provided for their review.

To make a positive recommendation to the City Council the Commission must determine that **1-** the request is in conformance with the Comprehensive Plan and **2-** the extent and nature of changing the zoning of this property to R-2 would be compatible with and not detract from the surrounding area.

If the Commission finds that 1 & 2 have been met then Staff recommends the Commission recommend approval of this request, as presented.

Attachments:

1. Letter of Request
2. Zoning Vicinity
3. Applicant Submitted Maps
4. Proposed Preliminary Plat
5. Proposed School Site Plan

Exhibit A 1

Applicant:

November 18, 2014

Twin Falls School District # 411

201 Main St. West

Twin Falls, Idaho 83301

208-733-6900

Applicants Representative

Bradford J. Wills

222 Shoshone St. West

Twin Falls, Idaho 83303-0346

208-420-0314

Zoning District Change and Zoning Map Amendment request for Lot 1 Sackett Farms Subdivision, County of Twin Falls.

The purpose of this request is to amend the current Zoning land use designation for the Sackett Farms Subdivision Lot 1 from R-1 VAR to R-2. Both R-1 VAR and R-2 are described in City Code 10-4-3.1 and 10-4-4.1 as a low density area: "This district is intended to promote and preserve residential development and to provide a low density residential environment...." See Exhibits B-1 to B-3.

This property is an area of slow planned growth of residential housing on the east side of Twin Falls. The property is approximately 51.319 (+/-) acres currently designated R-1 VAR. Future development standards and residential lot sizes are driven by the future housing needs. An R-2 Zone designation is more appropriate to meet today's housing needs. Currently, active residential lots in R-2 Zones are averaging 9,400 SF. See Exhibit J, E, G and H.

If the property remains in an R-1 VAR Zone, all other lots within a proposed subdivision shall have a minimum lot area of at least eighty five percent (85%) of the average lot size of platted or developed lots within one hundred fifty feet (150') of said lots. Notwithstanding the foregoing, no lot shall be required to be larger than eighteen thousand five hundred (18,500) square feet... with a minimum lot size of 8,000 SF with single family homes. In an R-2 Zone, this 85% rule does not apply and the minimum lot size is 6,000 SF with single family and duplex homes allowed. See Exhibit I.

On the west boundary of the property is the City of Twin Falls Morning Sun Pressurized Irrigation Pump Station and two residents. To the west across Hankins Road North are the current phases and future phases of Morning Sun Subdivision and the LDS Church, to the south is the Highland Acres rural subdivision on Highlawn Drive with .861 acre lots, to the north is a 10 acre parcel with multiple homes on various sized lot starting at .26 acres and the Pine Meadows rural subdivision with various size lots starting at .50 acres and to the east is agricultural farm land. See Exhibit I.

To the west, Hankins Road North provides a 106' Right of Way buffer between R-1 VAR and R-2, to the south, Filer Avenue East provides a 92' Right of Way buffer and the new elementary school provides a buffer to the subdivision to the north. See Exhibit K.

The Twin Falls School District is the owner of Lot 1 and plans on the construction of a new elementary school on a portion of the property with the remaining land to be sold to provide funding for the school construction with the future being residential development.

On November 17, 2014, the Twin Falls City Council approved the request to amend the Twin Falls Comprehensive General Plan changing the designation from Agriculture to Medium Density Residential and expanding the Water Boundary to include this property. This request conforms to the current Twin Falls Comprehensive General Plan. The current Twin Falls Zoning Map shows this property as an R-1 VAR designation along with some of the surrounding area with R-2 Residential located to the southwest. This is compatible with the development in the surrounding area. See Exhibit G showing larger available tracts of land to be developed in the future.

This amendment will help continue the slow planned growth of residential housing as the city expands to meet its growing needs providing new housing and the standard of living and open space local residents seek.

Please consider this Zone Change and allow the designation to be changed to R-2.

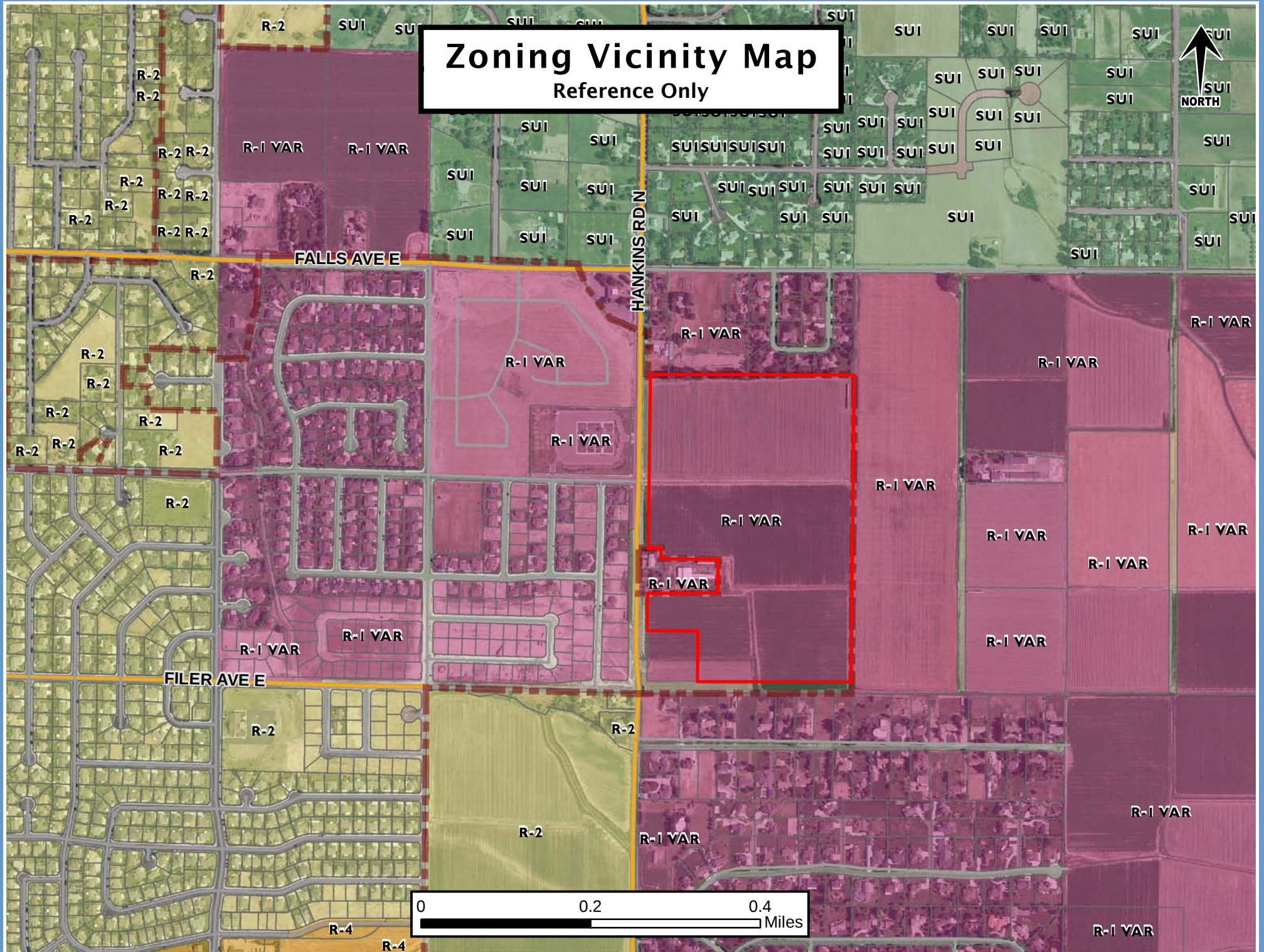
Sincerely

Brad Wills

Representative TFSD and Hummel Architects

Zoning Vicinity Map

Reference Only



**Exhibit
B - 2
Existing Zoning**

SUI

Site
51.319 Ac.
Lot 1
Sackett
Farm
Sub

R-1 VAR

R-1 VAR

R-2

R-1 VAR

R-2

R-2

R-1 VAR

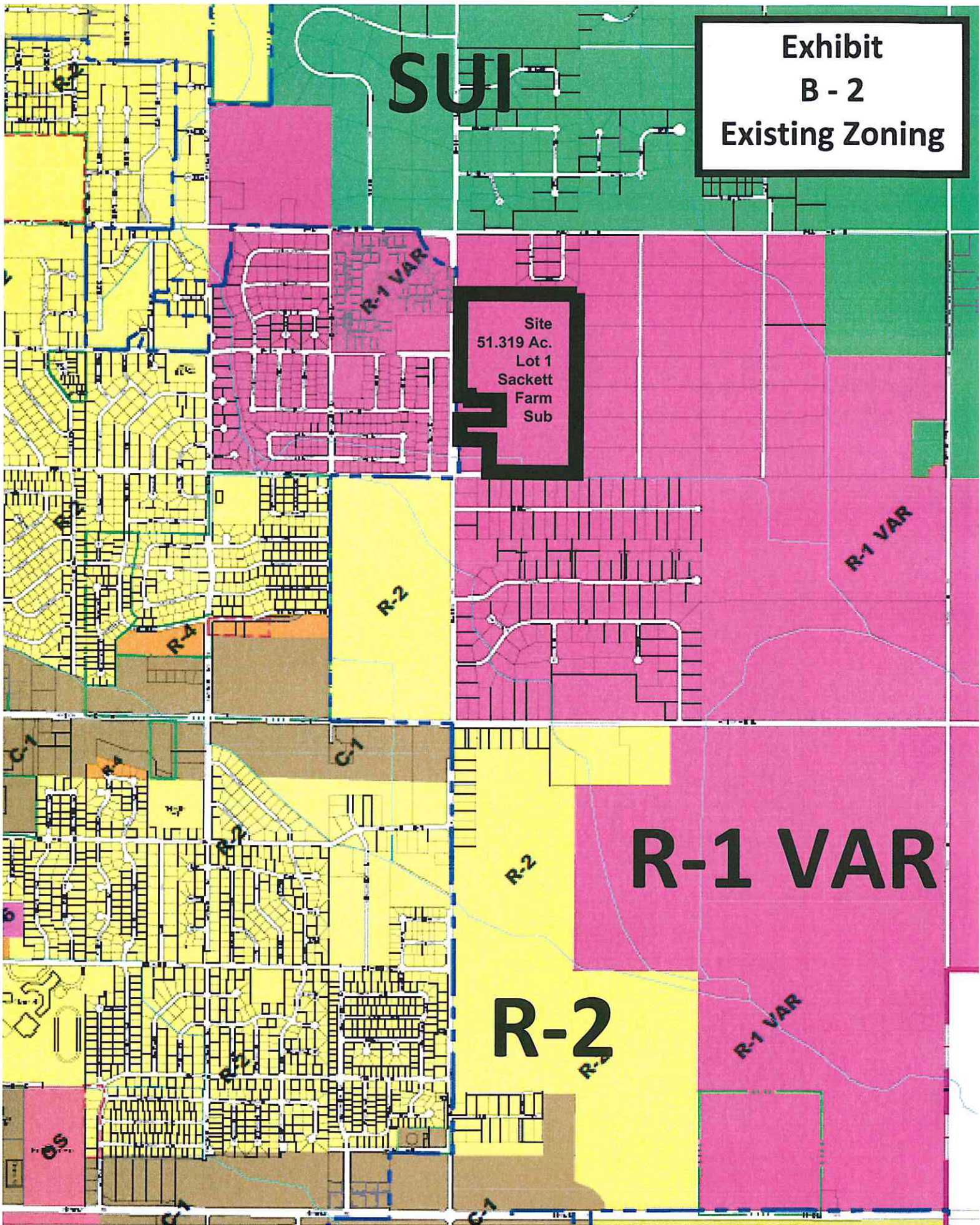


Exhibit B - 3

**Remaining Larger
Tracts of Land
Available in Area
to be Developed**

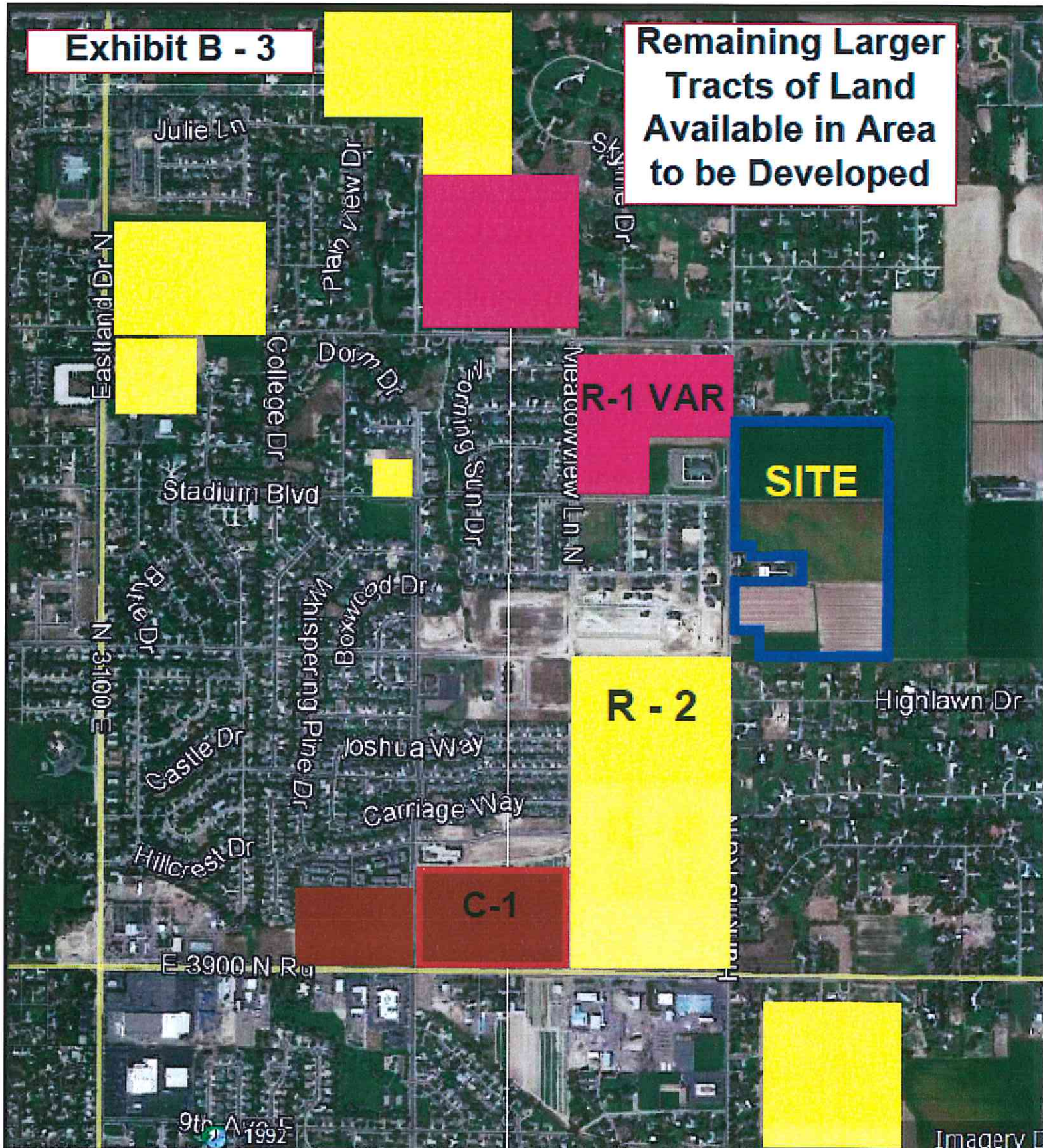
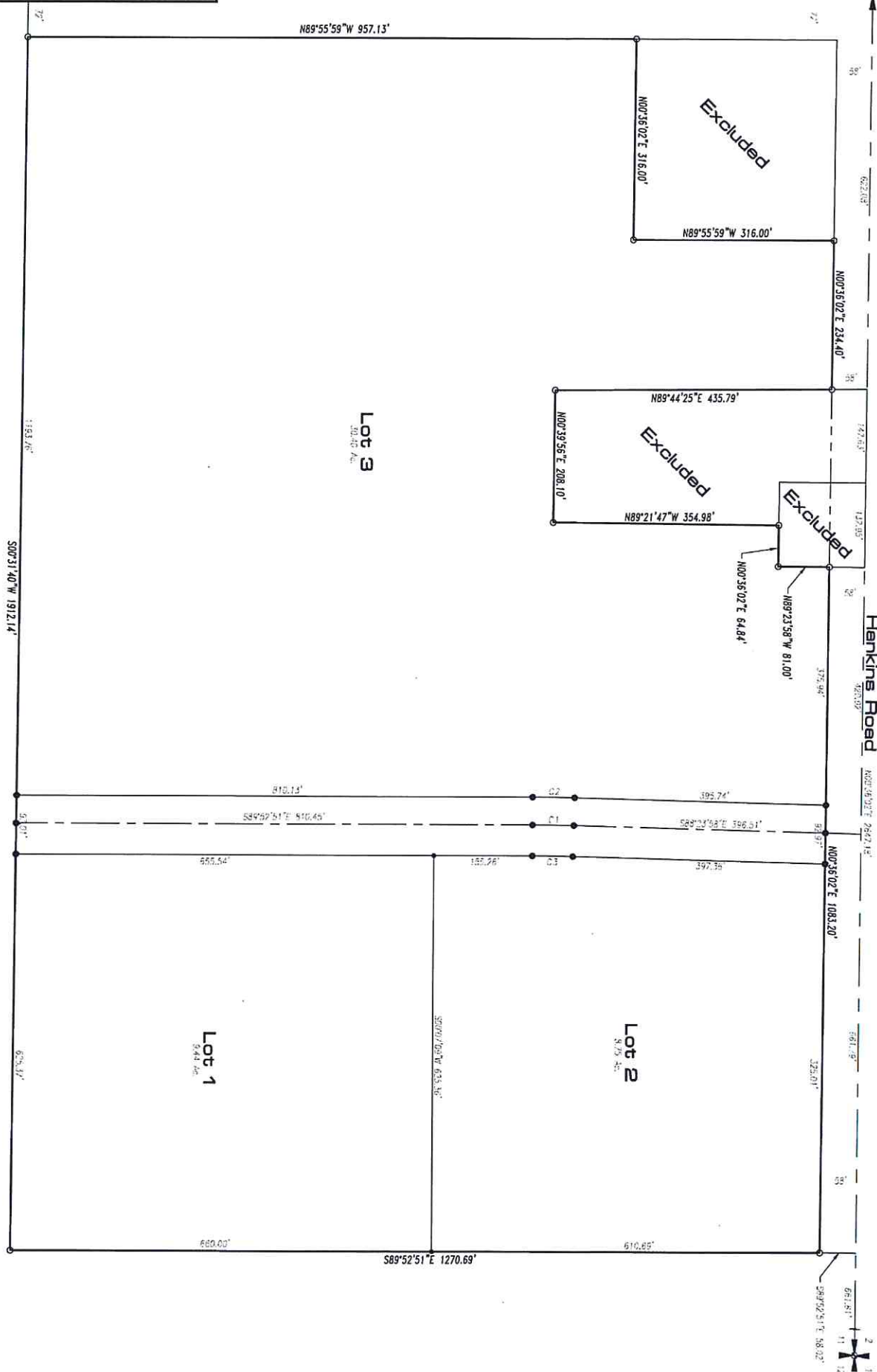
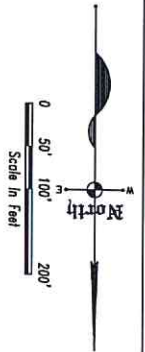


Exhibit G Proposed Preliminary Plat

Filer Avenue East



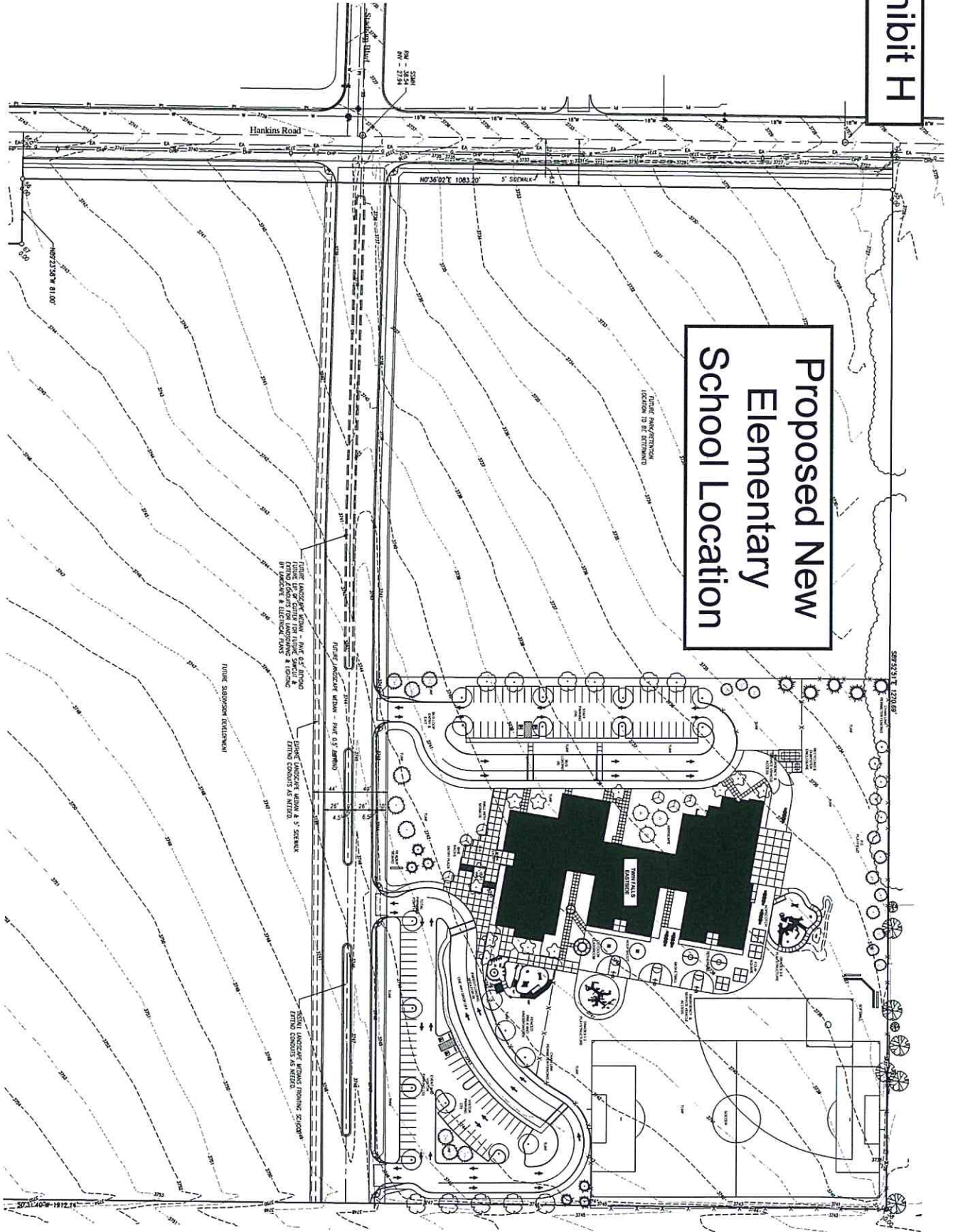
CURVE					DATA				
Curve	Style	Length	Radius	Tangent	Chord	Chord B'rs			
C1	01°59'53"	64.64'	2500.00'	32.32'	64.64'	59°08'50"E			
C2	01°50'53"	65.74'	2544.00'	32.88'	65.74'	59°05'20"E			
C3	01°50'53"	64.32'	2461.00'	31.66'	64.32'	58°02'55"E			

Survey Form Std. No. 2

 EHM Engineers, Inc.

Exhibit H

Proposed New Elementary School Location





Public Hearing: **TUESDAY, January 13, 2015**

To: Planning and Zoning Commission

From: Jonathan Spendlove, Community Development Dept.

AGENDA ITEM IV-3

Request: Requests Vacation of 13(+/-) acres of undeveloped property within a portion of Northern Passage Subdivisions #3 and #4, consisting of 46 single family lots and adjacent rights-of-way and easements to allow for the development of a new elementary school on property located at the northeast corner of Federation Road (extended) and Grandview Drive North. c/o Tim Vawser/EHM Engineers, Inc. on behalf of Northern Passage, Inc. (app 2695)

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: 13.18 +/-Acres
Northern Passage Inc. PO Box 2138 McCall, ID 83638 c/o David Shotwell 208-469-0047 davidshotwell@frontier.com	Current Zoning: R-2	Requested Zoning: Vacation of platted undeveloped lots/ lines, portions of platted ROW and various Utility Easements
	Comprehensive Plan: Medium Density	Lot Count: currently 46 s/f Lots to replat into 16 lots
	Existing Land Use: Undeveloped	Proposed Land Use: 16 lots; 15 S/F Residential lots / 1 lot for a new Public Elementary School
Representative:	Zoning Designations & Surrounding Land Use(s)	
Tim Vawser EHM Engineers, Inc. 621 N College Rd, #100 Twin Falls, ID 83301 734-4888 tvawser@ehminc.com	North: R-2, platted Northern Passage Subdivision, undeveloped – currently being farmed.	East: R-2 platted Northern Passage Subdivision, undeveloped – currently being farmed.
	South: R-2; Federation Road, (extended); Residential plat (Grandview Estates - Undeveloped)	West: R-2; Grandview Drive North; Agricultural/residential
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4, 10-16-1 &2	

Approval Process:

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

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

The Council will conduct a public hearing and approve, modify or deny the vacation. Whenever public rights of way or lands are vacated, the Council shall provide adjacent property owners with a Deed for the vacated rights of way.

Budget Impact:

Approval of this request will have little immediate impact the City budget. Long term impacts will have an impact on the City Budget.

Regulatory Impact:

Following a public hearing and recommendation from the Planning Commission, the request will be scheduled for a public hearing and decision by the City Council.

History:

In 2004 a joint application for annexation of 376 Acres was approved. The annexation of this particular area assigned the R-2 Zone as it stands today. The subdivisions titled Northern Passage #3 and Northern Passage #4 were approved by City Council in 2006 and recorded in 2009. No further zoning history is known at this time.

Analysis:

This is a request to vacate 46 single Family lots, multiple utility easements, as well as dedicated public right-of-way within a portion of the recorded Northern Passage #3 and Northern Passage #4 Subdivisions.

The vacation of the lots will consolidate this land into one lot, thus facilitating the option for a Re-Plat and re-organization of the land into more suitable lots for a future Elementary School. There is a request for approval of Northern Passage Subdivision #5 preliminary plat being presented to the Commission this evening. This preliminary plat shows the replatting of the vacated parcel into 16 lots; 15 single family residential lots and 1 lot to allow for development of a new public elementary school.

The vacation of roadways is needed to enable the creation of a suitably sized lot for the Future Elementary School. Although the vacation will create some dead end streets, this issue will be addressed during the future platting process for the school. The preliminary plat is being presented to the Commission this evening.

Staff is unaware of any currently installed utilities in the area of this vacation. We have received approval letters from all applicable utility companies.

Vacation of platted subdivisions, including public easements and row, require a recommendation by the Commission followed by another public hearing and decision by the City Council.

Conclusion:

Should the Commission recommend approval of this request as presented; staff recommends approval be subject to the following conditions.

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to submittal of all utility letters and any conditions that may be required prior to adoption of the ordinance.

Attachments:

1. Narrative
2. Map of Surrounding Subdivisions
3. Current Plats with proposed area to be vacated (2)
4. Exhibits – Old and Proposed Lot Patterns(2)
5. Utility Letters



October 6, 2014

City of Twin Falls
P.O. Box 1907
Twin Falls, Idaho 83303

Attn.: Rene'e Johnson
Planning and Zoning Manager

Re.: *Vacation of Portions of Northern Passage Subdivision 3 and 4*

Dear Rene'e,

Accompanying is the application packet and supporting data for the above referenced project. Utility companies have been contacted and correspondence is included for those that have responded to date. Others will be forwarded as soon as they are received.

This project is time sensitive in regards to the ordinance being published to coincide with a replat of the vacated portion. Unlike a normal vacation, this will involve a replat immediately following to accommodate the realignment of existing lots to accommodate a larger elementary school parcel.

On behalf of the owners we respectfully request that this vacation go forward with a condition of approval stating existing will-serve capacity be kept in place for the property to accommodate the new plat to follow. Jackie Fields and I have discussed this issue so you may want to visit with her regarding our request. Along with adjacent right of way and easements, essentially we are requesting a vacation of 3 single family residential lots in Northern Passage Number 3 and 43 lots in Northern Passage Number 4 for a total of 46. A new plat will be recorded immediately following the vacation with 15 new single family residential lots and 1 large lot for the school district. The developer would like to maintain and transfer that capacity to the new subdivision and retain the excess capacity.

Please place this item on the earliest possible agenda for the Commission's consideration of approval and feel free to call me if you have any questions.

Sincerely,
Tim Vawser

EHM Engineers, Inc.

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

Twin Falls City Platted Subdivision Map

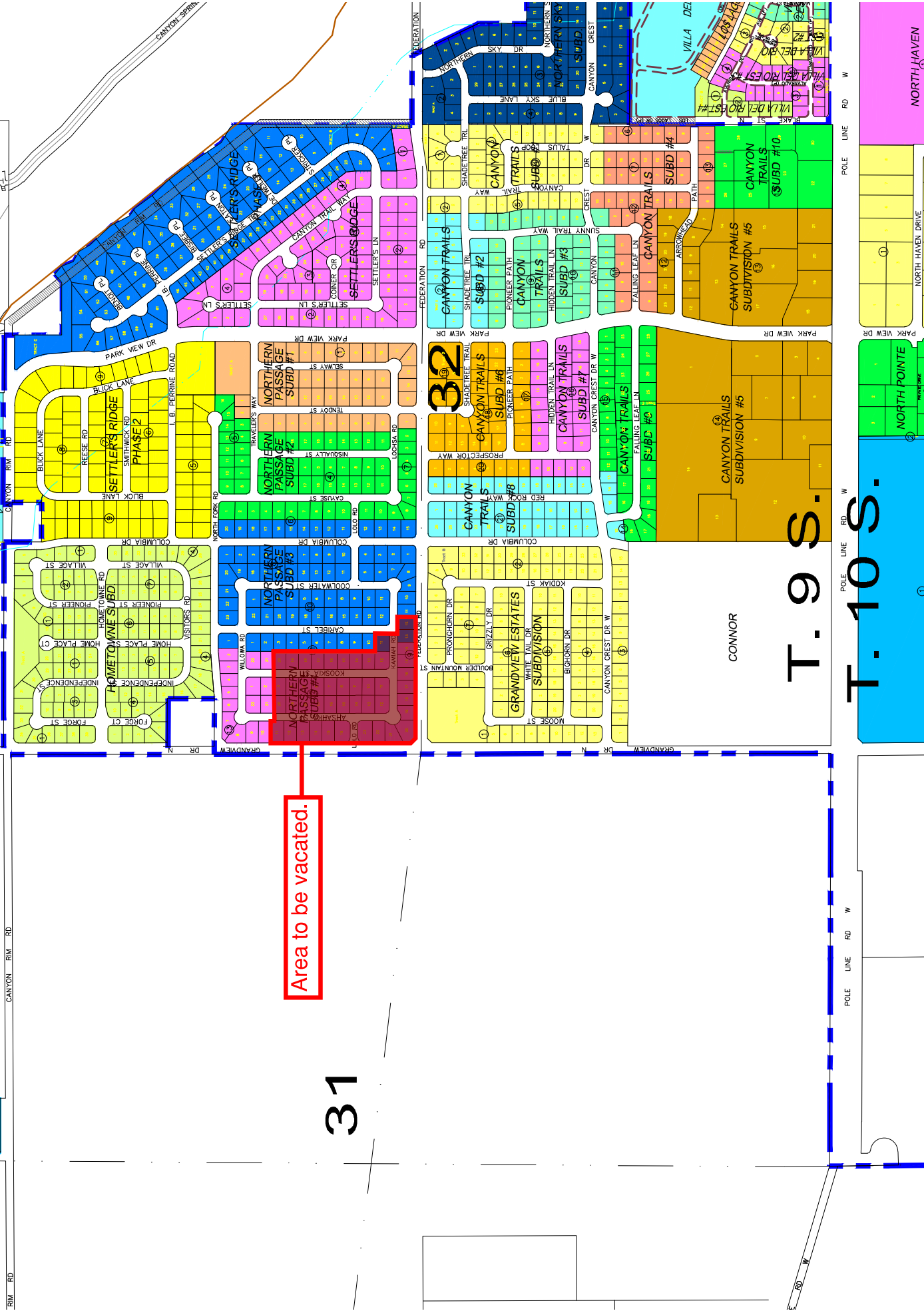
CULBERT
FARMS

Area to be vacated.

31

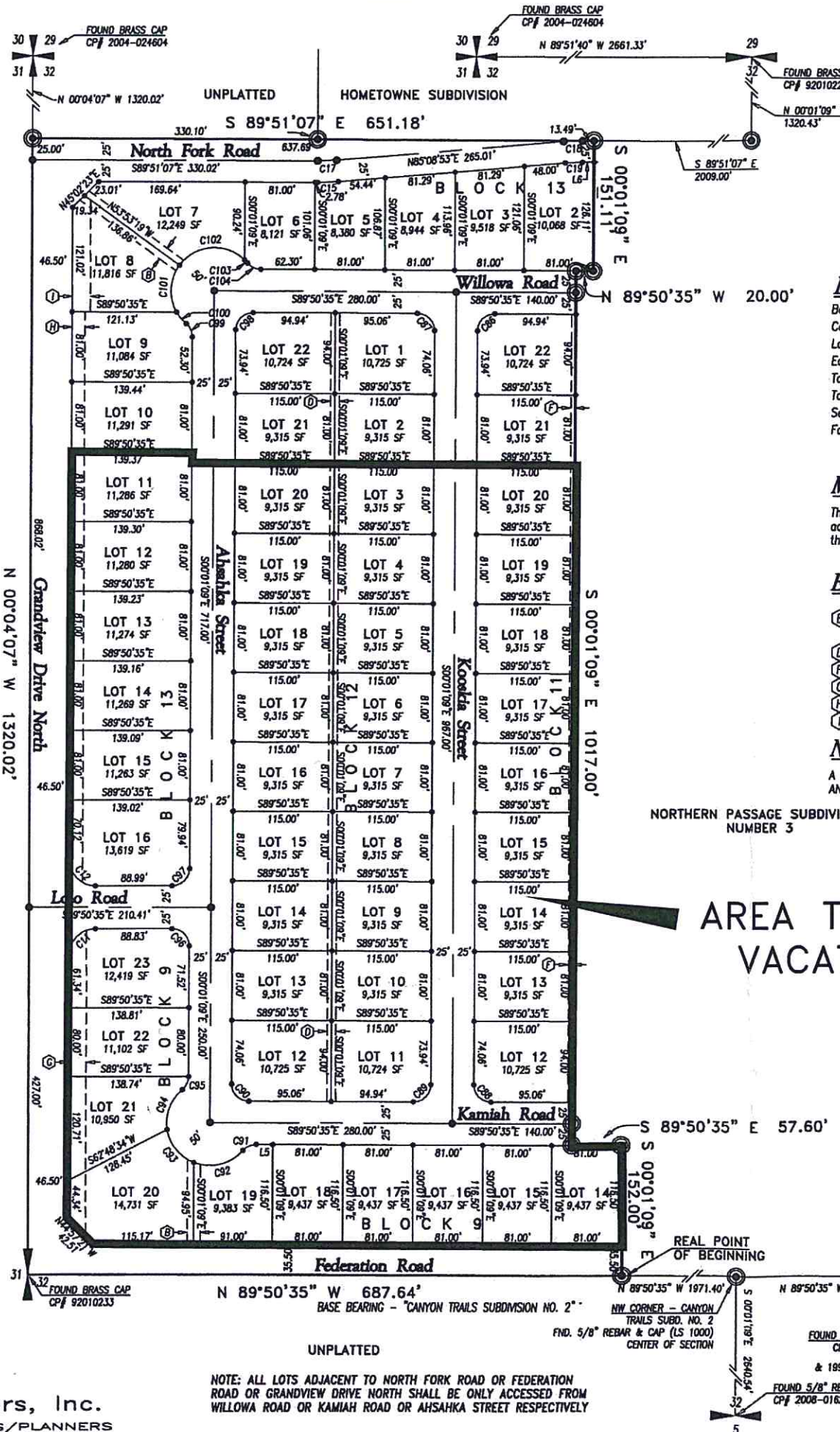
T. 9 S.

T. 10 S.



NORTHERN PASSAGE SUBDIVISION NUMBER 4

LOCATED IN
A PORTION OF THE
S1/2 NW1/4, SECTION 32
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2009



Legend:

Boundary Line
Center Line of Street
Lot Line
Easement Line (See Table)
To Be Set 1/2"x24" Rebar and Cap (LS 1000)
To Be Set 5/8"x24" Rebar and Cap (LS 1000)
Set 5/8"x24" Rebar & Cap (LS 1000)
Found 5/8" Rebar & Cap (LS 1000)

Monument Certification

The interior monuments on this Plat shown as "TO BE SET", will be set in accordance with section 50-1333, Idaho Code on or before one year from the recording date of this plat or as determined by the City of Twin Falls.

Easement Table

- (B) 15.00' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT CENTERED ON LOT LINES
- (D) 10.00' DRAINAGE EASEMENT CENTERED ON LOT LINES
- (F) 5.00' DRAINAGE EASEMENT
- (G) 20.00' IRRIGATION & STORM DRAIN EASEMENT
- (H) 15.00' STORM DRAIN EASEMENT
- (I) 21' RETENTION, UTILITY, & STORM DRAIN EASEMENT

Notes:

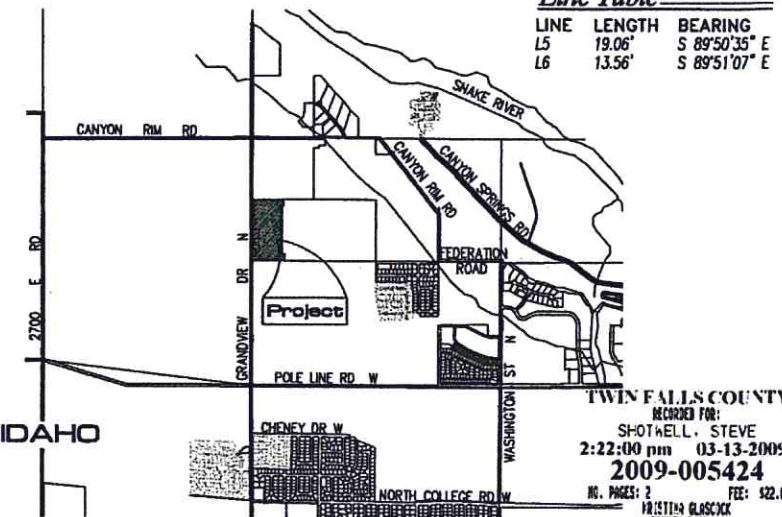
A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTAGES.

Curve Table

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C11	90°13'32"	47.24	30.00	30.12	42.51	S45°02'39"W
C12	89°46'28"	47.01	30.00	29.88	42.34	S44°57'21"E
C15	5°00'00"	24.00	275.00	12.01	23.99	N87°38'53"E
C17	5°00'00"	21.82	250.00	10.92	21.81	N87°38'53"E
C18	5°00'00"	21.82	250.00	10.92	21.81	S87°38'53"W
C19	5°00'00"	19.63	225.00	9.82	19.63	S87°38'53"W
C26	90°10'34"	31.48	20.00	20.06	28.33	S45°04'09"W
C27	89°49'26"	31.35	20.00	19.94	28.24	N44°55'52"W
C28	89°49'26"	31.35	20.00	19.94	28.24	S44°55'52"E
C29	90°10'34"	31.48	20.00	20.06	28.33	N45°04'09"E
C30	89°49'26"	31.35	20.00	19.94	28.24	S44°55'52"E
C31	49°59'41"	17.45	20.00	9.33	16.90	S85°09'35"W
C32	71°24'30"	62.32	50.00	35.93	58.36	N75°51'59"E
C33	59°12'09"	51.66	50.00	28.41	49.40	S38°49'41"E
C34	59°12'09"	51.66	50.00	28.41	49.40	S20°22'28"W
C35	49°59'41"	17.45	20.00	9.33	16.90	N24°58'42"E
C36	89°49'26"	31.35	20.00	19.94	28.24	N44°55'52"W
C37	90°10'34"	31.48	20.00	20.06	28.33	N45°04'09"E
C38	90°10'34"	31.48	20.00	20.06	28.33	S45°04'08"W
C39	49°59'41"	17.45	20.00	9.33	16.90	N25°00'59"W
C100	20°10'15"	17.60	50.00	8.89	17.51	S38°55'42"E
C101	65°57'40"	57.56	50.00	32.45	54.44	S03°08'15"W
C102	98°17'24"	85.77	50.00	57.81	75.64	S85°15'47"W
C103	5°44'38"	5.01	50.00	2.51	5.01	N42°43'15"W
C104	49°59'41"	17.45	20.00	9.33	16.90	S84°50'44"E

Line Table

LINE	LENGTH	BEARING
L5	19.06'	S 89°50'35" E
L6	13.56'	S 89°51'07" E



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

3-11-09
Date:

Michael W. Smith
District Health Department, REHS



EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

NOTE: ALL LOTS ADJACENT TO NORTH FORK ROAD OR FEDERATION ROAD OR GRANDVIEW DRIVE NORTH SHALL BE ONLY ACCESSED FROM WILLOWA ROAD OR KAMIAH ROAD OR AHSAHKA STREET RESPECTIVELY

NORTHERN PASSAGE SUBDIVISION NUMBER 3

LOCATED IN
A PORTION OF THE
S1/2 NW1/4, SECTION 32
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS COUNTY
IDAHO 2009

Legend:

Boundary Line
Center Line of Street
Lot Line
Easement Line (See Table)
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15.00 IRRIGATION EASEMENT CENTERED ON LOT LINES
10.00 DRAINAGE EASEMENT CENTERED ON LOT LINES
15.00 IRRIGATION & DRAINAGE EASEMENT CENTERED ON LOT LINES
5.00 DRAINAGE EASEMENT
15.00 IRRIGATION & UTILITY EASEMENT

Notes:

A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL FRONT LOT LINES AND ADJACENT TO STREET FRONTAGES.

Curve Table

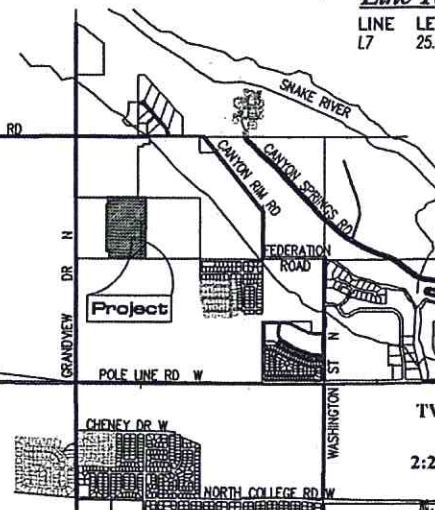
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG
C8	89°47'57"	31.35	20.00	19.93	28.23	S44°56'36"E
C9	90°12'03"	31.49	20.00	20.07	28.33	N45°03'24"E
C20	89°49'59"	31.36	20.00	19.94	28.24	N44°56'08"W
C21	90°10'01"	31.47	20.00	20.06	28.33	S45°03'52"W
C22	89°48'29"	31.35	20.00	19.93	28.24	N44°56'53"W
C23	90°11'31"	31.48	20.00	20.07	28.33	S45°03'07"W
C60	89°47'57"	31.35	20.00	19.93	28.23	S44°56'36"E
C61	90°12'03"	31.49	20.00	20.07	28.33	S45°03'24"E
C62	89°47'57"	31.35	20.00	19.93	28.23	N44°56'36"W
C63	90°12'03"	31.49	20.00	20.07	28.33	N45°03'24"E
C64	89°49'26"	31.35	20.00	19.94	28.24	S44°55'52"E
C65	90°10'34"	31.48	20.00	20.06	28.33	S45°04'08"W
C66	90°10'34"	31.48	20.00	20.06	28.33	N45°04'08"E
C67	43°17'04"	15.11	20.00	7.94	14.75	S21°39'41"E
C68	64°37'37"	2.34	20.00	1.17	2.34	S46°39'23"E
C69	88°57'07"	60.17	50.00	34.33	56.61	N15°32'16"W
C70	48°35'20"	42.40	50.00	22.57	41.14	N43°13'58"E
C71	72°37'29"	63.38	50.00	36.75	59.22	S76°09'38"E
C72	49°59'41"	17.45	20.00	9.33	16.90	N64°50'44"W
C73	89°49'26"	31.35	20.00	19.94	28.24	S44°55'52"E
C74	90°10'34"	31.48	20.00	20.06	28.33	N45°04'08"E
C75	89°49'26"	31.35	20.00	19.94	28.24	N44°55'52"W
C76	90°10'34"	31.48	20.00	20.06	28.33	S45°04'08"W
C77	89°49'26"	31.35	20.00	19.94	28.24	N44°55'52"W
C78	49°59'41"	17.45	20.00	9.33	16.90	S24°58'42"W
C79	10°13'37"	8.74	50.00	4.39	8.74	N44°57'44"E
C80	68°00'16"	59.35	50.00	33.73	55.92	N05°56'48"E
C81	59°40'16"	52.07	50.00	28.68	49.75	N57°53'28"W
C82	52°08'40"	45.48	50.00	24.45	43.92	S66°13'04"W
C83	49°59'41"	17.45	20.00	9.33	16.90	N65°09'35"E
C84	89°49'26"	31.35	20.00	19.94	28.24	S44°55'52"E
C85	90°10'34"	31.48	20.00	20.06	28.33	N45°04'08"E

Line Table

LINE	LENGTH	BEARING
L7	25.46'	S 89°50'35" E

NORTHERN PASSAGE SUBDIVISION
NUMBER 2

TWIN FALLS, IDAHO
Vicinity



TWIN FALLS COUNTY
RECORDED FOR:
SHOTWELL, STEVE
2:21:59 pm 03-13-2009
2009-005423
PAGES: 2
FEE: \$22.00
JANET BLASCO
COUNTY CLERK
SHEILA CHANCE

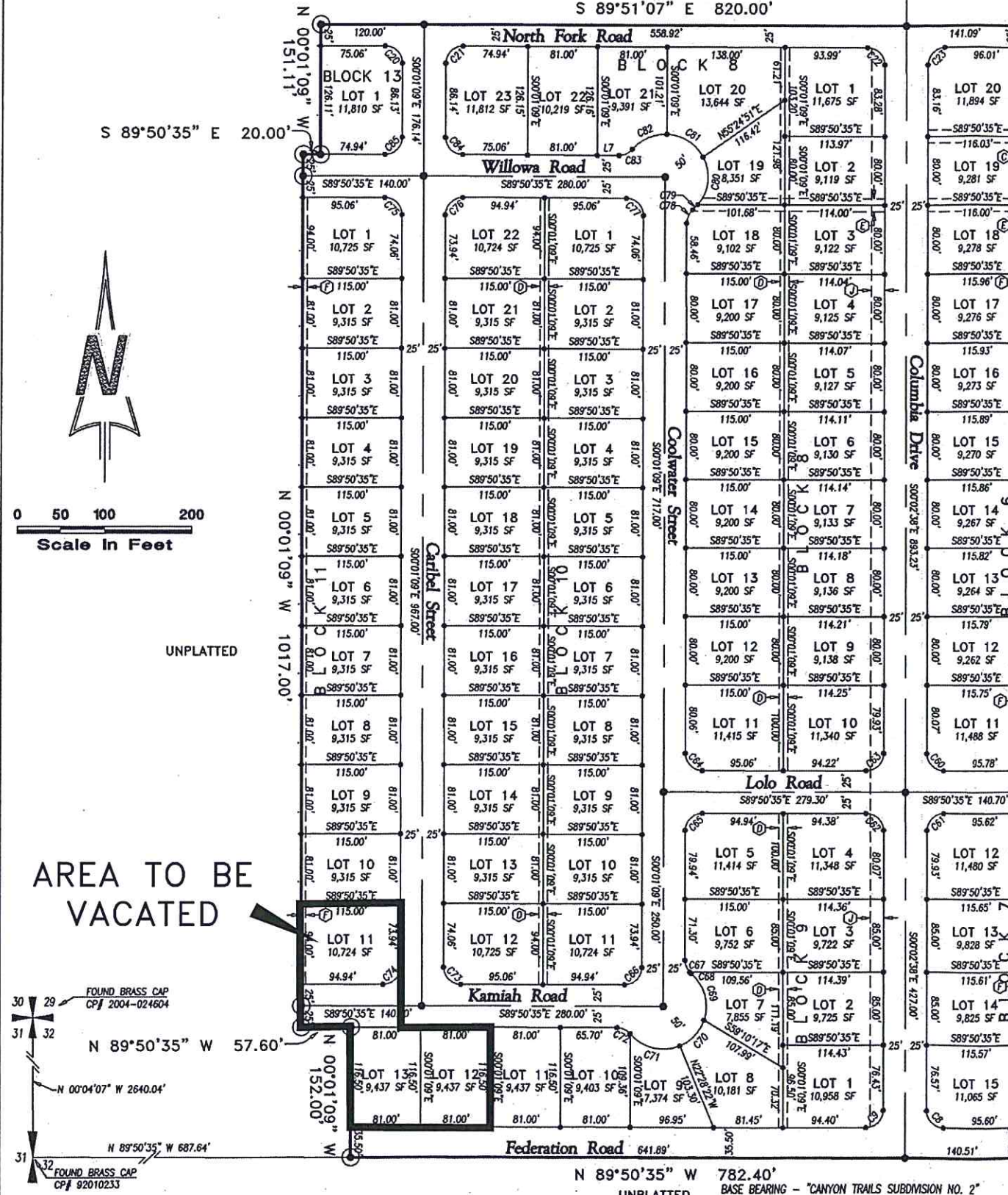
HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

3-11-09
Date:

madwst
District Health Department, REHS

SHEET 1 OF 2
206-04FP1



EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

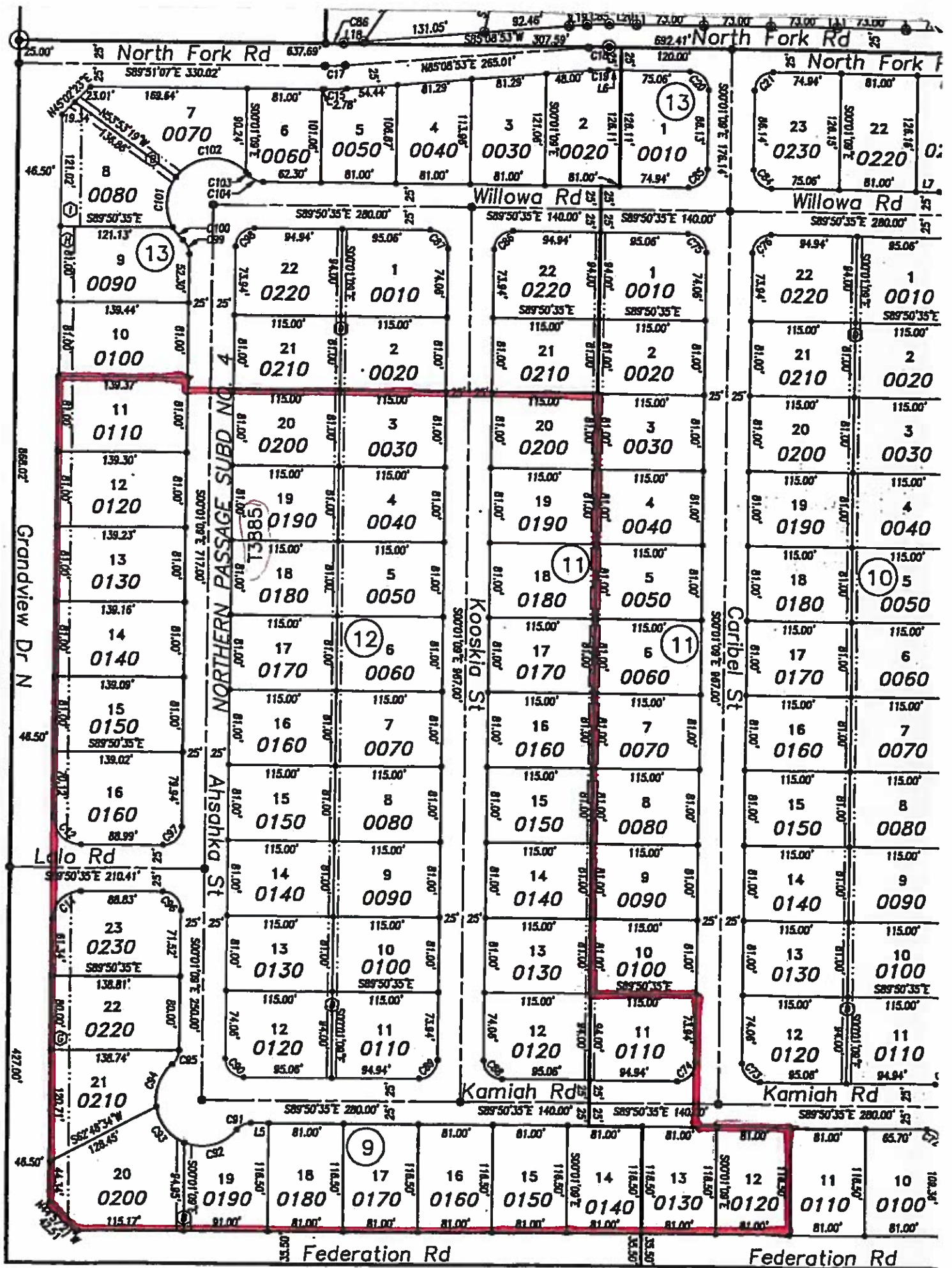
NOTE: ALL LOTS ADJACENT TO NORTH FORK ROAD OR FEDERATION ROAD SHALL BE ONLY ACCESSED FROM WILLOW ROAD OR KAMIAH ROAD RESPECTIVELY

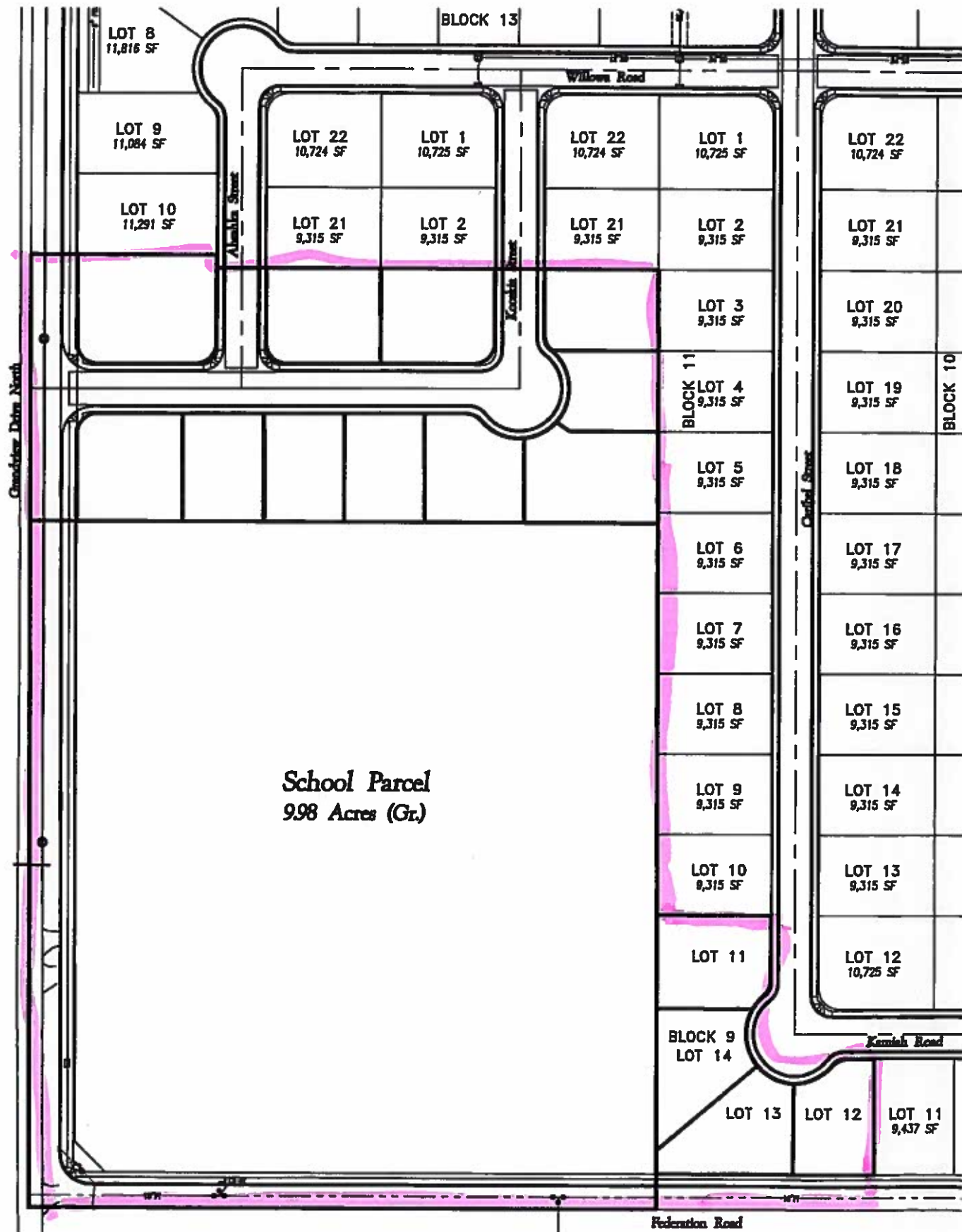


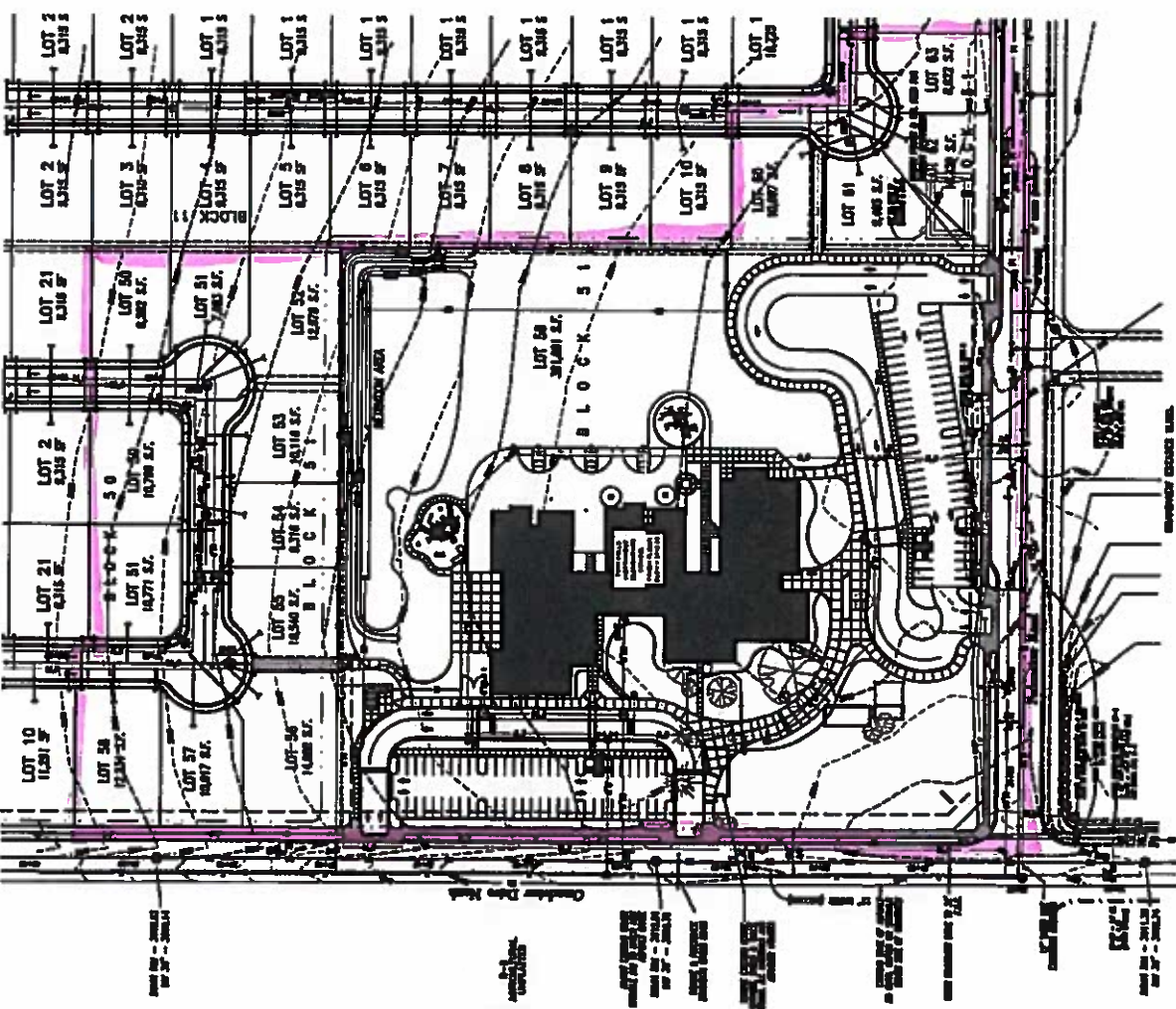
REAL POINT
OF BEGINNING

NW CORNER - CANYON TRAILS SUBD. NO. 2
FND. 5/8" REBAR & CAP (LS 1000)
CENTER OF SECTION

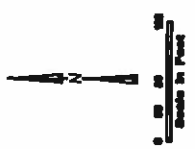
FOUND ALUM. CAP
CP# 580945
& 908919
& 1999-019108
FOUND REBAR & CAP (LS1000)
CP# 2008-016238







**PRELIMINARY PLAT
FOR
NORTHERN PASSAGE SUBDIVISION NUMBER 5
LOCATED IN A PORTION OF
THE SW¼M NW¼14, SECTION 32
TOWNSHIP 9 SOUTH, RANGE 17 EAST,
BOISE MERIDIAN, TWIN FALLS CO., IDAHO
2014**

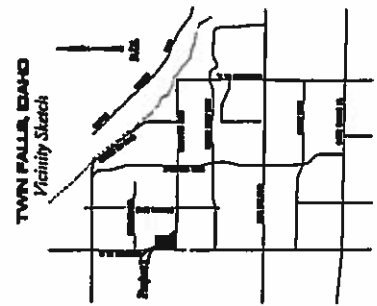
[illegible][illegible]

Retention Calculations

12 100% CASH ON DELIVERY
 11 100% CASH ON DELIVERY
 10 100% CASH ON DELIVERY
 9 100% CASH ON DELIVERY
 8 100% CASH ON DELIVERY
 7 100% CASH ON DELIVERY
 6 100% CASH ON DELIVERY
 5 100% CASH ON DELIVERY
 4 100% CASH ON DELIVERY
 3 100% CASH ON DELIVERY
 2 100% CASH ON DELIVERY
 1 100% CASH ON DELIVERY

Project Bench Mark

QUESTION — I have a question about the new law that says that if you have a child who is under 18, you have to have a car seat for them. I have a 17-year-old child who is in the car with me. Do I have to have a car seat for him?





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

Office (208) 736-8760

Facsimile (208) 736-8755

August 22, 2014

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

RE: Northern Passage Vacation
Vacation of Platted lots and adjacent roadways and easements

To whom it may concern:

Reference is made to your request for CenturyLink to vacate the existing undeveloped, platted lots, adjacent roadways and associated easements located in a portion of Northern Passage Subdivisions Number 3 and 4 , located in the City of Twin Falls, County of Twin Falls, State of Idaho. CenturyLink has no facilities in this area. If existing utilities need to be vacated contruction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew

August 25, 2014

EHM Engineers Inc.
Attn: Mr. Tim Vawser
621 College Rd. Ste. 100
Twin Falls, ID 83301

RE: Northern Passage Vacation

Tim,

Regarding our discussion on Friday, August 22, 2014, concerning the Northern Passage Vacation, PMT has 2 vacant conduits in the easement along Federation Rd. and no facilities in the area as shown on your drawing. Per our discussion PMT understands that the easement along Federation Rd. will not change but will be re-platted. I have also attached a drawing showing our highlighted facilities.

If you have any questions, please don't hesitate to contact me at one of the numbers below.

Sincerely,



Steven E. Anderson
Outside Plant Engineer
Project Mutual Telephone
(208) 434-7387 Office
(208) 430-1294 Mobile
sanderson@pmt.coop



687 Blue Lakes Blvd North • PO Box 68 • Twin Falls, ID 83303-0068
Office: (208) 737-6300 • Fax: (208) 737-6342 • In-State: 1-800-548-8771 • www.intgas.com

August 22, 2014

EHM Engineers, Inc.
621 N College Rd Suite 100
Twin Falls, ID 83301

To Whom It May Concern:

We, the undersigned public utility company, Intermountain Gas Company, release rights for the street right-of-way for a portion of Ahsahka Street, Kooskia Street, Kamiah Road, Lolo Road, and utility easements adjacent to Lot 11, Block 11 and Lots 12 and 13, Block 9 of "Northern Passage Subdivision Number 3" and Lots 14 thru 23, Block 9, Lots 12 thru 20, Block 11, Lots 3 thru 20, Block 12, and Lots 11 thru 16, Block 13 in "Northern Passage Subdivision Number 4" in Twin Falls, Idaho as contained in the attached Legal Description.

Sincerely,

Greg Watkins
District Operations Manager
687 Blue Lakes Blvd N
PO Box 68
Twin Falls, ID 83303-0068
208 737-6313



TWIN FALLS CANAL COMPANY

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



September 3, 2014

Jackie Fields
City Engineer
City of Twin Falls
PO Box 1907
Twin Falls, Idaho 83303-1907

RE: Subdivision Vacation application

Jackie,

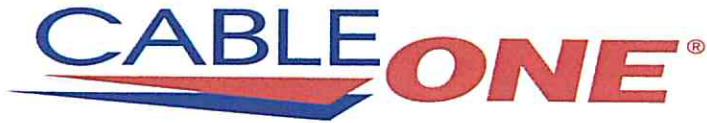
I have reviewed the Subdivision Vacation application for the Northern Passage Subdivision #3. This Letter is to inform you that the Twin Falls Canal Company's Lateral # 49 runs south to north, through the east side of the Northern Passage #3 Subdivision. The Twin Falls Canal Company has a signed agreement with the land owner and developer of the Northern Passage Subdivision #3 to pipe that waterway during that phase of development. TFCC's Easement along Lateral #49 must be preserved protected, and remain unobstructed.

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

Sincerely,

Jay Barlogi
Twin Falls Canal Company

cc: Tim Vawser EHM



Watch us make you smile.

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

September 11, 2014

RE: Northern Passage Number 3 & 4 Easement Vacation Request

EHM Engineers, Inc.

Mr. Tim Vawser

621 N. College Road, Ste. 100

Twin Falls, Idaho 83301

Dear Mr. Vawser

We agree to abandon the R.O.W. and Utility Easements in Area Requested in the Northern Passage Subdivision Number 3 & 4 as indicated on the attached Platts, Providing that New Easements be Dedicated to us on the North Side of Federation Road and on the East Side of Grandview Dr. North, we have existing Fiber optic lines located there. I

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

November 26, 2014

EHM Engineers, Inc
621 North College Road, Suite 100
Twin Falls, Idaho 83301

Re: Vacation of platted lots, adjacent roadways, and easements located within Northern Passage Subdivision No. 3 and No. 4

Situated in the Northwest Quarter of Section 32, Township 9 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho.

Dear Mr. Vawser:

This is in response to the Relinquishment Application submitted to Idaho Power Company on August 14, 2014, regarding the possible relinquishment of a certain area containing platted utility easements and roadways located within Northern Passage Subdivisions No. 3 and No. 4, as described in Exhibit A (the "Utility Easement Area").

Idaho Power's review of the request indicated that electrical facilities are either located or will located within the public utility easements of the proposed Northern Passage Subdivision No. 5 plat. As such, Idaho Power agrees to relinquish what easement rights are found within the Utility Easement Area, subject to and concurrent with the recordation of the proposed plat attached hereto as Exhibit B.

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

Sincerely,



Rachael Butterworth
Associate Real Estate Specialist
Land Management and Permitting Department
(208) 388-2699
rbutterworth@idahopower.com