



Twin Falls City Council Agenda

Monday, January 28, 2019, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

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

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) PROCLAMATIONS: None
- 4) GENERAL PUBLIC INPUT
- 5) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the January 14, 2019, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the Accounts Payable for January 10 thru 23, 2019.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve an Alcohol License for Ballroom Brew LLC, Dba Milner's Gate.
By: Amy Luna, Finance Administrative Assistant
 - d) **ACTION ITEM:** Request to approve the Finding of Fact and Conclusions of Law for the following:
Valencia Park Subdivision (PZ18-0102)
River Ridge Estates #5 Subdivision (PZ18-0087)
Cedarpark Subdivision No. 11 (PZ18-0080)
Rio Vista Subdivision (PZ18-0061)
Workman Office Condominiums c/o Brady Workman (PZ18-0111)
Kaitlyn Court, LLC (PZ18-0059)
Special Use Permit for Kaitlyn Court, LLC (PZ18-0059)
By: Jonathan Spendlove, Planning & Zoning Director
 - e) **ACTION ITEM:** Request to approve the Final Plat for the Kaitlyn Court Subdivision located at the 500 Block of Borah Avenue West. (App. PZ19-0004)
By: Steve O'Connor, City Planner
- 6) ITEMS OF CONSIDERATION
 - a) **ACTION ITEM:** Request to confirm the appointments of Jay Reis, Scott Standley and Taylor Marecle to the Building Safety Department Advisory Committee.
By: Shawn Barigar, Mayor

- b) **PRESENTATION:** Reimbursement of operational expenses at the Wastewater Treatment Facility.
By: Jason Brown, Environmental Engineer, Jack Bennion, Jacobs Engineering Group
- c) **ACTION ITEM:** Request the use of City property for the construction of additional sediment removal ponds.
By: Jason Brown, Environmental Engineer
- d) **PRESENTATION:** Presentation of the City of Twin Falls Quarterly Financials.
By: Brent Hyatt, Assistant Finance Director
- 7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS
- 8) PUBLIC HEARINGS: None
- 9) 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, January 14, 2019, 5:00 PM

City Council Chambers
203 Main Avenue East- Twin Falls, Idaho

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Shawn Barigar, Vice Mayor Nikki Boyd, Council Members Suzanne Hawkins, Greg Lanting, Christopher Reid & Ruth Pierce.

Absent: Council Member Chris Talkington.

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble & Brian Pike, City Attorney Shane Nope, Senior Streets Supervisor Mark Thomson, City Engineer Jackie Fields, Public Works Director Jon Caton, Public Information Officer Joshua Palmer, Police Chief Kingsbury, Fire Chief Kenworthy, Human Resource Director Gretchen Scott, Network Administrator Mike Plane, Finance Administrative Assistant Amy Luna.

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

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS: None

4) GENERAL PUBLIC INPUT

Cindy Wolf from Filer spoke about the importance of a Smoke Free Idaho.

5) CONSENT CALENDAR

MOTION: Council Member Lanting moved to accept the Consent Calendar as presented. Council Member Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- a) **ACTION ITEM:** Request to approve the January 2, 2019, City Council Minutes.
- b) **ACTION ITEM:** Request to approve the January 7, 2019 City Council Minutes
- c) **ACTION ITEM:** Request to approve the Accounts Payable for January 3, 2019 thru January 9, 2019.
- d) **ACTION ITEM:** Request to approve the Women's March 2019.
- e) **ACTION ITEM:** Request to approve a Trust Agreement for Kaitlyn Court Subdivision, placing Lots 1, 2, 3, 4, 5, 6, 7, 8; Block 1 in trust.
- f) **ACTION ITEM:** Request to accept the Improvement Agreement for the purpose of developing Kaitlyn Court Subdivision.

6) ITEMS OF CONSIDERATION

- a) **ACTION ITEM:** Request to expand the Sidewalk Grant Program to include Commercial Properties and increase the incentive for Residential Properties.

Senior Streets Supervisor Thomson made a request to expand the Sidewalk Grant Program to include Commercial Properties and increase the incentive for Residential Properties.

Grant proceeds given out:

2017 - \$ 7,218.00

2018 - \$11,575.00

Proposed changes:

Sidewalk install/replace:

Residential: 75% match up to \$3,000.00

Commercial: 50% match up to \$3,000.00

Right of way tree removal:

Residential: 75% match up to \$1,000.00 Commercial:

50% match up to \$1,000.00

Sidewalk Repairs:

Residential: 75% match up to \$1,500.00

Commercial: 50% match up to \$1,500.00

Discussion ensued on the following:

Vice Mayor Boyd: Asked for explanation of a "cosmetic upgrade" compared to the "deteriorating" replacement. Who makes the judgement call?

Mayor Barigar: \$50,000.00 is what is budgeted. Asked how the money would be used should it go back in to the sidewalk fund rather than staying in the grant program.

Council Member Pierce: Spoke in favor of the program changes.

Vice Mayor Boyd: Asked about the need of a permit to remove trees.

Public Input:

James Barrett: Spoke in favor of expanding the Sidewalk Grant Program but against expanding to include businesses.

Norene Price: Spoke in favor of the Sidewalk Grant Program.

Mayor Barigar: Would this program include money for those who do not have any sidewalks at this time?

Public Works Director Jon Caton: Explained the features of the program at this time and for the future.

Council Member Hawkins: Spoke regarding the "no sidewalks" and the deferral programs.

Jon Caton: Spoke about the deferral program.

Council Member Lanting: Spoke about the deferrals. Could any funds that are left over from the grant program be used to build sidewalks where there are none?

Mayor Barigar: Explained that it is the property owner's responsibility to install & maintain their sidewalks.

Council Member Lanting: Would like to earmark \$35,000 for residential and the remaining for commercial.

Council Member Hawkins: Asked if the owners of the property must apply for the grant money and not a renter.

City Attorney Nope: Explained why it is the property owner's responsibility.

Council Member Reid: Ultimate goal is to have an accessible City. Spoke in favor of using the \$3,000 max to see how many citizens take advantage of the program.

Vice Mayor Boyd: Spoke in favor of the program as presented and then see how it goes.

Citizen Barrett: Spoke about citizens not knowing that they are responsible for putting in their sidewalks.

Council Member Hawkins: Asked the Street dept. if they could come back with quarterly updates on how the program is going.

MOTION: Vice Mayor Boyd moved to approve the request to expand the Sidewalk Grant Program to include Commercial Properties and increase the incentive for Residential Properties. Council Member Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

7) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

City Manager Rothweiler reminded every one of the upcoming Smoke Free Idaho public meetings:

January 16, 2019 from 4-7 pm at the City Hall Overflow room.

February 7, 2019 from 4-7 pm at the Twin Falls Library

Monday the City Offices will be closed. Tuesday's meeting will be cancelled. Next meeting will be held on the January 28, 2019 at 5 pm.

We will take a 15 minute recess. Meeting resumed at 6 pm

8) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request to designate portions of Washington St. N and Washington St./6th Ave. Was an approved route for truck vehicle combinations up to 129,000 pounds.

City Engineer Fields presented a request to designate portions of Washington St. N and Washington St./6th Ave. W. as an approved route for truck vehicle combinations up to 129,000 pounds.

Discussion ensued on the following:

Council Member Lanting: Spoke in favor of this truck route designation.

Council Member Hawkins: Spoke in favor of this truck route. Spoke about the crossing of pedestrians to the park.

Public discussion ensued:

Citizen Fran Florence: Asked if the "2nds" are designated for 129,000 lbs.

MOTION: Council Member Lanting moved to advise City Engineer Fields to bring back a resolution reflecting their desire to designate Washington St. N and Washington St./6th Ave. W. as an approved route for truck vehicle combinations up to 129,000 pounds. Council Member Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. Approved 6 to 0.

9) ADJOURNMENT

The meeting adjourned at 06:14 PM



City of Twin Falls
103 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303

Print Form
19-1202

Alcohol License

Please attach a copy of your state license

Business Name: Ballroom Brew LLC State License # 3312

Doing Business As: Milner's Gate

Physical Address: 205 Shoshone St. North City, State, Zip Twin Falls, ID 83301

Legal Description of Place of Business Lot _____ Block X Subdivision _____

Mailing Address: 205 Shoshone St. North City, State, Zip: Twin Falls, ID 83301

Contact Person: Chris Erke Phone # _____

Beer:	Bottled for consumption off the premises only	(\$ 50.00)	☐
	Bottled for consumption on premises	(\$150.00)	☐
	Bottled for Draught for consumption on premises	(\$200.00)	☒
Wine:	Retailed Sales for consumption off premises only	(\$200.00)	☐
	Wine by the Drink for consumption on premises only	(\$200.00)	☐
Liquor:	Liquor license & fees cover wine license and fees	(\$562.50)	☒

License expires June 30th Total Fee \$ 702.50

Applicant is an: Individual ☒ Partnership ☐ Corporation ☐

If a partnership, name all partners:

Name: _____

Name: _____

Name: _____

If a corporation or association, name all officers:

Name: _____

Title: _____

Name: _____

Title: _____

Name: _____
Title: _____
Name: _____
Title: _____

Date of incorporation or organization: 12/2018 Place of incorporation or organization: Twin Falls
Principal place of business in Idaho: Twin Falls
Owner of premises: Historic Ballroom Building, LLC
Name of person who will manage business of selling beer at retail: Tom Nickel

(If a partnership, all partners must sign)
Signature of applicant [Signature] Birth date: [Redacted]
Name: Tom Nickel

Signature of applicant N/A
Name: _____ Birth date: _____

Signature of applicant N/A
Name: N/A Birth date: _____

Signature of applicant N/A
Name: _____ Birth date: _____

Subscribed and sworn to before me this 10 day of January, 2019



Residing at: Twin Falls, ID
Notary Expiration Date: 7-25-2023

For Questions call 208-735-7245 [Click here for the City Code \(Title 3 then Chapter 7,8, & 9\)](#)
Return completed form to: Deputy City Clerk, City of Twin Falls, 103 Main Ave. East, Twin Falls, ID 83301

CITY STAFF USE ONLY:

Approvals:

Planning and Zoning: Yes X No

Comments: NO P&Z ISSUES 

Police Department: Yes ✓ No

Comments: 

City Clerk: Yes No

Comments:

State of Idaho

Idaho State Police

Cycle Tracking Number: 107502
ISLD ID: 8415

Premise Number: 2T-90
Incorporated City

Retail Alcohol Beverage License

License Year: 2019
License Number: 3312

This is to certify, that **Ballroom Brew LLC**
doing business as: **Milner's Gate**

is licensed to sell alcoholic beverages as stated below at:
205 Shoshone St North, Twin Falls, Twin Falls County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner



Liquor	Yes	<u>\$375.00</u>
Beer	Yes	<u>\$20.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	Yes	<u>\$0.00</u>

TOTAL FEE: \$395.00

BALLROOM BREW LLC
MILNER'S GATE
205 SHOSHONE ST NORTH
TWIN FALLS, ID 83301
Mailing Address

License Valid: 12/27/2018 - 06/30/2019

Expires: **06/30/2019**

Director of Idaho State Police



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

City of Twin Falls
203 Main Avenue East
P.O. Box 2469
Twin Falls, ID 83303-2469

01/14/2019 12:25 PM

Ballroom Brew LLC/Milner's gat
000000

Liquor Lic.	762.50
Total	762.50

Cash	0.00
DKR Sta 3 000117	762.50
Change	0.00

Cashier: ramstrong Station: BRLJRD2
Receipt # 02327293



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Valencia Park Subdivision</u>	)	
<u>c/o TD&H Engineering</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on December 17, 2018 for consideration of the final plat of the Valencia Park Subdivision, consisting of approximately 9.0 (+/-) acres consisting of 84 lots located along Valencia Street, extended from Southwood Avenue to the 3600 North Road, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Valencia Park Subdivision, consisting of approximately 9.0 (+/-) acres consisting of 84 lots located along Valencia Street, extended from Southwood Avenue.
2. The property in question is zoned R-4 ZDA 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.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Southwood Avenue; R-4, Residential; to the south, 3600 North Road; R-4, Skylane Trailer Park/Residential; to the east, R-4, South Hills Middle School; to the west, R-4, Residential.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Valencia Park Subdivision, approximately 9.0 (+/-) acres consisting of 84 lots located along Valencia Street, extended from Southwood Avenue to the 3600 North Road, is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Valencia Park Subdivision, consisting of approximately 9.0 (+/-) acres consisting of 84 lots located along Valencia Street, extended from Southwood Avenue to the 3600 North Road, is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

“EXHIBIT NO. A”

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>River Ridge Estates #5 Subdivision</u>	)	
<u>EHM Engineers, Inc.</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on November 5, 2018 for consideration of the final plat of the River Ridge Estates #5 Subdivision, approximately 6.08 (+/-) acres consisting of 19 lots and 1 tract located at southeast corner of Cheney Drive extended and Madrona Street North, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the River Ridge Estates #5 Subdivision, approximately 6.08 (+/-) acres consisting of 19 lots and 1 tract located at southeast corner of Cheney Drive extended and Madrona Street North
2. The property in question is zoned R-1VAR 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.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Cheney Drive; to the south, Residential; to the east, Residential; to the west, Residential/Madrona Street North.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the River Ridge Estates #5 Subdivision, approximately 6.08 (+/-) acres consisting of 19 lots and 1 tract located at southeast corner of Cheney Drive extended and Madrona Street North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the River Ridge Estates #5 Subdivision, approximately 6.08 (+/-) acres consisting of 19 lots and 1 tract located at southeast corner of Cheney Drive extended and Madrona Street North is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

DATE

“EXHIBIT NO. A”

1. Subject to final technical review by the City Engineering Department and Zoning Officials to ensure compliance with all applicable City Code requirements and standards.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	
<u>Cedarpark Subdivision No. 11</u>	)	
<u>David Scaggs</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on September 24, 2018 for consideration of the final plat of the Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop one lot located along the 200 Block of Meadowview Lane North, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop one lot located along the 200 Block of Meadowview Lane North. 2. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.

3. The existing neighboring land uses in the immediate area of this property are: to the north, Vacant; to the south, Agriculture; to the east, Future Meadowview Ln Aol; Agriculture; to the west, Agriculture.

4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop one lot located along the 200 Block of Meadowview Lane North is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop one lot located along the 200 Block of Meadowview Lane North is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

“EXHIBIT NO. A”

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to Meadowview Lane, from Addison Avenue East to Whispering Pine Drive, be constructed prior to occupancy of any building within the development. Meadowview Lane south of the project may be limited to twenty four (24) feet wide, until adjacent development occurs. Design of the roadway to be determined by City Engineer.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat</u> Application,	)	FINDINGS OF FACT,
	)	
<u>Rio Vista Subdivision</u>	)	
<u>EHM Engineers, Inc.</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on September 24, 2018 for consideration of the final plat of the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East.
2. The property in question is zoned R-2, R-6, C01 CRO ZDA pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, OS, Snake River Canyon; to the south, Pole Line Rd. E; Commercial and Agriculture; to the east, Residential & Vacant; to the west, Assisted Living.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Rio Vista Subdivision, approximately 28.84 (+/-) acres consisting of 38 lots on property located on the north side of the 1800-1900 blocks of Pole Line Road East is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No.

A”, and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

MAYOR - TWIN FALLS CITY COUNCIL

DATE

“EXHIBIT NO. A”

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with the Rio Vista ZDA and all applicable city code requirements and standards.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Final Plat Application,</u>	)	FINDINGS OF FACT,
	)	
<u>The Workman Office Condominiums</u>	)	
<u>c/o Brady Workman</u>	)	CONCLUSIONS OF LAW,
Applicant(s).	)	
	)	AND DECISION

This matter having come before the City Council of the City of Twin Falls, Idaho on January 7, 2019 for consideration of the final plat of the Workman Office Condominiums located at 2190 Village Park Avenue, and the City Council having heard testimony from interested parties, having received written Findings from the Planning and Zoning Commission and being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the final plat of the Workman Office Condominiums, located at 2190 Village Park Avenue.
2. The property in question is zoned C-1 PUD pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
3. The existing neighboring land uses in the immediate area of this property are: to the north, Undeveloped; to the south, Undeveloped; to the east, Undeveloped; to the west, Undeveloped/Eastland Drive.
4. The City Engineering Office has reviewed the final plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.

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

CONCLUSIONS OF LAW

1. The final plat of the Workman Office Condominiums, located at 2190 Village Park Avenue, is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

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

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

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

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

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

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

DECISION

The request for approval of the final plat of the Workman Office Condominiums, located at 2190 Village Park Avenue, is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls.

DATE

“EXHIBIT NO. A”

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.



BEFORE THE CITY COUNCIL OF THE CITY OF TWIN FALLS

In Re:

Appeal Application)

Kaitlyn Court, LLC
c/o EHM Engineers)
Applicant(s)

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

This matter having come before the City Council of the City of Twin Falls, Idaho on September 24, 2018 for public hearing pursuant to public notice as required to consider an appeal of the Twin Falls Planning and Zoning Commission's decision denying a Special Use Permit to construct a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North and the City Council having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has appealed the Twin Falls Planning and Zoning Commission's decision denying a Special Use Permit to construct a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: October 18, 2018.
3. The property in question is zoned R-4, Medium Residential pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Neighborhood Commercial in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8.2(B) 10f, 10-10-3, 10-13-2.2, Twin Falls City Code
5. The existing neighboring land uses in the immediate area of this property are: to the north, Borah Avenue; R-4, Residential; to the south, R-4, Residential; to the east, R-4, Residential; to the west, R-4, Residential.

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

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to construct a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North 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 use is consistent with the provisions of the Comprehensive Plan and Zoning Ordinance of the City of Twin Falls, and in particular Sections 10-1-4, 10-1-5, 10-13-2.2, Twin Falls City Code.
3. The proposed use is proper use in the 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. The application for a Special Use Permit to construct a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls and to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for Special Use Permit to construct a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North is hereby granted by the Twin Falls City Council and is subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though full set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls and conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

MAYOR-TWIN FALLS CITY COUNCIL

DATE

"Exhibit No. A"

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the approval of a Final Plat for Kaitlyn Court Subdivision

APPLICATION # PZ18-0059



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No.PZ18-0059

Granted by the Twin Falls City Council, as presented, on September 24, 2018 to Kaitlyn Court, LLC c/o EHM Engineers whose address is 621 North College Rd., Ste. 100 for the purpose of constructing a maximum of (8) four plex units, on individual lots on property located south of the intersection of Borah Avenue West and Rose Street North and legally identified with the following Parcel ID: RPT0801000001A

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the approval of a Final Plat for Kaitlyn Court Subdivision.

MAYOR – TWIN FALLS CITY COUNCIL

Date

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

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



Date: Monday, January 28, 2019
To: Honorable Mayor and City Council
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

ACTION ITEM: Request to approve the Final Plat for the Kaitlyn Court Subdivision located at the 500 Block of Borah Avenue West. (App. PZ19-0004)

Time Estimate:

N/A

Background:

The Preliminary Plat was approved 8-0 by the Planning & Zoning Commission on October 9th, 2018.

Approval Process:

Final Plat approvals follow Twin Falls City Code 10-12-2.3

Budget Impact:

N/A

Regulatory Impact:

If approved, the plat will be eligible to be recorded, the lots may be sold, and the property developed according to the applicable standards and regulations found in City Code Title 10.

History:

N/A

Analysis:

N/A

Conclusion:

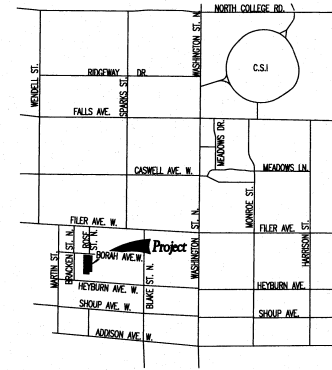
Staff has found the Final Plat to be in substantial conformance with the approved Preliminary Plat. Therefore, Staff recommends the City Council approve the Final Plat for the Kaitlyn Court Subdivision, as presented and with the following condition:

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.

Attachments:

1. 1 - Final Plat
2. 2 - Vicinity Map
3. 3 - Preliminary Plat Staff Report (PZ18-0068)

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 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.



Vicinity Map
n.t.s.

#2017-021050
#2009-028307
DENTON SUBDIVISION #2009-007057
#2007-019595
#2002-000343
#2001-018472
#1999-013323
#1998-008118
#1998-003993
#1994-011624
FIRST AMENDED JAMERSON SUBDIVISION
#0000-406682
CASEY SUBDIVISION #0000-300947
DELONG SUBDIVISION #0000-003071

#2017-013091
#2017-001081
#2011-020103
#2010-018029
#2006-008255
#636525
#498576

(A) ACCESS, UTILITY, DRAINAGE & IRRIGATION EASEMENT
(B) DRAINAGE, STORM RETENTION & UTILITY EASEMENT
(C) UTILITY EASEMENT
(D) ACCESS, UTILITY & DRAINAGE EASEMENT
(E) IRRIGATION EASEMENT

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE PERMITS FOR CONSTRUCTION OF SANITARY RESTRICTIONS. BUTLER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE PERMITS ARE ISSUED FOR CONSTRUCTION OF SUCH FACILITIES. IF SUCH FACILITIES FAIL TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A BUILDING PERMIT, THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY, IS NOT PROVIDING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE: _____

EHM Engineers, Inc.

0 25 50 100
SCALE IN FEET

SUBDIVISION BOUNDARY LINE	
QUARTER SECTION LINE	
EASEMENT LINE	
ADJACENT PROPERTY LINE	
CENTERLINE OF STREET	
LOT LINE	
CALCULATED POINT (NOT SET)	
FOUND BRASS CAP	
FOUND 5/8" REBAR (AS NOTED)	
FOUND 1/2" REBAR (AS NOTED)	
1/2" x 24" REBAR & CAP TO BE SET - LS 10110	
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	



BY: TAYLOR MARECLE, MEMBER

COMMISSION EXPIRES

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2019.

MAYOR _____

CITY CLERK _____

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER _____

ATTEST _____

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
COUNTY SURVEYOR

DATE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

ON THIS _____ DAY OF _____, 2019, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC _____

RESIDING AT _____

COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER _____

DATE _____

COUNTY RECORDER'S CERTIFICATE

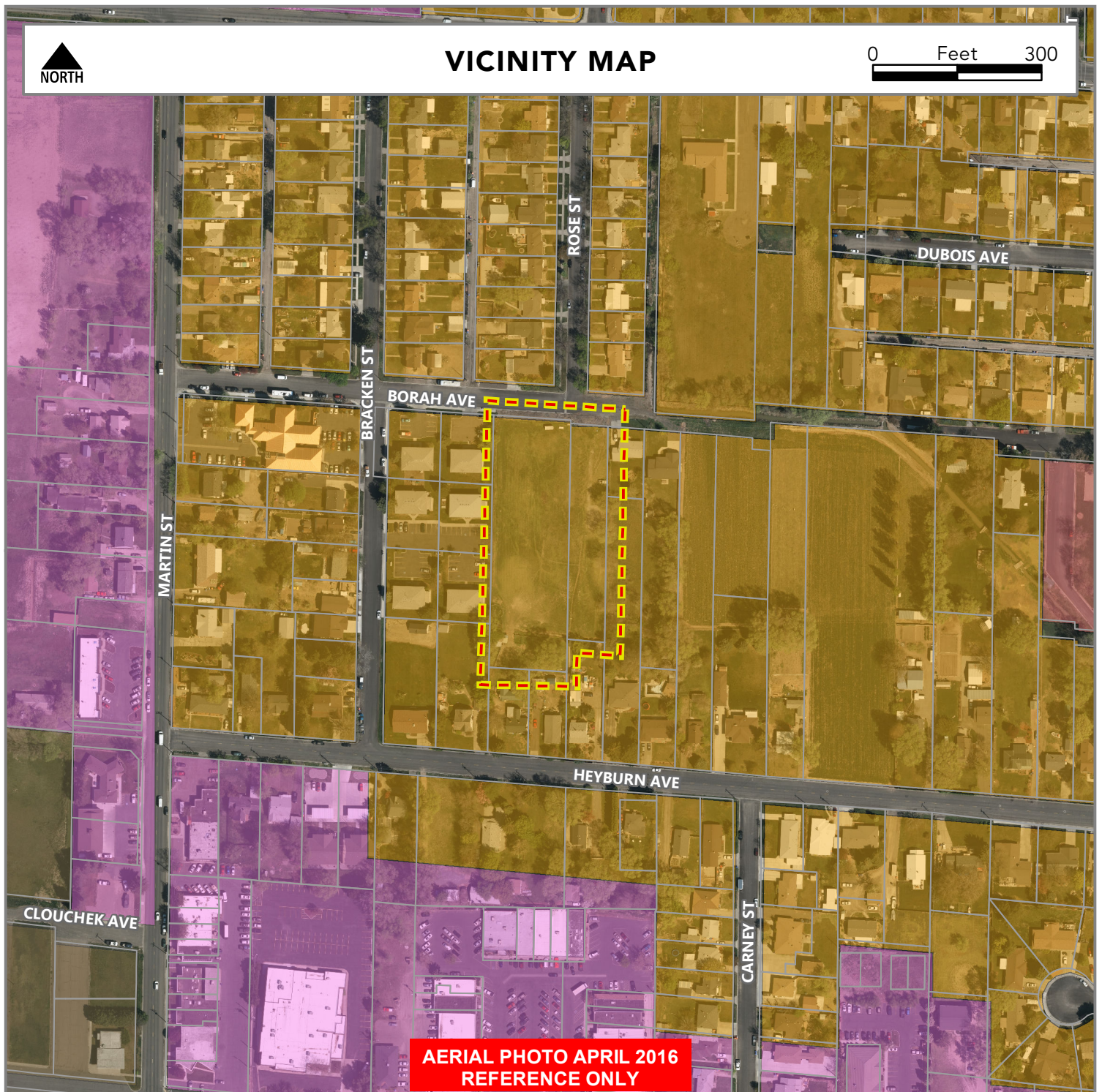
INSTRUMENT NO. _____

STATE OF IDAHO)
COUNTY OF TWIN FALLS) ss

ON THIS _____ DAY OF _____, 2019, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____

EX-OFFICIO RECORDER _____



Zoning Districts

C-1	R-4
OS	R-6





Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Steve O'Connor, City Planner
Request: To Consider a **Preliminary Plat** of Kaitlyn Court Subdivision, consisting of 8 lots and 2.01 acres (+/-) located on property located south of the intersection of Borah Avenue West and Rose Street North.
Application: PZ19-0059
Applicant:
 Kaitlyn Court, LLC
 c/o Tim Vawser, EHM Engineers, INC.
 621 North College Rd. Ste. 100
 Twin Falls, ID 83301
 208.734.4888
 tvawser@ehm-inc.com

Public Meeting: October 9th, 2018

Analysis

This is a request for approval of the Preliminary Plat for Kaitlyn Court, a 2.01 acre subdivision with 8 residential lots at the intersection of Rose St and Borah Ave.

This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

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.

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 Process

As per Twin Falls City Code 10-12-2.3: 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.

History

There is very limited history on this property other than it was Farm land since at least the '50's and '60's.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Neighborhood Commercial." Therefore staff has determined this request complies with the 2016 comprehensive plan.

Conclusion

Should the Commission approve this request as presented, staff recommends approval be 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.

Attachments

1. Vicinity Map
2. Kaitlyn Court Preliminary Plat
3. Photos



Date: Monday, January 28, 2019
To: Honorable Mayor and City Council
From: Shawn Barigar, Mayor

ACTION ITEM

Request:

ACTION ITEM: Request to confirm the appointments of Jay Reis, Scott Standley and Taylor Marecle to the Building Safety Department Advisory Committee.

Time Estimate:

The presentation will take approximately 5-10 minutes.

Background:

The City's Building Safety Department Advisory Committee consists of (9) voting members. Three of the members have their terms expire at the end January. Two of these members applied for re-appointments. The names of the members who applied for re-appointments are; Jay Reis and Scott Standley. Mr. Reis served as the "plumbing construction" member; Mr. Standley served as the "at large" member. All of these members have had good attendance and participation on the committee. In addition to the re-appointments to this Board, we also have (1) vacancy for James Ray's seat, the "residential construction" member. Taylor Marecle applied for the "residential construction" vacancy, and he meets the qualifications for this specific seat.

Approval Process:

City Code 2-6-3 states that the Building Safety Department Advisory Committee members are appointed by the Mayor and confirmed by the City Council. All three of the applicants have successfully completed the application process as outlined in City ordinance #3080.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will maintain full membership on the Building Safety Department Advisory Committee.

History:

N/A

Analysis:

N/A

Conclusion:

I request that the Council confirm my appointments of Jay Reis, Scott Standley and Taylor Marecle Building Safety Department Advisory Committee.

Attachments:

None



Date: Monday, January 28, 2019
To: Honorable Mayor and City Council
From: Jason Brown, Environmental Engineer, Jack Bennion, Jacobs Engineering Group

INFORMATIONAL

Request:

PRESENTATION: Reimbursement of operational expenses at the Wastewater Treatment Facility.

Time Estimate:

10 minutes

Background:

Jacobs Engineering Group (Jacobs) provides a year end review of operations at the wastewater treatment facility. This year, Jacobs is providing the City a reimbursement in the amount of \$207,001.00 from operational expenses at the wastewater treatment facility.

Approval Process:

None

Budget Impact:

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

Jacobs is providing a reimbursement from operational expense from Oct. 2017 through Sept. 2018 in the amount of \$207,001.00

Attachments:

None



Date: Monday, January 28, 2019
To: Honorable Mayor and City Council
From: Jason Brown, Environmental Engineer

ACTION ITEM

Request:

ACTION ITEM: Request the use of City property for the construction of additional sediment removal ponds.

Time Estimate:

10 minutes

Background:

The City is a member of the Southern Idaho Water Quality Coalition (SIWQC). This coalition is a partnership between organizations working towards identifying, managing and increasing awareness for water quality in the Mid-Snake River. In this effort, the SIWQC is applying for federal grant money through the WaterSmart program administered by the Bureau of Reclamation to construct a series of sediment reduction ponds. The uses of this property shows a in-kind match to any funds received from the grant program. The Canal Company is also providing construction service for these ponds if approved by the Bureau.

The City of Twin Falls and the Twin Falls Canal Company have constructed and implemented several of these projects. As such, City staff would like to ask the City Council to allow the use of City property for the construction of additional sediment ponds. The property will continue to remain in City ownership and control if this project is selected by the Bureau.

The ponds are located near the Auger Falls recreation area (see attachment). A series of ponds would be on top of the canyon rim, and a larger finishing pond would be located near the Auger Falls recreation parking area.

The City continues to work towards better water quality and find ways to better improve the Snake River.

Approval Process:

Staff is requesting approval from City Council to use City property for sediment removal ponds.

Budget Impact:

None

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

The City continues to work with local partners and state agency's on improving water quality in Southern Idaho. In an effort to continue to improve water quality City staff would like to use property near Auger Falls for the purpose of sediment removal.

Attachments:

1. Auger Falls - Lateral 43 Project

Auger Falls Lateral 43 Project

