



Twin Falls City Council Agenda

Monday, July 17, 2017, 5:00 PM

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

- 1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM
- 2) PLEDGE OF ALLEGIANCE
- 3) CONSIDERATION OF AMENDMENTS TO AGENDA
- 4) PROCLAMATIONS
 - a) Twin Falls Srebrenica Genocide Remembrance Week Proclamation
- 5) GENERAL PUBLIC INPUT
- 6) CONSENT CALENDAR
 - a) Request to approve the Accounts Payable for July 11-17, 2017.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - b) Request to approve the July 10, 2017, City Council Minutes
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - c) Request to approve an Alcohol License for Stay Well Health Foods, located at 1563 Fillmore Street 2-A to sell Beer and Wine to be consumed off premise.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - d) Request to approve an Alcohol License ownership transfer for Twin Falls Food and Beverage, LLC dba Hilton Garden Inn Twin Falls, 1741 Harrison Street.
Purpose: Action By: Sharon Bryan, Deputy City Clerk
 - e) Request to approve the Final Plat for Meadow West Subdivision a PUD, consisting of 290 lots 5 tracts and 71.52 acres (+/-) located on the south side of Falls Avenue West and west side of Grandview Drive North. c/o Tim Vawser/EHM Engineering, Inc.
Purpose: Action By: Rene'e V. Carraway-Johnson, Zoning & Development Manager
- 7) ITEMS OF CONSIDERATION
 - a) Request from Jeremy Smith to waive the non-conforming building expansion permit process for a home located at 3220 Falls Ave E.
Purpose: Action By: Rene'e V. Carraway-Johnson, Zoning & Development Manager

- b) Request from the Twin Falls School District #411 to approve a Building Permit Fee Waiver for the remodel of Magic Valley High School.

Purpose: Action By: Jarrold Bordi

- c) Request to approve a Preferred Design for the Magic Valley Regional Airport's Northeast Development Area.

Purpose: Action By: William Carberry, Airport Manager

- d) Request to approve a PUD Agreement between the City of Twin Falls and Grandview Farms, LLC.

Purpose: Action By: Rene'e V. Carraway-Johnson, Zoning & Development Manager

- e) Request to adopt the Resolution for Federal Aid Highway Project A020(291) and authorize the Mayor to execute the State/Local Agreement (Construction) for KN 20291 Washington St and Falls Avenue.

Purpose: Action By: Jacqueline Fields, City Engineer

- f) Discussion on Transportation Master Plan

Purpose: Discussion By: Jacqueline Fields, City Engineer

- g) Presentation of the City Manager's Recommended Budget for FY 2018 followed by citizen input.

Purpose: Presentation By: Mitchel Humble, Deputy City Manager

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS

- a) Request for **Annexation with a Zoning District Change and Zoning Map Amendment** for approximately 9.75 (+/-) acres to be rezoned to R-6, currently zoned R-1 VAR for property located east of Harrison Street and north of Canyon Falls Drive, extended. c/o Rob Struthers on behalf of Susan and Katherine Breckenridge (app. 2865)

Purpose: Action By: Jonathan Spendlove, Senior Planner

10) ADJOURNMENT

- a) Executive Session 74-206(c) To acquire an interest in real property which is not owned by a public agency.

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Leila Sanchez (208) 735-7287 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.

Office of the Mayor
City of Twin Falls, Idaho

Proclamation

Twin Falls Srebrenica Genocide Remembrance Week Proclamation

WHEREAS, the United States House of Representatives and the United States Senate passed resolutions in 2005 acknowledging the genocide that Serbian forces perpetrated in Bosnia-Herzegovina from 1993 to 1995; and

WHEREAS, July 11, 2017, marks the 22nd anniversary of the Srebrenica genocide, in which at least 8,372 Bosnian boys and men were systematically executed, and 30,000 Bosnian were expelled from their homes in the worst atrocity in Europe since the Holocaust; and

WHEREAS, together with the 25th anniversary of the beginning of the war in Bosnia-Herzegovina, the Srebrenica genocide anniversary raises awareness of the tragic suffering of the Bosnian people and remembers more than 100,000 civilians who died as a result of policies of ethnic cleansing; and

WHEREAS, this day of remembrance also recognizes the 20,000 - 30,000 girls and women who were systematically raped and assaulted as a tactic of war, the 2 million people who were displaced from their homes, along with other nameless atrocious crimes against humanity and unwarranted acts of aggression in Bosnia-Herzegovina between the years of 1992 and 1995; and

WHEREAS, the City of Twin Falls recognizes the importance of these events, not just for Bosnians but for all of humanity, to learn that hatred, intolerance and discrimination can lead to the worse kinds of atrocities that mankind can unleash on fellow humans; and

WHEREAS, the City of Twin Falls, its residents and the College of Southern Idaho Refugee Relocation Program have provided support and aid to refugees of Bosnian descent in order to help bring closure to this tragedy and pursuit of justice and truth.

NOW, THEREFORE, I, Shawn Barigar, Mayor of Twin Falls, shall proclaim the week of July 11, 2017, as SREBRENICA GENOCIDE REMEMBRANCE WEEK in Twin Falls and encourage residents to reflect and become aware about past and present genocides, in order to identify early on and prevent future crimes against humanity.

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

Mayor Shawn Barigar

Attest:

Leila A. Sanchez

Date:



Twin Falls City Council Minutes

Monday, July 10, 2017, 5:00 PM

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Suzanne Hawkins, Shawn Barigar, Nikki Boyd, Ruth Pierce, Greg Lanting, Chris Talkington, Christopher Reid

Absent: None

Staff Present: City Manager Travis Rothweiler, Deputy City Manager Mitch Humble, Deputy City Manager Brian Pike, City Attorney Fritz Wonderlich, Economic Development Director Nathan Murray, Staff Engineer Josh Baird, City Engineer Jackie Fields, Deputy City Clerk Sharon Bryan

Mayor Barigar called the meeting to order at 05:01: 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.

Quin Thorne, Vision of Flight, lead the Pledge of Allegiance.

3) CONSIDERATION OF AMENDMENTS TO AGENDA

None

4) PROCLAMATIONS: None

5) GENERAL PUBLIC INPUT

Quin Thorne Vision of Flight explained Vision of Flights mission and asked if City Council would like to help them with fundings.

Discussion ensued on the following:
There are foundations that might be able to help.

City Council thanked Quin Thorne.

6) CONSENT CALENDAR

- a) Request to approve the Accounts Payable for June 27-July 10, 2017.
- b) Request to approve the June 26, 2017, City Council Minutes.
- c) Request to accept the Improvement Agreement for the purpose of developing Meadow West Subdivision.

- d) Request to approve a Trust Agreement for Meadow West Subdivision, placing all Lots and Tracts in trust.
- e) Request to approve the Avigation Easement for 3383(E) N 3100 E for James Ray.
- f) Request to approve a Curb-Gutter-Sidewalk & Driveway Deferral Agreement at 330 Jackson Street for Juan J. Santos.
- g) Request to approve the Final Plat for the Latitude 42 Subdivision No. 2 - A PUD, consisting of 14 lots and 24.81 acres (+/-) located on the south side of Pole Line Road West and west of the Reformed Church. c/o EHM Engineers, Inc.
- h) Request to approve Findings of Fact, Conclusions of Law, and Decision for: Special Use Permit for Jim Boyd for the purpose of constructing a professional office on Lot 5 of the Eastpark Professional Subd. No. 2 and Special Use Permit for Jim Boyd for the purpose of constructing a professional office on Lot 6 of the Eastpark Professional Subd. No. 2.
- i) Request to approve the Cycle Magic Valley bicycle ride sponsored by the Magic Valley Trail Enhancement Committee (MaVTEC). This event is scheduled to be held on Saturday, July 22, 2017, from 7:00 a.m. to 5:00 p.m.
- j) Request from Armando Cordero, on behalf of St. Edward's Church, to approve the 7th Annual Kermes event, also known as the Hispanic Food Festival. This fundraising event will be held at the Twin Falls City Park on August 6, 2017, from 11:00 a.m. to 8:00 p.m.

Mayor Barigar asked that Item 6-H be voted on separately due to a conflict of interest.

MOTION:

Councilmember Reid moved to approve the Consent Calendar excluding item 6-H. Councilmember Talkington seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

Councilmember Boyd excused herself from the vote due to a conflict of interest.

MOTION:

Councilmember Talkington moved to approve Consent Calendar item 6-H. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion 6 to 0. 1 abstained.

7) ITEMS OF CONSIDERATION

- a) Presentation of an Idaho Power Rebate.
Mike Pohanka, Idaho Power gave a presentation on the Idaho Power Rebate program. Mike Pohanka presented a rebate check to the City of Twin Falls in the amount of \$339, 928.01

Discussion ensued on the following:

Commitment from Idaho Power to help citizens save money.

- b) Request to approve a Memorandum of Understanding between Twin Falls Preservation Inc, the Urban Renewal Agency of the City of Twin Falls, and the City of Twin Falls for the placement and ongoing maintenance of the John E. Hayes Statue.

Economic Development Director Murray gave staff report.

MOTION:

Councilmember Pierce moved to approve a Memorandum of Understanding between Twin Falls Preservation Inc, the Urban Renewal Agency of the City of Twin Falls and the City of Twin Falls for the placement and ongoing maintenance of the John E. Hayes Statue. Vice Mayor Hawkins seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- c) Update of the Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project.

Mark Bowen and Perrin Robinson, CH2M, gave an update on the Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project.

- d) Request to award the 2017-06 Mill & Paving Project to Staker & Parson Companies, Inc. dba Idaho Materials Construction of Twin Falls, Idaho, in the amount of \$774,038.

Staff Engineer Baird reviewed the 2017-06 Mill and Paving Project.

Discussion ensued on the following:

Timeline

What attributed to why bid came in lower than engineer's estimate

MOTION:

Councilmember Boyd moved to award the 2017-06 Mill and Paving Project to Staker & Parson Companies, Inc. dba Idaho Materials Construction of Twin Falls, Idaho, in the amount of \$774,038. Councilmember Pierce seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- e) Request to award a contract for design services for the illumination of Cheney Drive with JUB Engineers, Inc. in the amount of \$39,900.00.

City Engineer Fields reviewed the contract for design services for the illumination of Cheney Drive.

Discussion ensued on the following:

Power is already in place.

This is just the design phase.

Parkview and Cheney intersection.

MOTION:

Councilmember Lanting moved to award a contract for design services for the illumination of Cheney Drive with JUB Engineers, Inc. in the amount of \$39,900. Councilmember Reid seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- f) Request to amend the Guaranteed Maximum Price for the City Hall project.

Deputy City Manager Humble reviewed request.

Discussion ensued on the following:

Would it cost extra not to wrap columns now and do it later.

Wrap columns could help regulate sound

Reserve funds

Concern with other costs.

Reason why we want columns covered.

Do not wrap columns

MOTION:

Councilmember Lanting moved to approve the request to amend the Guaranteed Maximum Price for the City Hall Project excluding wrapping the columns in the Council Chamber in the amount of \$118,163.44. Council member Boyd seconded the motion. Roll call vote showed all members present voted in favor of the motion. 7 to 0.

- g) Presentation of the City Manager's Recommended Budget for FY 2018 followed by citizen input.

Short Break - reconvened at 6:02 PM

City Manager Rothweiler presented the City Manager's recommended Budget for FY 2018.

Discussion ensued on the following:

All entities involved in tax bill.

The status on the law suit on the bill that is in court regarding grocery taxes.

Property tax is correct.

Dispatchers needed.

Investment in City Works

Like the three pot philosophy.

Highway grant could include more roads. Eastland Drive and Poleline.

The August 21, 2017 City Council meeting may be moved to August 23, 2017.

Foregone Balance

Jon Caton Public Works Director explained there are nine projects that he is working on for highway grant monies.

Public Input for the Budget - None

8) GENERAL INPUT/ADVISORY BOARD REPORT/ANNOUNCEMENTS

City Council thanked staff for there hard work on preparing the budget.

City Manager Rothweiler reminded the City Council of the Strategic Plan Meetings for Community input will be Tuesday, July 11, 2017, at Twin Falls High School starting at 7:00 PM and Wednesday, July 12, 2017 at Canyon Ridge High School at 7:00 PM.

9) PUBLIC HEARINGS: None

10) ADJOURNMENT

- a) Executive Session 74-203(5)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, individual agent or public school student

MOTION:

Councilmember Boyd moved to adjourn to Executive Session 74-203(5)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member, individual agent or public school student.

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

7 to 0.

The meeting adjourned at 07:24: PM

Sharon Bryan, Deputy City Clerk



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Sharon Bryan, Deputy City Clerk

Request:

Request to approve an Alcohol License for Stay Well Health Foods, located at 1563 Fillmore Street 2-A to sell Beer and Wine to be consumed off premise.

Time Estimate:

N/A

Background:

Approval of a Beer and Wine License to be consumed off premise for Stay Well Health Foods located at 1563 Fillmore Street, 2-A.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

Comply with State and City Code Regulations

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of the license

Attachments:

1. Stay Well Alcohol License Application



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

Print Form

Alcohol License

Please attach a copy of your state license

Business Name: Stay Well, Inc State License # 21606
Doing Business As: Stay Well Health Foods
Physical Address: 1563 Fillmore St. 2-A City, State, Zip Twin Falls
Legal Description of Place of Business Lot _____ Block _____ Subdivision _____
Mailing Address: Same City, State, Zip: _____
Contact Person: Kevin Odaway Phone # 208-733-8311

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 \$ 250

Applicant is an: Individual ☐ Partnership ☐ Corporation ☒

If a partnership, name all partners:

Name: _____

Name: _____

Name: _____

If a corporation or association, name all officers:

Name: Kevin Odaway

Title: President

Name: Kevin Odaway

Title: _____

City of Twin Falls
321 2nd Avenue East
P.O. Box 2469
Twin Falls, ID 83303-2469

07/06/2017 02:22 PM

Stay Well Health Foods
000000

Alcohol & Catering Permi	250.00
t	
Total	250.00

Cash	0.00
------	------

OKR Sta 3 2940	250.00
----------------	--------

Change	0.00
--------	------

Cashier: cctorrez Station: BRNCR02
Receipt # 02061240

Name: _____

Title: _____

Name: _____

Title: _____

Date of incorporation or organization: 3/12/2014 Place of incorporation or organization: Idaho

Principal place of business in Idaho: 1563 Fillmore St. 2-A, Twin Falls, ID 83301

Owner of premises: Carl Beavers

Name of person who will manage business of selling beer at retail: Kevin Ordway

(If a partnership, all partners must sign)

Signature of applicant _____

Name: Kevin Ordway

Signature of applicant _____

Name: _____

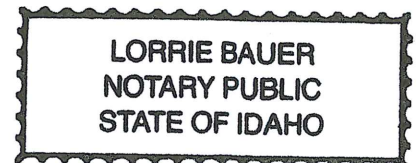
Signature of applicant _____

Name: _____

Signature of applicant _____

Name: _____

Birth date: _____



Subscribed and sworn to before me this 16 day of July, 20 17

Lorrie Bauer

Notary Public for Idaho

Residing at: Twin Falls

Notary Expiration Date: 12/16/2021

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



No

Comments:

see attached

Police Department:

Yes



No

Comments:

None

City Clerk:

Yes



No

Comments:

Sharon Bryan

From: Jonathan Spendlove
Sent: Tuesday, July 11, 2017 10:31 AM
To: Sharon Bryan; Renee Carraway; Kelly Weeks
Subject: RE: New Alcohol License application

The property at 1523 Fillmore St is zoned C-1. Retail Alcohol Sales (for consumption off Site) are permitted in C-1 Zone. No P&Z Issues with this license.

Jonathan Spendlove
Senior Planner, AICP
City of Twin Falls
208-735-7276
jspendlove@tfid.org

-----Original Message-----

From: Sharon Bryan
Sent: Tuesday, July 11, 2017 10:10 AM
To: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>
Subject: New Alcohol License application

Please review the attached application and let me know if you have any concerns.

Thank you,

Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org
(208) 735-7245

-----Original Message-----

From: CityAdmin@tfid.org [mailto:CityAdmin@tfid.org]
Sent: Tuesday, July 11, 2017 10:02 AM
To: Sharon Bryan <Sbryan@tfid.org>
Subject:

TASKalfa 4550ci
[00:c0:ee:86:ae:0c]

State of Idaho

Idaho State Police

Cycle Tracking Number: 94804

Premise Number: 2T-21606

Retail Alcohol Beverage License

License Year: 2018

License Number: 21606

This is to certify, that **Stay Well Inc**
doing business as: **Stay Well Health Foods**

is licensed to sell alcoholic beverages as stated below at:
1563 Fillmore St 2-A, 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.

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	No
Keqs to go	No
Restaurant	No
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Multipurpose arena	No
Growlers	No

TOTAL FEE: \$150.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

STAY WELL INC
STAY WELL HEALTH FOODS
1563 FILLMORE ST 2-A
TWIN FALLS, ID 83301

Mailing Address

Director of Idaho State Police

License Valid: 07/01/2017 - 06/30/2018

Expires: **06/30/2018**



07/06/2017
13:49:00

TWIN FALLS COUNTY
INDEX & RECORDING

Receipt No: 292215

Received From: Stay Well Inc
1563 Fillmore St. 2-A
Twin Falls, Idaho 83301

Payment Breakdown
Cash & Coin:
Check: 125.00 #: 2939
Credit Card:

Received on 07/06/2017

Received For	Cost Each	Quantity	Cost
BEER LICENSE-RETAIL NOT TO BE	25.00	1	25.00
WINE LICENSE BOTH RETAIL & BY	100.00	1	100.00
			<u>=====</u>
		Receipt Amount:	125.00

Related Instrument/Case No. 2018179

Received by: JOLENE

for: KRISTINA GLASCOCK
County Clerk, Auditor





Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Sharon Bryan, Deputy City Clerk

Request:

Request to approve an Alcohol License ownership transfer for Twin Falls Food and Beverage, LLC dba Hilton Garden Inn Twin Falls, 1741 Harrison Street.

Time Estimate:

N/A

Background:

Twin Falls Food and Beverage, LLC dba Hilton Garden Inn Twin Falls has applied for an ownership transfer.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

Comply with State and City Code Regulations

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends approval of the Alcohol License ownership transfer.

Attachments:

1. Hilton



City of Twin Falls
321 Second Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303

Alcohol License

Please attach a copy of your state license

Business Name: **TWIN FALLS FOOD AND BEVERAGE, LLC,
an Idaho limited liability company** State License # **8091**

Doing Business As: **Hilton Garden Inn Twin Falls**

Physical Address: **1741 Harrison Street** City, State, Zip **Twin Falls, ID 83301**

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

Mailing Address: **Attn: Phillip H. McNeill, Jr., Sole Member,
1468 Kimbrough, Suite 103** City, State, Zip: **Germantown, TN 38138**

Contact Person: **Phillip H. McNeill, Jr.** Phone # **901-754-7774**

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

License expires June 30th

Total Fee \$ **10.00 for Transfer**

Applicant is an: Individual ☐ Partnership ☒ Corporation ☐

If a partnership, name all partners:

Name: **Phillip H. McNeill, Jr., Sole Member** Residence: **40 Notting Creek Cv., Eads, TN 38028**
(Single Member LLC)

Name: _____ Residence: _____

Name: _____ Residence: _____

If a corporation or association, name all officers:

Name: _____ Address: _____

Title: _____

Name: _____ Address: _____

Title: _____

Name: _____ Address: _____

Title: _____

Name: _____ Address: _____

Title: _____

Date of incorporation or organization: 06/07/2017 Place of incorporation or organization: Idaho

Principal place of business in Idaho: 1741 Harrison Street, Twin Falls, ID 83301

Owner of premises: Twin Falls ATH2017, LLC, a Delaware limited liability company

Name of person who will manage business of selling beer at retail: Phillip H. McNeill, Jr., Sole Member

(If a partnership, all partners must sign)

Signature of applicant _____

Name: Phillip H. McNeill, Jr., Sole Member of
TWIN FALLS FOOD AND BEVERAGE, LLC

Residence of applicant: 40 Notting Creek Cv., Eads, TN 38028

Length of residence in Idaho: Not a Resident of Idaho

Signature of applicant _____

Name: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Signature of applicant _____

Name: _____ Birth date: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Signature of applicant _____

Name: _____ Birth date: _____

Residence of applicant: _____

Length of residence in Idaho: _____

Subscribed and sworn to before me this 15th day of June, 2017.

Notary Public for Tennessee

Residing at: Memphis, Tennessee

Notary Expiration Date: 12/09/2017

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, 321 Second Ave. East, Twin Falls, ID 83301



CITY STAFF USE ONLY:

Approvals:

Planning and Zoning:

Yes

☒ *RCJ*

No

Comments:

See attached

Police Department:

Yes

☒

No

Comments:

5015

City Clerk:

Yes

☒

No

Comments:

10

Idaho State Police

Retail Alcohol Beverage License

Premise Number: 2T-8091

License Year: 2018

License Number: 8091

Twin Falls Food And Beverage LLC

Hilton Garden Inn Twin Falls

This is to certify, that

doing business as:

is licensed to sell alcoholic beverages as stated below at:
1741 Harrison St, 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.

Signature: *Priscilla Jones*

Signature of Licensee, Corporate Officer, LLC Member or Partner

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

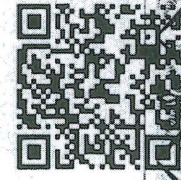
TOTAL FEE: \$60.00

License Valid: 07/11/2017 - 06/30/2018

Expires: 06/30/2018

Signature: *John Powell*

Director of Idaho State Police



Sharon Bryan

From: Renee Carraway
Sent: Wednesday, July 12, 2017 7:32 AM
To: Sharon Bryan
Cc: Jonathan Spendlove; Kelly Weeks; Steve O'Connor
Subject: RE: Alcohol License Application - Transfer of ownership

Good morning Sharon.... I "assumed" the license was for the new restaurant on the corner.... I apologize, however, a SUP was granted to the AmeriTel Inns, Inc at 1741 Harrison St in 2009. So, they are ok if this is only a change of ownership. Thank you for catching that. Rene'e

Sincerely,

Rene'e V. Carraway-Johnson
Zoning & Development Manager
City of Twin Falls
PO Box 1907
Twin Falls, Idaho 83303-1907

208-735-7267
rcarrawa@tfid.org

-----Original Message-----

From: Sharon Bryan
Sent: Wednesday, July 12, 2017 7:25 AM
To: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>; Steve O'Connor <soconnor@tfid.org>
Subject: RE: Alcohol License Application - Transfer of ownership
Importance: High

This location has a current alcohol license and has had one for several years. They are only changing ownership. Why were they not required to get a SUP when they first applied for a license ?

Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org
(208) 735-7245

-----Original Message-----

From: Renee Carraway
Sent: Tuesday, July 11, 2017 5:08 PM

To: Sharon Bryan <Sbryan@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>; Steve O'Connor <soconnor@tfid.org>
Subject: RE: Alcohol License Application - Transfer of ownership

The building permit was issued for 1725 Harrison St not 1741 Harrison St - might make a difference..... to serve alcohol onsite will require a sup as it is within 300' of residential from residential property

-----Original Message-----

From: Sharon Bryan
Sent: Tuesday, July 11, 2017 3:07 PM
To: Renee Carraway <RCarraway@tfid.org>; Jonathan Spendlove <JSpendlove@tfid.org>; Kelly Weeks <kweeks@tfid.org>
Subject: Alcohol License Application - Transfer of ownership

Please review the attached and let me know if you have any concerns.

Thank you,

Sharon Bryan
Deputy City Clerk
City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303

sbryan@tfid.org
(208) 735-7245

-----Original Message-----

From: CityAdmin@tfid.org [mailto:CityAdmin@tfid.org]
Sent: Tuesday, July 11, 2017 2:53 PM
To: Sharon Bryan <Sbryan@tfid.org>
Subject:

TASKalfa 4550ci
[00:c0:ee:86:ae:0c]



Public Hearing: **MONDAY JULY 17, 2017**

To: Honorable Mayor and City Council

Presenter: Renee V Carraway-Johnson, Zoning Administrator

AGENDA ITEM

Request: Request for consideration of the **Final Plat** for Meadow West Subdivision a PUD, consisting of 290 lots 5 tracts and 71.52 acres (+/-) located on the south side of Falls Avenue West and west side of Grandview Drive North. c/o Tim Vawser/EHM Engineering, 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: 71.52 +/- Acres
Grandview Farms, LLC Gary Wolverton 1141 Falls Ave, Ste. 1002 Twin Falls, ID 83301	Current Zoning: R-2 PUD; Mixed-Use; residential/neighborhood commercial	Requested Zoning: Approval of the FINAL plat for Meadow West Subdivision
	Comprehensive Plan: Urban Village/Infill	Lot Count: 278 s/f Residential, 12 Neighborhood Commercial and 5 tracts
	Existing Land Use: Undeveloped	Proposed Land Use: 278 residential and 12 neighborhood commercial lots to be developed in accordance with the PUD
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers, Inc. Tim Vawser 621 N College Rd.#100 Twin Falls 83301 208-734-4888 tvawser@ehminc.com	North: R-2 & R-6 PUD; Perrine Point Subdivision	East: R-2; Grandview Drive - Grandview Mesa & Quilici Heights Residential Subdivisions
	South: R-2; Castlewood & Rock Creek Trail Estates Subdivisions	West: SUI Aol & R-2; residential & Rim View Estates
	Applicable Regulations: 10-1-4, 10-1-5, 10-12-1 through 4; Meadow West PUD Subdivision (Formerly Silverstone PUD)	

Approval Process:

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

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

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

Budget Impact:

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

Regulatory Impact:

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

History:

This property is zoned R-2 PUD & R-2 NCO PUD. This zoning designation took place in November 2008 as part of the Silverstone PUD zoning process. This process went through multiple public hearings with the Planning and Zoning Commission and the City Council. Multiple conditions were placed on the approval by the City Council. The Preliminary Plat was approved in October 2016.

Analysis:

The request is for approval of the Final Plat of the Meadow West Subdivision, A PUD. The site is zoned R-2 PUD & R-2 NCO PUD, includes 72.5 +/- acres and consists of 278 residential, 12 neighborhood commercial lots and 5 tracts. The preliminary plat that was approved in October 2016 was determined to satisfy development requirements as set forth in the Silverstone-NOW MEADOW WEST - PUD and the conditions placed by City Council from the November 24, 2008 City Council Meeting.

Engineering staff has reviewed the final plat, as submitted, and has determined it is consistent with the approved preliminary plat. On the July 10, 2017, the City Council granted both the Development Improvement Agreement and the Trust Agreement for the Meadow West Subdivision, a PUD.

This is the second step of the plat approval process. A preliminary plat is first 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.

This request is in conformance with the comprehensive plan and the requirements found in twin falls city code.

On October 25, 2016, the Commission unanimously approved the preliminary plat of Meadow West Subdivision, A PUD 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 development of the ten-foot (10') pedestrian pathway crossing from the park (Tract A) to Grandview Drive North being relocated to adequately address safety concerns, and approved per City Engineer.
3. Subject to adequate driveway, access to Lot 27 Block 3 being provided, or an alternative solution being provided to address the driveway access issue, and approved per City Staff.
4. Subject to the Meadow West PUD Agreement being approved and recorded prior to recordation of the final plat.

Conclusion:

Staff recommends the City Council approve the Final Plat for the Meadow West Subdivision, a PUD , 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 development of the ten foot (10') pedestrian pathway crossing from the park (Tract A) to Grandview Drive North being relocated to adequately address safety concerns, and approved per City Engineer.
3. Subject to adequate driveway, access to Lot 27 Block 3 being provided, or an alternative solution being provided to address the driveway access issue, and approved per City Staff.
4. Subject to the Meadow West PUD Agreement being approved and recorded prior to recordation of the final plat.

Attachments:

1. Meadow West Subdivision, Approved Preliminary Plat (October 25, 2016)
2. Final Plat
3. Zoning Vicinity Map
4. Aerial Map

Preliminary Plat MEADOW WEST SUBDIVISION A Planned Unit Development

SW 1/4, Section 7
Township 10 South, Range 17 East, Boise Meridian
Twin Falls County, Idaho
2016

FORMING POINT SUBDIVISION
ZONE 8-1 P&D

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BLK 13

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Steve O'Connor

From: Renee Carraway
Sent: Wednesday, October 19, 2016 4:20 PM
To: Steve O'Connor
Cc: Jonathan Spendlove
Subject: FW: Hearing Oct 25th

Steve, this email/letter needs to be included in the packet and added to the identified attachments. RvcJ

From: David Hickok [mailto:davidhickok@cableone.net]
Sent: Wednesday, October 19, 2016 8:24 AM
To: Jonathan Spendlove <JSpendlove@tfid.org>
Subject: Hearing Oct 25th

Jonathan,

I will be unable to attend the Hearing on October 25th regarding the property south of Falls Ave and west of Grandview, but I do have a concern that I would like addressed before the project moves forward.

I live at 1678 W Wildflower Ln, which is west of the intersection at Falls and Grandview. I use that intersection on a daily basis and currently there are times during the day when it is difficult to cross Grandview Dr. With the home construction that has started on the northeast corner of that intersection and the proposed 290 homes proposed on the southwest corner of that intersection, that intersection will get worse instead of better.

In my opinion (and others that live out here) that intersection should already have a 4 Way stop sign but it does not. With the construction and increased traffic, is there a proposed 4 way stop sign at that intersection or are they planning to skip the stop sign and install a traffic signal at that intersection?

Please let me know the plan.

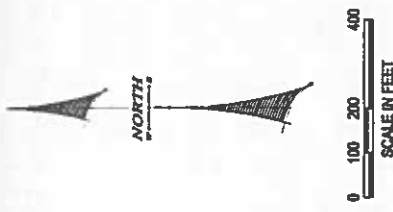
Sincerely,
David Hickok
1678 W Wildflower Ln

208-308-3540

[Spam](#)
[Phish/Fraud](#)
[Not spam](#)
[Forget previous vote](#)

MEADOW WEST SUBDIVISION

Located In
N² NE⁴, Section 7
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017

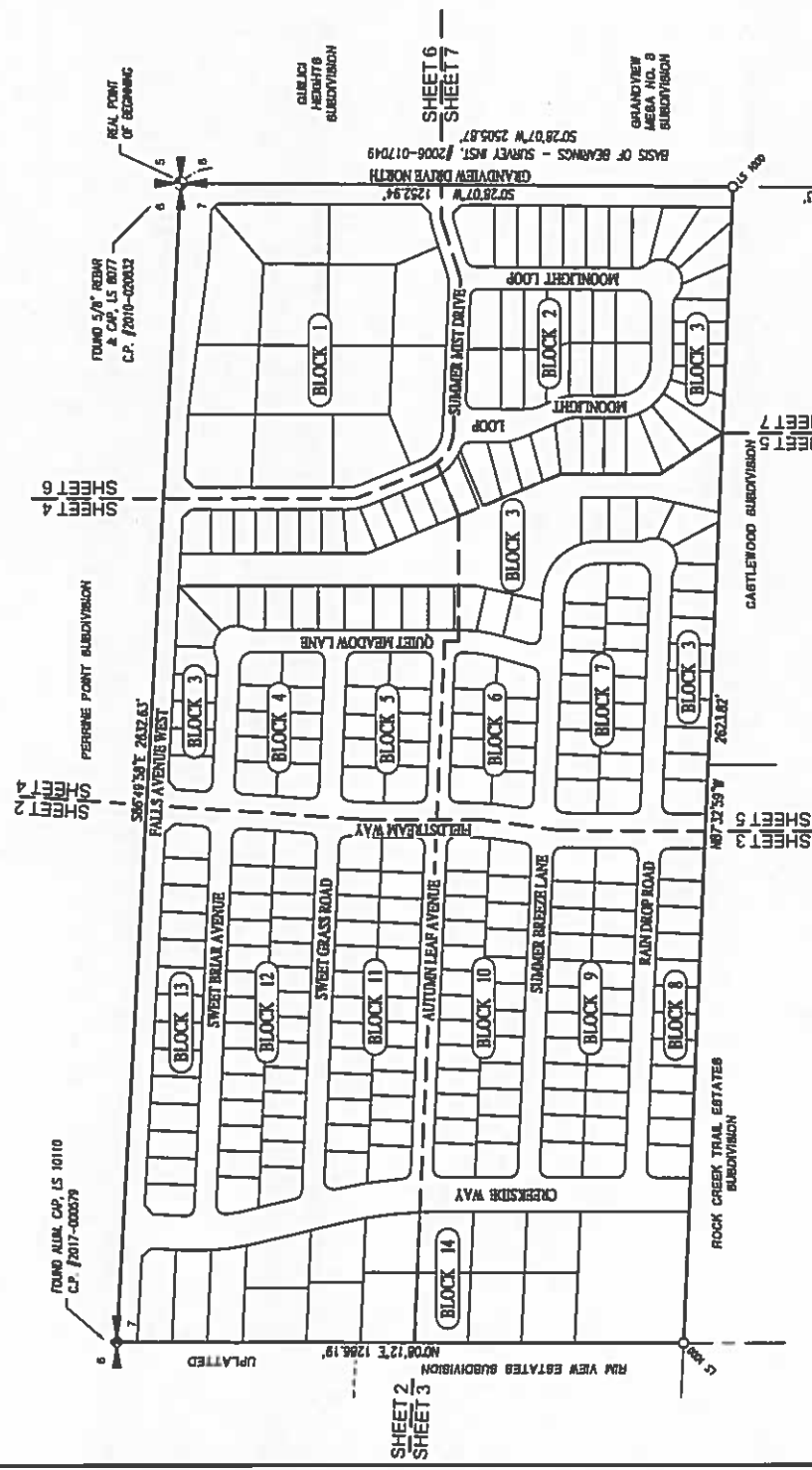


PLAT SHEET INDEX

Sheet Number	Sheet Title
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5 OF 11	SHEET 5
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8 OF 11	EASEMENT & TRACT DETAILS
9 OF 11	CURVE & LINE TABLES
10 OF 11	CERTIFICATE OF OWNERS
11 OF 11	ACKNOWLEDGMENTS

Legend

- SUBDIVISION BOUNDARY LINE
- 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 ALUMINUM CAP
- SET 5/8" x 24" REBAR & CAP - LS 10110
- SET 1/2" x 24" REBAR & CAP - LS 10110



Notes:

1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEED IS DEFINED.
2. A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL STREET FRONTAGES AND FRONT LOT LINES, WITH THE EXCEPTION OF LOTS 10 THROUGH 12, BLOCK 1, WHICH WILL BE SUBJECT TO THE PROVISIONS IN NOTE 8 BELOW.
3. ALL RESIDENTIAL LOTS ADJACENT TO GRANDVIEW DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSIBLE FROM INTERIOR STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE ACCESS, UTILITY, DRAINAGE AND CROSS USE AIRING EASEMENTS ARE SET FORTH IN THE RECORDING EASEMENT AGREEMENT RECORDED AS INSTRUMENT #2006-010531 ACROSS THE NON-BUILDABLE PORTIONS OF THE PROPERTY.

Health Certificate

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTRAINED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED, BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SMALLER/LOCALLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET OTHER CONDITIONS OF DEED, THEN SANITARY RESTRICTIONS MAY BE RE-APPLIED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHEDDING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED."

DISTRICT HEALTH DEPARTMENT, DHS

DATE:

Monument Certification

"THE MONUMENT SET IN THIS PLAT SHOWN AS 'TO BE SET' WILL BE SET IN ACCORDANCE WITH SECTION 50-1311, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDED DATE OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS."

Survey Reference

#2006-017049

Deed References

#2006-010531
#2006-010532

Vicinity Sketch

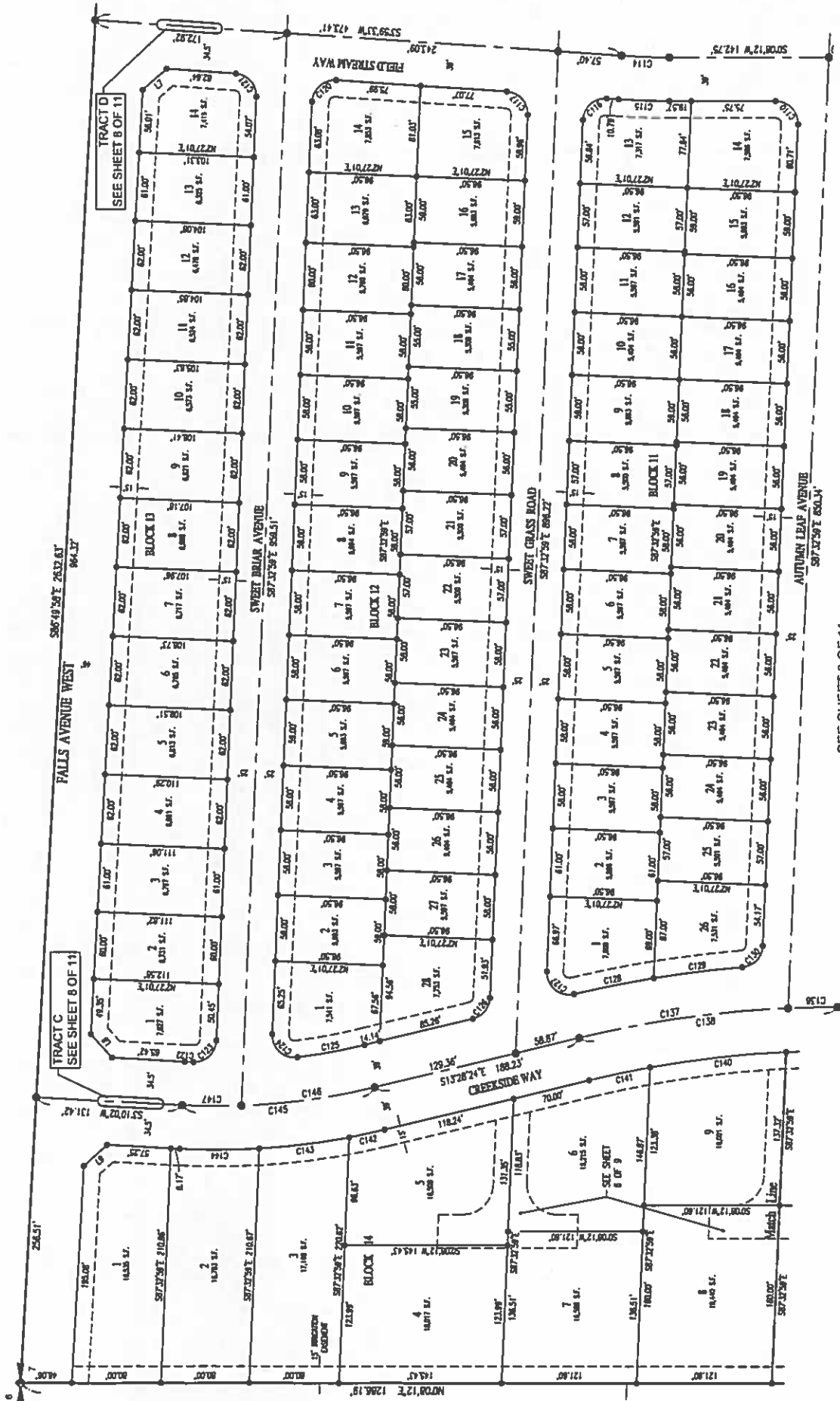
N.T.S.



EHM Engineers, Inc.



SEE SHEET 4 OF 11



SEE SHEET 3 OF 11



EHM Engineers, Inc.

Notes:

1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEED IS DETERMINED.
2. A 15 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL STREET FRONTAGES AND FRONT YARDS, WITH THE EXCLUSION OF LOTS THROUGH LOT 12, BLOCK 1, WHICH WILL BE SUBJECT TO THE PROGRAMS IN NOTE 6 BELOW.
3. ALL RESIDENTIAL LOTS ADJACENT TO CRANFORD DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSIBLE FROM INTERIOR STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TOWN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE ACCESS, UTILITY, DRAINAGE AND CROSS USE PARKING EASEMENTS ARE SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT 1 / ACROSS THE NON-BUILDABLE PORTIONS OF THE PROPERTY.



1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEEDED.
2. A 15' FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL STREET FRONTAGES AND FRONT LOT LINES, WITH THE EXCEPTION OF LOTS 10 THROUGH 12, BLOCK 1, WHICH WILL BE SUBJECT TO THE PROVISIONS IN NOTE B BELOW.
3. ALL RESIDUAL LOTS ADJACENT TO CROWNEER DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSSED FROM INTERIOR STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TOWN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS' ASSOCIATION.
6. CROSS USE ACCESS, UTILITY, DRAINAGE AND CROSS USE PARKING EASEMENTS ARE SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT #_____ ACROSS THE NORTH BALDWIN PORTIONS OF THE PROPERTY.



A horizontal scale bar labeled "SCALE IN FEET" with markings at 0, 30, 60, and 120.





SEE SHEET 2 OF 11

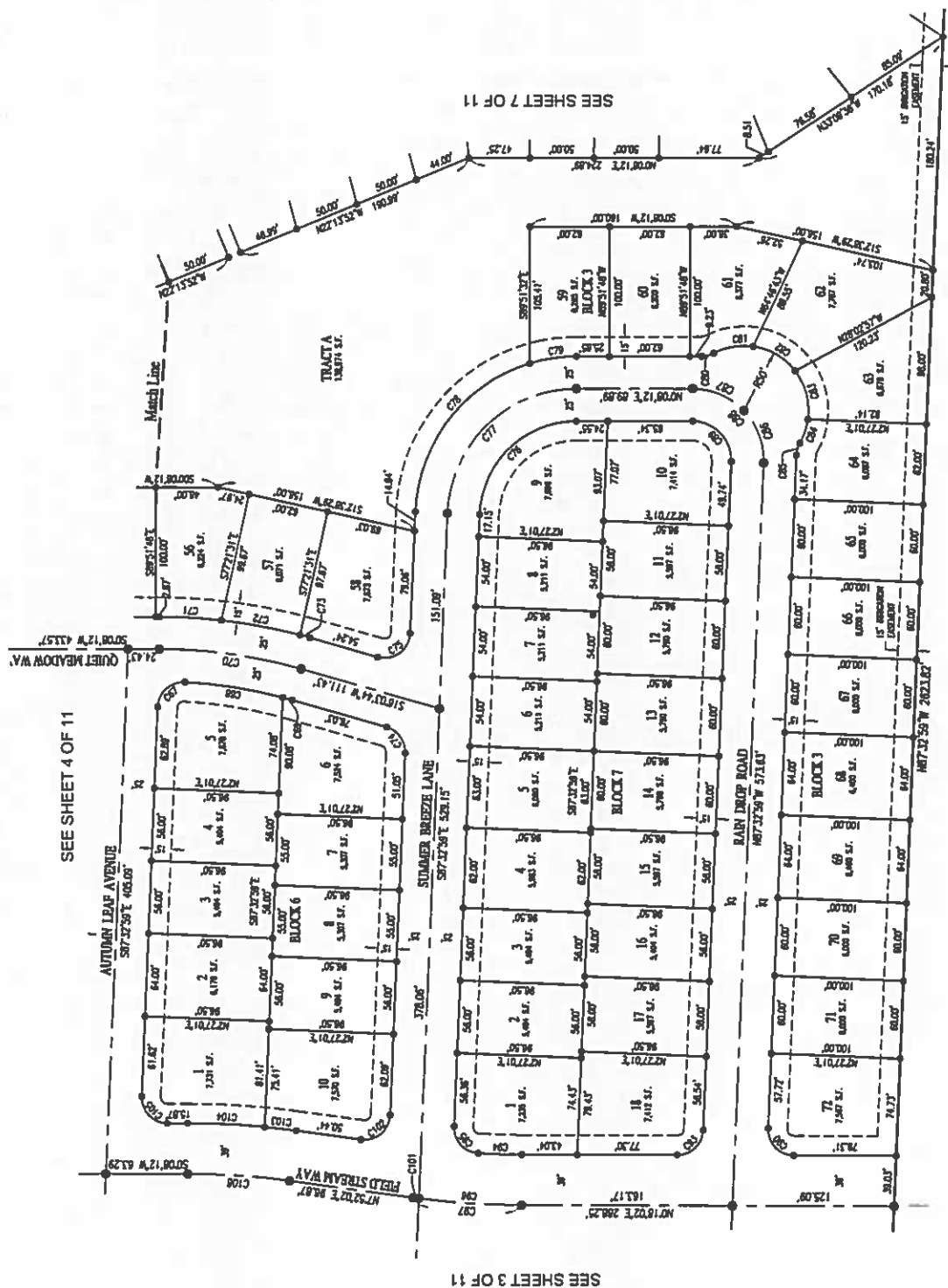
SEE SHEET 6 OF 11

Notes:

1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEEDED IS DEFINED.
2. A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL STREET FRONTAGES AND FRONT LOT LINES WITH THE EXCEPTION OF LOTS 10 THROUGH 12, BLOCK 1, WHICH WILL BE SUBJECT TO THE PROVISIONS IN NOTE 6 BELOW.
3. ALL RESIDENTIAL LOTS ADJACENT TO GRADWY DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSED FROM INTERIOR STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE, ACCESS, UTILITY, DRAINAGE AND CROSS USE PARKING EASEMENTS ARE SET FORTH IN THE REDIPROCAL EASEMENT AGREEMENT RECORDED AS INSTRUMENT _____ ACROSS THE NON-BUILDABLE PORTIONS OF THE PROPERTY.

SEE SHEET 5 OF 11





1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEEDED IS ORDERED.
2. A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL STREET FRONTAGES AND FROM LOT LINES, WITH THE EXCEPTION OF LOTS 10 THROUGH 12, BLOCK 1, WHICH WILL BE SUBJECT TO THE PROVISIONS IN NOTE 6 BELOW.
3. ALL RESERVATION LOTS ADJACENT TO CANNONWAY DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSSED FROM INTERIOR STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TOWN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE OF ACCESS, UTILITY, DRAINAGE AND CROSS USE PAVING EASEMENTS ARE SET FORTH IN THE REDMAPICAL AGREEMENT RECORDED AS INSTRUMENT # _____, WHICH DESCRIBES THE LOW BUILDING PORTIONS OF PROPERTY.



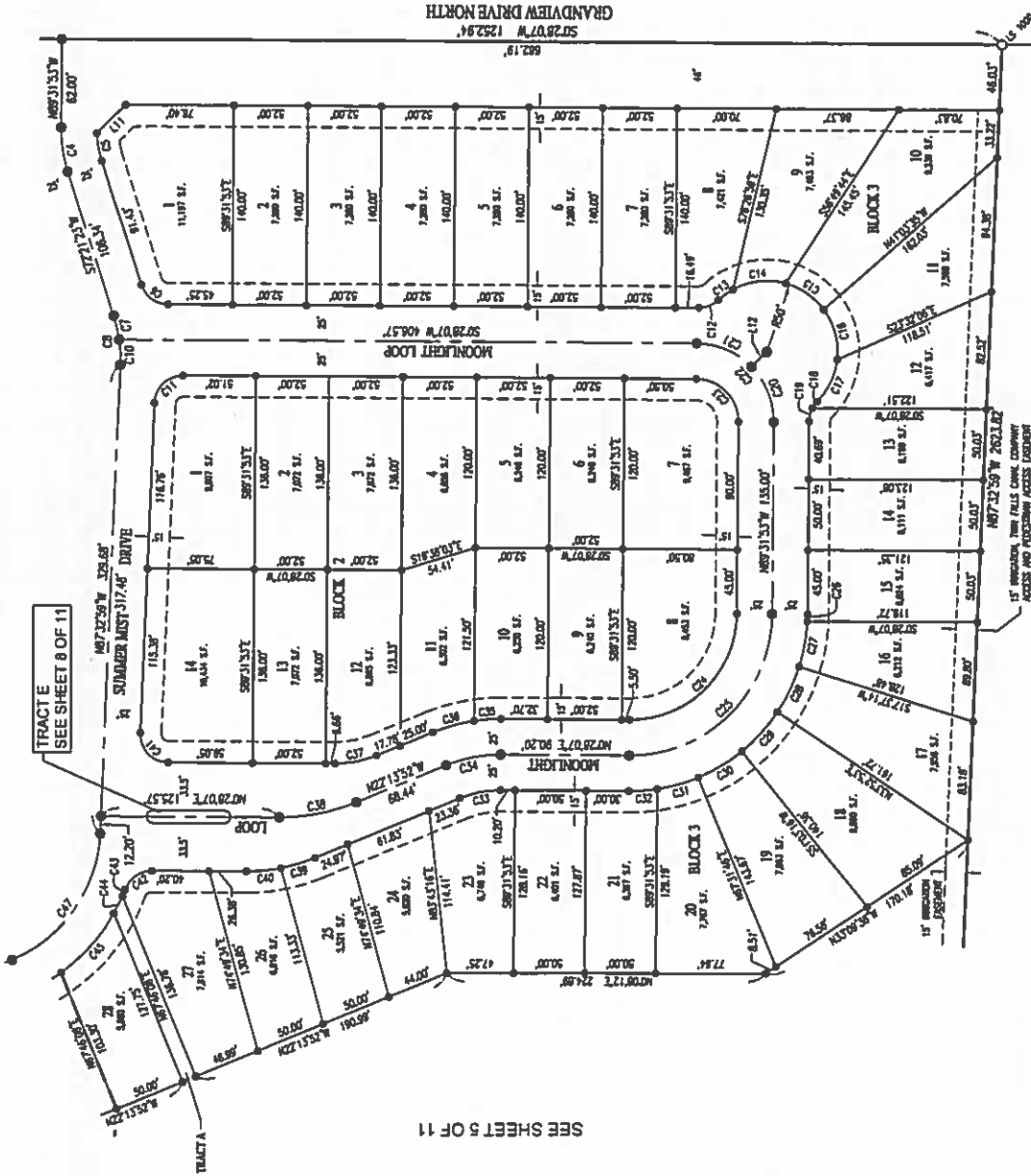
1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEEDED IS DEFINED.
2. A 15 FOOT WIDE UTILITY EASEMENT EXISTS ADJACENT TO ALL STREET FRONTAGES AND FROM LOT LINES WITH THE EXCEPTION OF LOTS 10 THROUGH 12, BLOCK 7, WHICH WILL BE SUBJECT TO THE PROVISIONS IN NOTE B BELOW.
3. ALL RESIDUARY LOTS ADJACENT TO CHANDLER DRIVE NORTH AND FALLS AVENUE WEST SHALL BE ACCESSSED FROM INSIDEN STREETS.
4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE ACCESS, UTILITY, DRAINAGE AND GROSS USE PAVING EASEMENTS ARE SET FORTH IN THE RECIPROCAL EASEMENT RECORDED AS INSTRUMENT #_____ ACROSS THE WEST END PORTIONS OF THE PROPERTY



EHM Engineers, Inc.



SEE SHEET 6 OF 11



SEE SHEET 5 OF 11

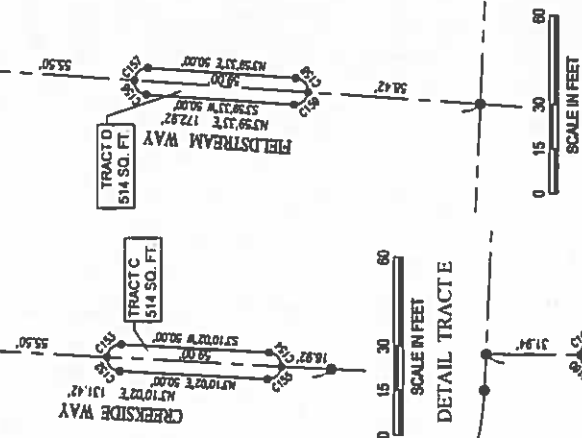
Notes:

1. LOTS WILL HAVE EASEMENTS RECORDED BY SEPARATE INSTRUMENTS AS NEED IS DEFINED.
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4. TRACTS A AND B SHALL BE MAINTAINED BY THE CITY OF TWIN FALLS.
5. TRACTS C, D AND E SHALL BE OWNED AND MAINTAINED BY THE MEADOW WEST HOMEOWNERS ASSOCIATION.
6. CROSS USE ACCESS, UTILITY, DRAINAGE AND CROSS USE PARKING EASEMENTS ARE SET FORTH IN THE REDUCED PLAT AGREEMENT RECORDED AS INSTRUMENT 1 ACROSS THE NON BUILDABLE PORTIONS OF THE PROPERTY.

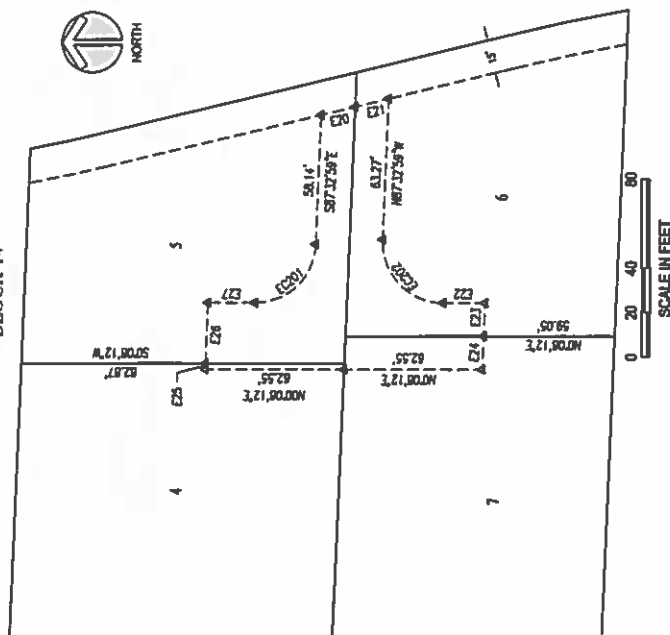




ACCESS & UTILITY
EASEMENT DETAIL
BLOCK 14



ACCESS & UTILITY
EASEMENT DETAIL
BLOCK 14



Easement Line Table

LINE E/F	BEARING	DISTANCE
E20	S17°27'41"E	15.00'
E21	S17°27'41"E	15.00'
E22	S07°08'12"W	18.00'
E23	S07°08'12"W	30.04'
E24	N67°32'59"W	30.00'
E25	N67°32'59"W	21.13'
E26	S87°32'59"E	2.50'
E27	S87°32'59"E	27.33'
E28	S07°08'12"W	21.13'
E29	S87°32'59"E	30.04'
E30	S07°08'12"W	18.00'
E31	N67°32'59"W	30.04'
E32	S87°32'59"E	30.00'
E33	S07°08'12"W	21.13'
E34	S07°08'12"W	15.00'
E35	S07°08'12"W	15.00'
E36	S07°08'12"W	18.00'
E37	N67°32'59"W	30.04'

Easement Curve Table

CURVE E/F	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BPC
E201	87°41'11"	27.50'	42.00'	38.10'	26.41'	S43°42'24"E
E202	97°10'48"	27.50'	44.31'	38.87'	28.63'	S46°17'36"W
E203	87°41'51"	27.50'	42.00'	38.10'	26.42'	S43°42'04"E
E204	07°55'36"	932.00'	15.00'	15.00'	7.54'	S71°13'12"E
E205	07°55'31"	932.00'	15.00'	15.00'	7.53'	S71°15'57"E
E206	92°10'29"	27.50'	44.31'	38.87'	28.64'	S46°17'16"W
E207	87°41'11"	27.50'	42.00'	38.10'	26.41'	S43°42'24"E
E208	92°10'29"	27.50'	44.31'	38.87'	28.64'	S46°17'16"W

Curve Table

CURVE E/F	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BPC
C152	90°00'00"	4.50'	7.07'	6.36'	4.50'	N46°10'02"E
C153	90°00'00"	4.50'	7.07'	6.36'	4.50'	S41°09'33"E
C154	90°00'00"	4.50'	7.07'	6.36'	4.50'	S46°10'02"W
C155	90°00'00"	4.50'	7.07'	6.36'	4.50'	N41°48'58"W
C156	90°00'00"	4.50'	7.07'	6.36'	4.50'	N46°09'33"E
C157	90°00'00"	4.50'	7.07'	6.36'	4.50'	S41°09'27"E
C158	90°00'00"	4.50'	7.07'	6.36'	4.50'	S46°09'33"W
C159	90°00'00"	4.50'	7.07'	6.36'	4.50'	N41°09'27"W
C160	90°00'00"	4.50'	7.07'	6.36'	4.50'	N46°09'27"E
C161	90°00'00"	4.50'	7.07'	6.36'	4.50'	S41°09'33"E
C162	90°00'00"	4.50'	7.07'	6.36'	4.50'	S46°09'33"W
C163	90°00'00"	4.50'	7.07'	6.36'	4.50'	N41°09'27"W



EHM Engineers, Inc.



Curve Table

CURVE / DELTA	PI/MS	ARC	CHORD	TANGENT	CHORD BPC
C101	67°27'	639.00'	4.36'	2.16'	57°40'16"W
C102	60°25'01"	20.00'	33.31'	29.59'	N35°56'29"W
C103	21°41'35"	625.00'	24.47'	24.47'	N6°44'44"E
C104	5°25'15"	625.00'	58.86'	58.86'	N2°35'49"E
C105	28°18'49"	20.00'	32.22'	28.85'	N45°17'36"E
C106	7°43'50"	596.00'	79.07'	79.01'	S40°07'07"W
C107	1°47'24"	547.00'	17.06'	17.06'	S6°56'20"W
C108	5°56'26"	547.00'	56.72'	56.66'	S3°06'25"W
C109	87°41'11"	20.00'	30.61'	27.71'	S43°42'24"E
C110	87°18'49"	20.00'	32.22'	28.85'	S46°17'36"W
C111	87°41'11"	20.00'	30.61'	27.71'	N43°42'24"W
C112	3°51'22"	600.00'	40.36'	40.37'	N2°03'52"E
C113	86°27'27"	20.00'	30.86'	27.90'	N46°15'17"E
C114	3°51'22"	630.00'	43.00'	43.00'	S2°03'53"W
C115	3°51'22"	678.00'	45.83'	45.82'	S2°03'53"W
C116	91°32'33"	20.00'	31.95'	28.66'	S47°46'43"E
C117	86°27'27"	20.00'	30.86'	27.90'	S46°15'17"W
C118	91°32'33"	20.00'	31.95'	28.66'	N47°46'43"W
C119	86°27'27"	20.00'	30.86'	27.90'	N46°15'17"E
C120	91°32'33"	20.00'	31.95'	28.66'	S47°46'43"E
C121	86°27'27"	20.00'	30.86'	27.90'	S46°15'17"W
C122	8°53'24"	561.00'	8.07'	8.07'	N2°45'18"E
C123	89°33'34"	20.00'	31.35'	28.26'	N42°35'12"W
C124	89°41'06"	20.00'	34.00'	30.57'	N42°35'20"E
C125	61°41'19"	561.00'	61.06'	61.06'	N10°11'15"W
C126	70°41'35"	20.00'	25.86'	24.06'	N40°06'42"W
C127	105°39'46"	20.00'	38.06'	31.87'	N39°37'07"E
C128	4°05'25"	1025.00'	73.17'	73.16'	N11°10'03"W
C129	4°28'29"	1025.00'	80.05'	80.03'	N6°53'06"W
C130	62°54'08"	20.00'	28.94'	26.46'	N46°05'56"W
C131	87°18'49"	20.00'	32.22'	28.85'	20.82'
C132	87°41'11"	20.00'	30.61'	27.71'	N43°42'24"W
C133	87°18'49"	20.00'	32.22'	28.85'	20.82'
C134	87°41'11"	20.00'	30.61'	27.71'	N43°42'24"W
C135	87°18'49"	20.00'	32.22'	28.85'	N46°17'36"E
C136	2°34'51"	986.00'	44.41'	44.41'	N10°07'14"W
C137	11°01'43"	986.00'	186.00'	186.51'	S7°37'32"E
C138	13°36'36"	986.00'	234.21'	233.66'	S6°40'06"E
C139	2°46'58"	947.00'	46.00'	45.89'	S11°15'18"E
C140	7°06'30"	947.00'	123.04'	122.85'	S8°22'06"E
C141	3°22'36"	947.00'	55.91'	55.90'	S11°46'55"E
C142	2°55'38"	630.00'	43.00'	42.64'	S12°00'35"E
C143	7°16'06"	630.00'	81.07'	81.01'	S6°34'42"E
C144	6°06'41"	630.00'	71.87'	71.84'	S00°03'10"E
C145	16°29'27"	600.00'	174.36'	172.83'	S20°07'11"E
C146	11°31'32"	600.00'	120.69'	120.49'	S7°42'29"E
C147	5°06'35"	600.00'	53.57'	53.55'	S0°56'35"W

Curve Table

CURVE / DELTA	PI/MS	ARC	CHORD	TANGENT	CHORD BPC
C51	9°41'15"	125.00'	21.13'	10.59'	S17°23'15"E
C52	12°40'49"	125.00'	27.66'	13.86'	S6°12'13"E
C53	91°32'33"	20.00'	31.95'	28.66'	N41°46'43"W
C54	30°28'16"	20.00'	10.64'	10.51'	S7°12'32"W
C55	28°47'16"	50.00'	25.12'	24.66'	S76°22'21"W
C56	47°04'26"	50.00'	41.06'	39.93'	N65°41'49"W
C57	47°08'22"	50.00'	41.15'	40.00'	N16°34'55"W
C58	25°36'42"	50.00'	22.35'	22.16'	N17°46'07"E
C59	30°28'16"	20.00'	10.64'	10.51'	N15°22'20"E
C60	43°50'25"	55.00'	42.06'	41.07'	N21°47'06"W
C61	43°50'25"	55.00'	42.06'	41.07'	N65°37'42"W
C62	87°41'11"	55.00'	64.17'	52.82'	S43°42'24"E
C63	87°41'11"	30.00'	45.91'	41.56'	S43°42'24"E
C64	87°18'49"	20.00'	32.22'	28.85'	S46°17'36"W
C65	87°41'11"	20.00'	30.61'	27.71'	20.82'
C66	87°18'49"	20.00'	32.22'	28.85'	S47°46'43"E
C67	90°43'00"	20.00'	31.67'	28.46'	S42°11'29"E
C68	11°44'53"	375.00'	76.89'	76.76'	S00°02'27"W
C69	108°48"	375.00'	7.51'	7.51'	S15°28'18"W
C70	15°55'32"	400.00'	111.18'	110.82'	S9°05'39"W
C71	6°28'32"	425.00'	40.00'	40.01'	N3°22'27"E
C72	6°28'13"	425.00'	62.06'	62.03'	N10°47'50"E
C73	1°04'46"	425.00'	8.01'	8.01'	N15°31'20"E
C74	76°23'17"	20.00'	26.66'	24.73'	S8°45'22"W
C75	10°35'35"	20.00'	36.17'	31.44'	N35°44'26"W
C76	87°41'11"	75.00'	14.78'	10.80'	S43°42'24"E
C77	87°41'11"	100.00'	15.04'	13.94'	S43°42'24"E
C78	70°46'27"	125.00'	154.41'	144.77'	N62°09'46"W
C79	16°54'44"	125.00'	36.90'	36.76'	N6°19'10"W
C80	27°49'53"	20.00'	9.72'	9.62'	N4°46'47"W
C81	36°02'55"	50.00'	31.46'	30.94'	N6°40'17"W
C82	43°53'14"	50.00'	35.50'	37.56'	N0°24'26"E
C83	43°53'14"	50.00'	39.75'	38.71'	N7°14'38"E
C84	27°15'42"	50.00'	19.45'	19.30'	N4°46'47"W
C85	27°49'53"	20.00'	9.72'	9.62'	S7°05'54"E
C86	46°09'25"	55.00'	44.31'	43.12'	S73°30'10"E
C87	46°09'25"	55.00'	44.31'	43.12'	N69°22'16"E
C88	92°18'49"	55.00'	68.61'	73.34'	N23°12'34"E
C89	92°18'49"	30.00'	42.34'	43.27'	S46°17'36"W
C90	92°08'58"	20.00'	32.17'	28.81'	S46°17'36"W
C91	87°51'01"	20.00'	30.67'	27.75'	S43°37'29"E
C92	92°08'58"	20.00'	32.17'	28.81'	20.76'
C93	87°51'01"	20.00'	30.67'	27.75'	S46°22'31"W
C94	31°44'04"	600.00'	33.87'	33.87'	N43°37'29"W
C95	88°54'56"	20.00'	31.04'	28.02'	N1°55'04"E
C96	71°27'24"	636.26'	80.03'	78.96'	N47°59'33"E
C97	73°41'04"	630.00'	84.38'	84.33'	S33°34'44"W
C98	30°57'04"	678.00'	38.10'	38.10'	N43°37'29"W
C99	80°54'06"	20.00'	31.73'	28.91'	S1°49'34"W
C100	84°34'59"	20.00'	29.53'	28.92'	S47°05'37"E

Curve Table

CURVE / DELTA	PI/MS	ARC	CHORD	TANGENT	CHORD BPC
C1	4°32'31"	300.00'	23.70'	23.70'	N46°33'42"W
C2	4°32'31"	300.00'	23.70'	23.70'	S84°33'42"E
C3	16°14'54"	125.00'	35.45'	33.33'	S80°28'49"W
C4	16°06'45"	100.00'	31.81'	31.40'	N81°24'45"W
C5	17°07'58"	75.00'	18.81'	19.25'	N79°55'21"E
C6	17°53'16"	20.00'	25.08'	23.48'	N3°24'45"E
C7	6°35'14"	100.00'	17.31'	17.29'	N77°16'59"E
C8	20°05'38"	100.00'	35.07'	34.89'	S82°24'12"W
C9	20°05'38"	75.00'	26.30'	26.17'	S82°24'12"W
C10	10°16'24"	100.00'	17.76'	17.73'	N67°21'48"E
C11	86°01'06"	20.00'	36.72'	27.78'	S43°32'26"E
C12	43°53'31"	20.00'	15.23'	14.86'	N17°20'38"W
C13	15°34'08"	50.00'	12.71'	12.68'	N15°52'20"W
C14	44°08'01"	50.00'	35.51'	37.57'	N63°31'15"W
C15	37°59'11"	50.00'	33.16'	32.55'	N4°32'21"E
C16	42°44'56"	50.00'	37.31'	36.45'	N1°54'21"E
C17	36°12'26"	50.00'	33.34'	32.73'	S64°36'55"E
C18	16°15'46"	20.00'	5.66'	5.66'	S33°38'35"E
C19	27°45'41"	20.00'	8.69'	8.59'	S75°39'11"E
C20	44°44'24"	55.00'	43.01'	41.92'	N68°03'52"E
C21	49°11'36"	55.00'	43.36'	42.77'	N23°07'55"E
C22	90°00'00"	55.00'	86.39'	77.78'	S45°28'07"W
C23	90°00'00"	30.00'	47.12'	42.43'	S45°28'07"W
C24	90°00'00"	75.00'	117.81'	106.07'	N44°31'53"W
C25	90°00'00"	100.00'	157.08'	141.42'	N44°31'53"W
C26	27°17'33"	125.00'	5.00'	5.00'	S86°23'07"E
C27	1°51'15"	125.00'	32.42'	32.33'	S7°48'33"E
C28	16°15'38"	125.00'	35.48'	35.36'	S64°14'57"E
C29	17°10'23"	125.00'	37.47'	37.33'	S47°31'56"E
C30	16°28'30"	125.00'	35.94'	35.82'	S37°42'29"E
C31	15°15'37"	125.00'	29.96'	29.88'	S15°06'16"E
C32	91°27'25"	125.00'	20.08'	20.06'	S10°06'00"E
C33	27°41'59"	75.00'	29.71'	29.52'	N10°32'53"E
C34	27°41'59"	100.00'	39.62'	39.36'	N10°32'53"W
C35	8°52'58"	125.00'	19.38'	18.36'	N3°58'23"W
C36	13°49'00"	125.00'	38.14'	38.07'	N15°19'22"W
C37	27°41'59"	75.00'	29.71'	29.52'	N10°32'53"W
C38	27°41'59"	140.00'	55.47'	55.10'	N10°32'53"W
C39	17°13'30"	125.00'	24.88'	24.85'	S16°31'37"E
C40	11°17'26"	125.00'	24.63'	24.58'	S15°10'38"E
C41	91°58'54"	20.00'	32.11'	28.77'	N46°27'34"E
C42	70°06'15"	20.00'	24.46'	22.98'	S34°36'00"E
C43	2°20'35"	125.00'	5.11'	5.11'	S2°56'
C44	61°10'18"	125.00'	13.46'	13.46'	S64°14'24"E
C45	25°43'39"	125.00'	54.13'	54.66'	S46°17'25"E
C46	15°11'44"	125.00'	28.78'	28.72'	S28°49'44"E
C47	65°18'07"	100.00'	114.00'	107.83'	S54°53'76"E
C48	65°18'07"	75.00'	85.50'	80.85'	N64°53'26"W
C49	22°27'04"	75.00'	28.26'	28.26'	N11°02'50"W
C50	22°27'04"	100.00'	39.04'	38.79'	S11°02'50"E



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ACKNOWLEDGMENT

STATE OF _____) ss
COUNTY OF _____)
ON THIS _____ DAY OF _____, 2017, AT _____, ME, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CARY HOLVETTER JR., known or identified to me to be a member of CHANDLER FARMS, LLC, to be the MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY DECIDED 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 _____

CERTIFICATE

OF

OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN THE NE 1/4, SECTION 7, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOONE MERIDIAN, TWIN FALLS COUNTY, IDAHO, SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, SAID POINT LIES NORTH 07°28'07" EAST 2505.87 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 7 AND BEING THE REAL POINT OF BEGINNING;

THENCE, SOUTH 07°28'07" WEST 1752.84 FEET ALONG THE EAST BOUNDARY OF SAID NE 1/4 TO THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 87°37'39" WEST 2621.82 FEET ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 TO THE SOUTHWEST CORNER THEREOF;

THENCE, NORTH 07°08'12" EAST 1286.19 FEET ALONG THE WEST BOUNDARY OF SAID NE 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE, SOUTH 86°49'58" EAST 2632.63 FEET ALONG THE NORTH BOUNDARY OF SAID NE 1/4 TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 76.52 ACRES.

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

PURSUANT TO IDAHO CODE 50-1134, ME, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF TWIN FALLS MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3002, ME, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE TWIN FALLS CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE TWIN FALLS CANAL COMPANY.

CHANDLER FARMS, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY: CARY HOLVETTER JR., MANAGER



EHM Engineers, Inc.



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARRISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HAVE 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 SHOWN UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF CITY COUNCIL

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

WATER _____ CITY CLERK _____

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERSON
COUNTY SURVEYOR

COUNTY TREASURER'S CERTIFICATE

I, _____, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO FOR THE REQUIREMENTS OF IDAHO CODE 20-1304, 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 _____

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 RECORDER'S CERTIFICATE

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

ON THIS _____ DAY OF _____, 2017, AT _____, ID, 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 _____

Aerial Photo Map

Reference Only



Aerial Photo - April 2016



Zoning Vicinity Map

Reference Only





Date: July 17th, 2017

To: Honorable Mayor and City Council

From: Jonathan Spendlove, Senior Planner

Request:

Consideration of a request from Jeremy Smith to waive the non-conforming building expansion permit process for a home located at 3220 Falls Ave E.

Time Estimate:

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

Background:

Attached is a request from Jeremy Smith who is asking to be allowed to expand an existing residence with a garage to the east of the existing residence. The home is located in the SUI Zoning District. The minimum Front Yard Setback for this zone is 30', and the center line set back along this segment of Falls Ave E. is 80'. The existing home, built around 1962 according to County Assessor records, sits at ~72' +/- from centerline of Falls Ave E and ~36' +/- from front property line.

Per City Code Title 10; Chapter 4; Section 5.3 states, "A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption of this code...." Staff determined the current residence is legal nonconforming as the home was lawfully built prior to our code (1978). The building sits at ~72' +/- from centerline of Falls Ave E., thus encroaching into the centerline setback of Falls Ave E.

On July 7th, 2017 city staff accepted a Waiver of Nonconforming Building Expansion Permit application. The plan proposed building an addition to the east of the existing residence. The proposed expansion does not extend the house any further into the centerline setback, and is setback from the front line of the house by 4'. Section 10-3-4(D) provides for a process to allow a legal non-conforming building expansion permit. This process requires a hearing before the Planning and Zoning Commission. The last sentence of the first paragraph of Section 10-3-4 states:

"The requirements of this section may be waived for residences and residential uses by motion and minute entry of the City Council."

If the Council wishes, it may waive the public hearing before the Planning & Zoning Commission as per requirements of Section 10-3-4. This would allow the applicant to proceed with the building permit process.

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

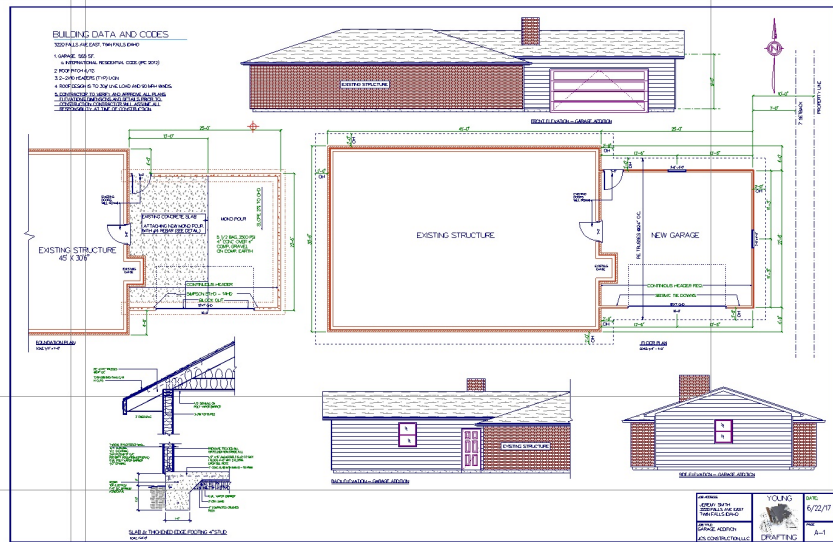
Engineering reviewed MR. Smith's expansion request and does not have an issue with the proposed expansion, as it does not encroach any further into Falls Ave E. centerline setback.

Conclusion:

The City Council is tasked with acting on the request. If the waiver is granted the applicant may proceed to submit for a public hearing before the Planning & Zoning Commission. If the applicant is not satisfied with the decision by the Commission, he may appeal that decision to the Council.

Attachments:

1. Applicant Submitted Site Plan
2. Aerial Map



961
WILDWO

Existing House

3218
4000

3220
4000

Proposed Garage

3222
FALLS

72'-0"

80'-0"

76'-0"

FALLS AVE E

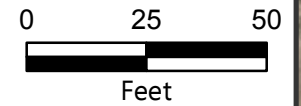
3240
3216 SPRIN
SPRIN

Falls Centerline and
Corresponding distances

SPRING CREEK DR

3239
SPRIN

Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Jarrod Bordi

Request:

Request from the Twin Falls School District #411 to approve a Building Permit Fee Waiver for the remodel of Magic Valley High School.

Time Estimate:

The request should take approximately 10 minutes.

Background:

The Twin Falls School District submitted applications for building permits to remodel the interior of the Magic Valley High School. The Twin Falls School District has submitted a letter requesting that the building permit fees be waived for these projects. The estimated building permit fees associated with these projects are as follows:

- Permit/Plan Review fee\$6,113.25
- Mechanical permit fee\$605.56
- Electrical permit fee\$1,360.00
- Plumbing permit fee\$858.48
- **Total\$8,937.29**

Approval Process:

Approval of this request requires a simple majority (50%+1) of the members in attendance at this meeting.

Budget Impact:

Approval of this request will allow the applicant to proceed with their building permit without paying the **\$8,937.29** in building permit fees. Please note that sewer capacity fee of **\$1,646.18** will be assessed for this project.

Regulatory Impact:

None

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council consider the request and take whatever action the Council determines is appropriate.

Attachments:

1. Letter to City from Brady Dickinson



Twin Falls School District #411
201 Main Ave. W
Twin Falls, ID 83301

P 208.733.6900
F 208.733.6987
www.tfsd.org

Brady D. Dickinson, PH.D. SUPERINTENDENT OF SCHOOLS

June 28, 2017

Mr. Jarrod Bordi
Certified Building Official
321 Second Avenue East
PO Box 1907
Twin Falls, ID 83303-1907

Dear Jarrod:

First, I want to thank you for your support of the Twin Falls School District. Few communities enjoy the high level of cooperation that exists between the City of Twin Falls and the Twin Falls School District #411. We have a shared facilities use agreement and have representation on the various committees within the city and school district. In addition, the city has faithfully waived building permit fees and other fees associated with building projects by the school district. This has allowed the district to maximize our taxpayer dollars to benefit the children of our community. On behalf of the TFSD #411 Board of Trustees, I want to sincerely thank you for that spirit of cooperation.

The purpose of this letter is to request a waiver of the building, mechanical, electrical & plumbing fees for our remodel of Magic Valley High School. This remodel is overdue and we are completing the project without the aid of a bond. We estimate the permit fees for this project to be approximately **\$8,937.29**; our budget for this project is tight and all savings will be invested directly into the project.

Thank you for taking the time to consider this request. If you have any questions or require additional information, please call me.

Sincerely,

Brady D. Dickinson, PH.D
Superintendent of Schools

Brady D. Dickinson, Ph.D.
Superintendent of Schools



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: William Carberry, Airport Manager

Request:

Request to approve a Preferred Design for the Magic Valley Regional Airport's Northeast Development Area.

Time Estimate:

Approximately 10 minutes with possibly more time needed for questions.

Background:

The Airport FAA Master Plan, completed in 2012, identifies the N.E. hangar area as an appropriate location for a future cargo facility. When FedEx approached the airport about a possible site for a new facility, based on the master plan, the N.E. development area was considered the most suitable site. With the construction of the FedEx facility on a 3 acre site, the need arose for additional planning and pre-design for a preferred alternative for future taxi lanes, ramps, and hangar development options. The FAA agreed to fund a pre-design study.

The Airport's contract with JUB Engineers for the N.E. Development Area Pre-design study began in October of 2016. During the intervening months, JUB led a public process to include a project open house, Airport Board meetings, and several meetings with airport stakeholders to include Precision Aviation, Spur Aviation, FedEx, and the Avionics Shop, all situated in the N.E. development area.

The Airport Board's preferred option 7C (deemed acceptable to both FedEx and Precision Aviation) allows for a hangar lot across from Precision Aviation and for future access to the FedEx ramp by larger aircraft. An option for Spur Aviation to build a new hangar would be the lot across from their main hangar, adjacent the BLM helipad area.

Kent Atkin, Project Manager for the airport's consulting firm, JUB, will lead the Council through a presentation outlining the progress of the pre-design study, and the ultimate recommendation of the Airport Advisory Board on a preferred option for future N.E. development and FAA funded ramp and taxi lane construction.

Approval Process:

Approval of the Airport Board Recommendation will take a majority of the Council. In addition, the Airport will also look for concurrence from the FAA.

Budget Impact:

Any future projects associated with the preferred design will require grant funding through the FAA airport improvement program. Approval of the Airport Board's recommendation will not impact the current budget.

Regulatory Impact:

The airport will need to look for FAA concurrence of the Pre-design plan before we can move forward with any new hangar lease agreements or infrastructure improvements.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the Council approve the Airport Board recommendation to move forward with Option 7C, contingent upon FAA concurrence.

Attachments:

1. TWF 2012 Master Plan Cargo Facility
2. Airport N.E. Development Presentation

5.3.3 AIR CARGO DEVELOPMENT CONCEPTS

TWF does not currently have any designated facility for air cargo. Currently, delivery vans/trucks drive onto the east apron where cargo is sorted and loaded directly onto cargo aircraft. The existing operation is anticipated to be adequate given forecast demand, although, as described in Section 4, future air cargo screening/security requirements or a significant increase in air cargo demand, could result in a requirement or preference for a dedicated air cargo facility to be developed at the Airport. A dedicated air cargo facility concept is not proposed as part of this Master Plan Update. However, based on the facility requirements analysis, it is recommended that an area of approximately 1-2 acres for such development be identified for long-term planning purposes, which could accommodate one or more buildings and a loading apron.

Potential air cargo facility development areas were identified and evaluated in the 2003 Master Plan Update. The preferred location was a group of lease plots located within the east building area adjacent to Taxilane 13 and Taxiway L. Advantages to this site include convenient vehicle access, the availability of utilities, and minimal site preparation requirements. In addition, air cargo aircraft would be operationally compatible with other larger aircraft located in this area. Since 2003, several tenants have developed hangar facilities in the area recommended for future air cargo development. However, any appropriately sized available area within the east building area could adequately support air cargo operations at the Airport with the same realized benefits, provided the location is adjacent to a taxilane/taxiway and an access road. **Exhibit 5-11** depicts several conceptual locations within the east building area for potential future development of an air cargo facility.



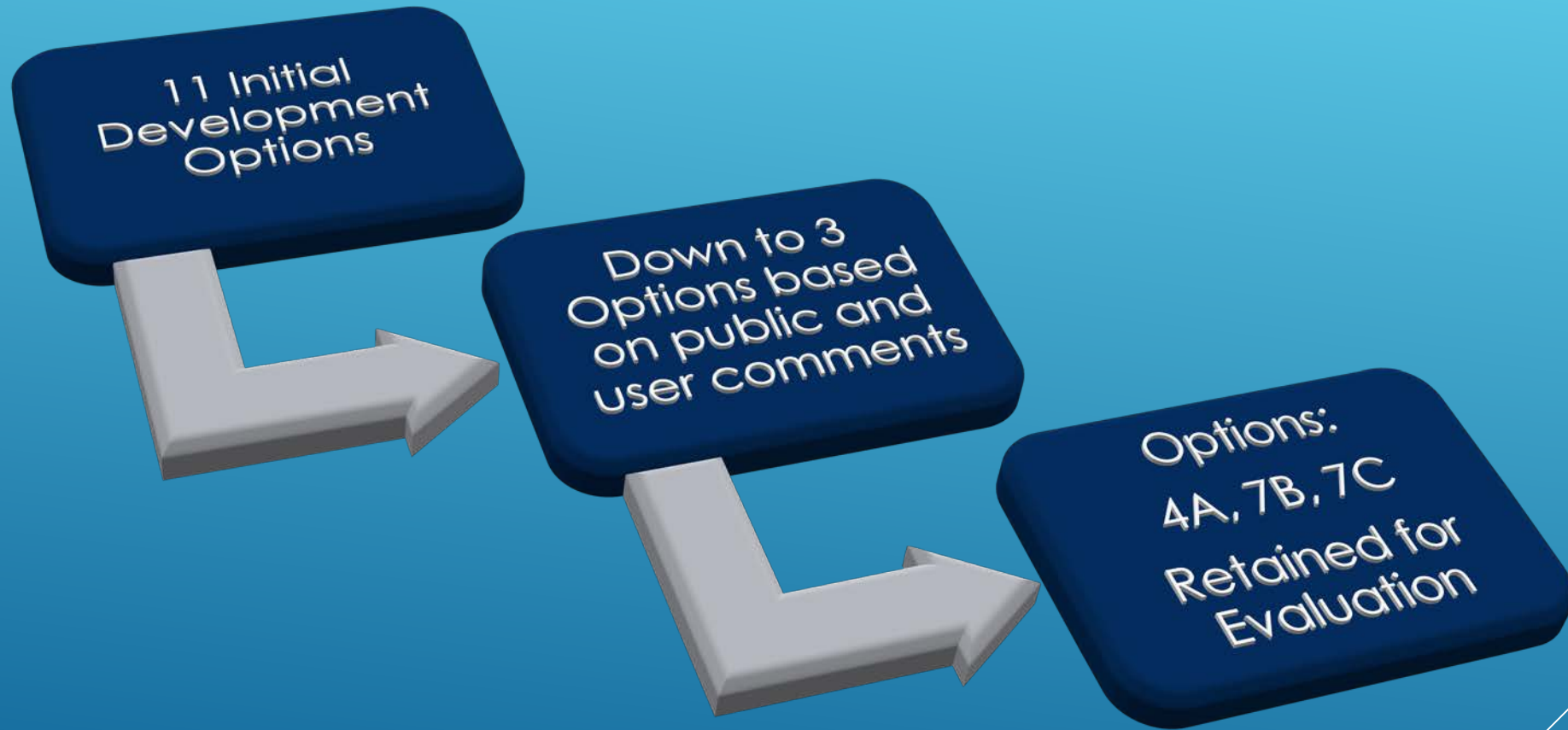
TWIN FALLS AIRPORT (TWF)

NORTHEAST TAXI LANE DESIGN ALTERNATIVES EVALUATION SUMMARY

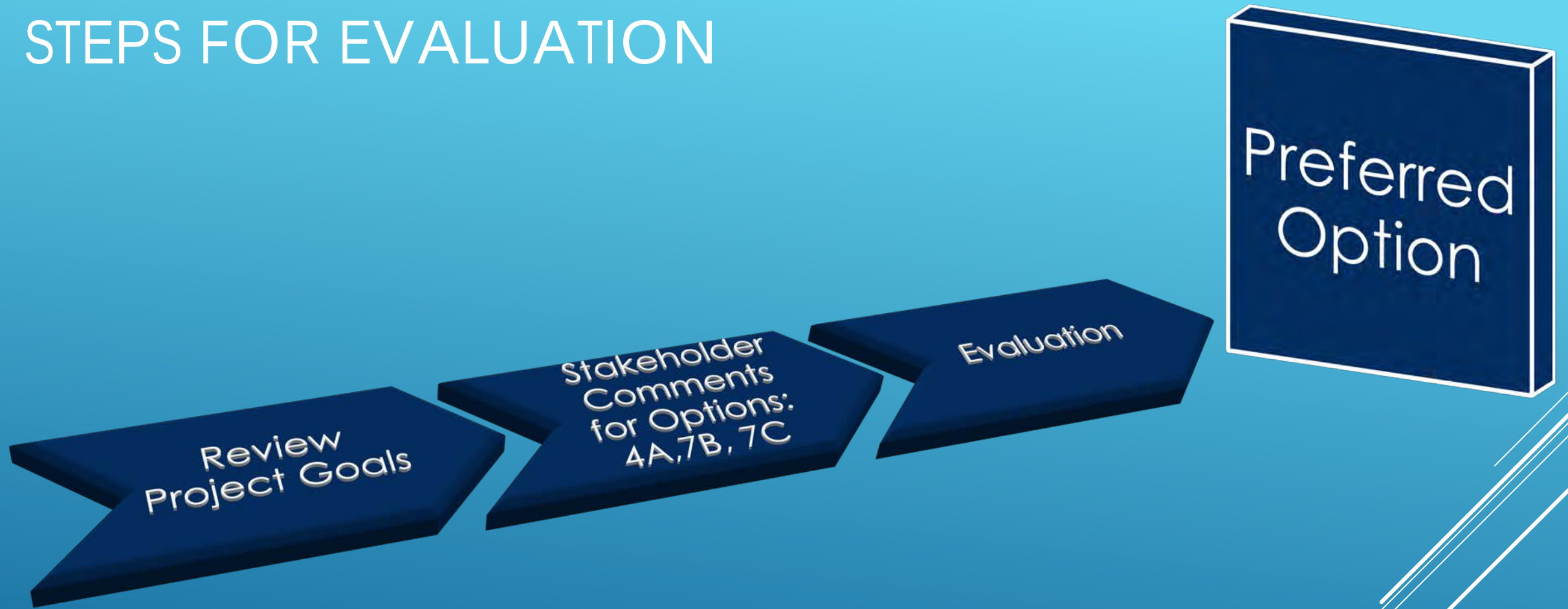
JULY 17, 2017



SCREEN OPTIONS



STEPS FOR EVALUATION



PROJECT GOALS

Provide Redundant Access
to Northeast Properties

Reduce Any Perceived
Congestion

Provide Group II Aircraft Access

Taxi lane Object Free Area = 115 feet Wide

Taxi lanes = 35 Feet Wide

Provide Future Group III Aircraft Access for FedEx
ATR and other future Aircraft

Taxi lane Object Free Area = 131 feet Wide

Taxi lanes = 50 Feet Wide

Minimize Impact to Existing Tenants and
Users

Planned Facilities Should Meet FAA
Requirements to Maximize Funding
Opportunities

Plan Must Conform to the FAA Airport
Master Plan

Provide Opportunity for Future
Aeronautical Development

Minimize Aircraft (Taxilane)/Vehicle
(Road) Crossing

STAKEHOLDER INVOLVEMENT

- ▶ October 25th, 2016 individual meeting with users
- ▶ November 17, 2016 Advertise for open house
- ▶ December 1st, 2016 Airport board meeting and Tenant/ users meeting
- ▶ December 6th, 2016 Hold open house
- ▶ February 7th, 2017 Airport Board reviewed options and selected 4A, 7B and 7C
- ▶ February 17th, 2017 Airport staff meet with FAA. FAA has been involved with the project.
- ▶ February through March additional Meetings with Spur Aviation, Precision Aviation, Fed Ex, Greg Olsen and Ron Miller.
- ▶ Added comments receive from users meetings to options 4A, 7B and 7C

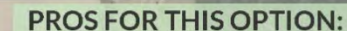
OPEN HOUSE DECEMBER 6TH, 2016

New airport taxi lane project draws public involvement

TWIN FALLS, Idaho (KMVT/KSVT) - The Magic Valley Regional Airport is looking to expand, and it wants to hear from community members.....



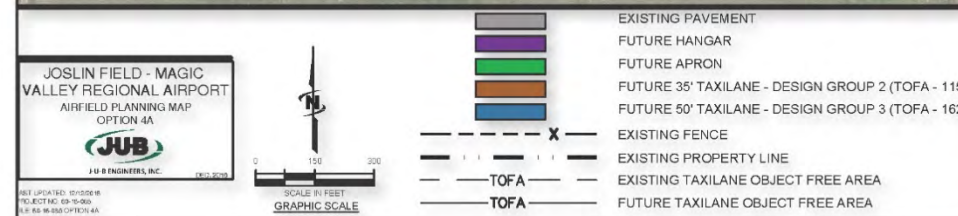
**JOSLIN FIELD - MAGIC VALLEY REGIONAL AIRPORT
AIRFIELD PLANNING MAP - OPTION 4A**



- Allows for development near current infrastructure
- Redundant access
- Allows hangar development/expansion across from tenant
- More hangar and airside/landside available development area

CONS FOR THIS OPTION:

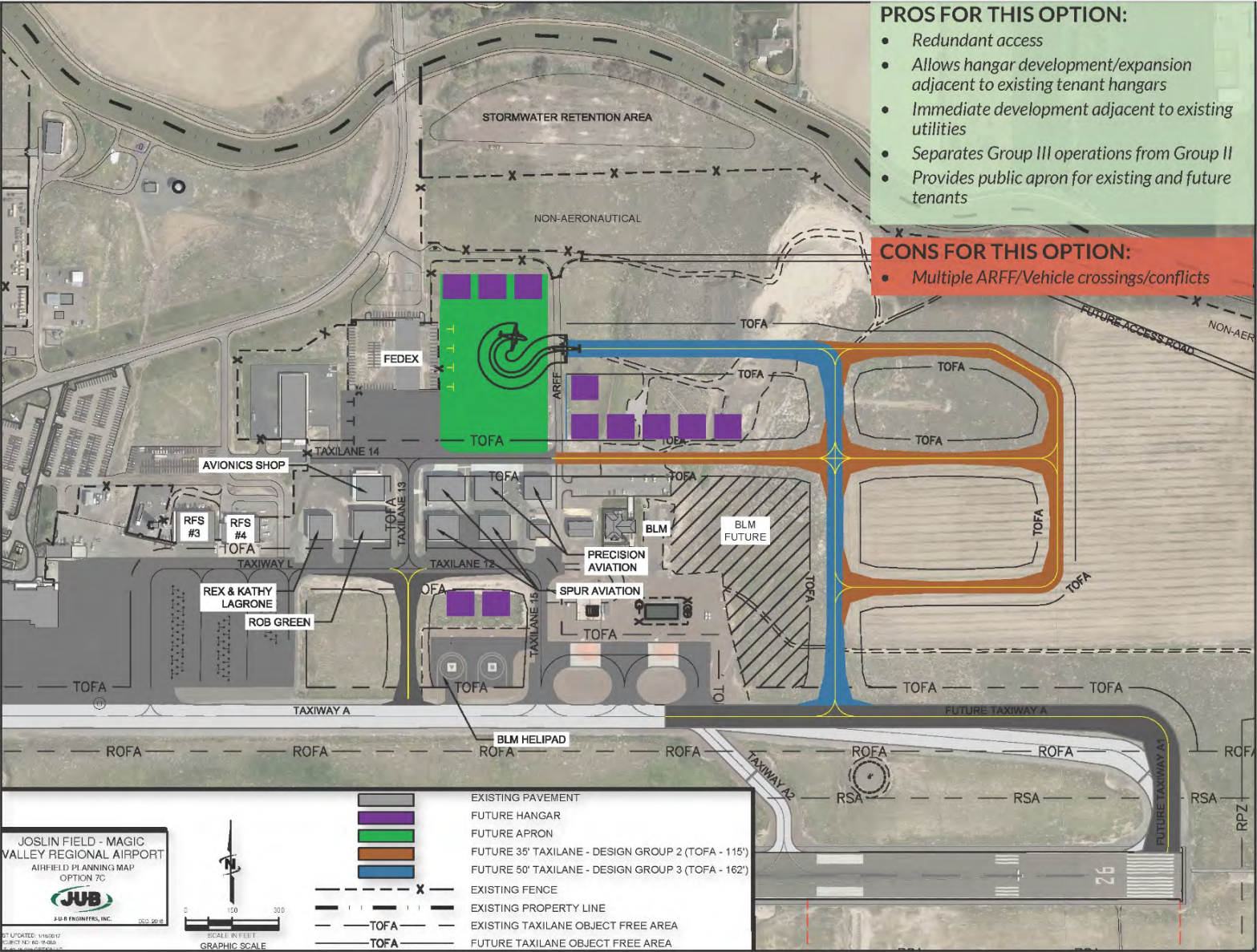
- Multiple ARFF/vehicle crossing conflicts
- Cumbersome intersection with congestion
- Multiple ARFF /vehicle crossings



- 8

(OPTION 7C)

JOSLIN FIELD - MAGIC VALLEY REGIONAL AIRPORT
AIRFIELD PLANNING MAP - OPTION 7C



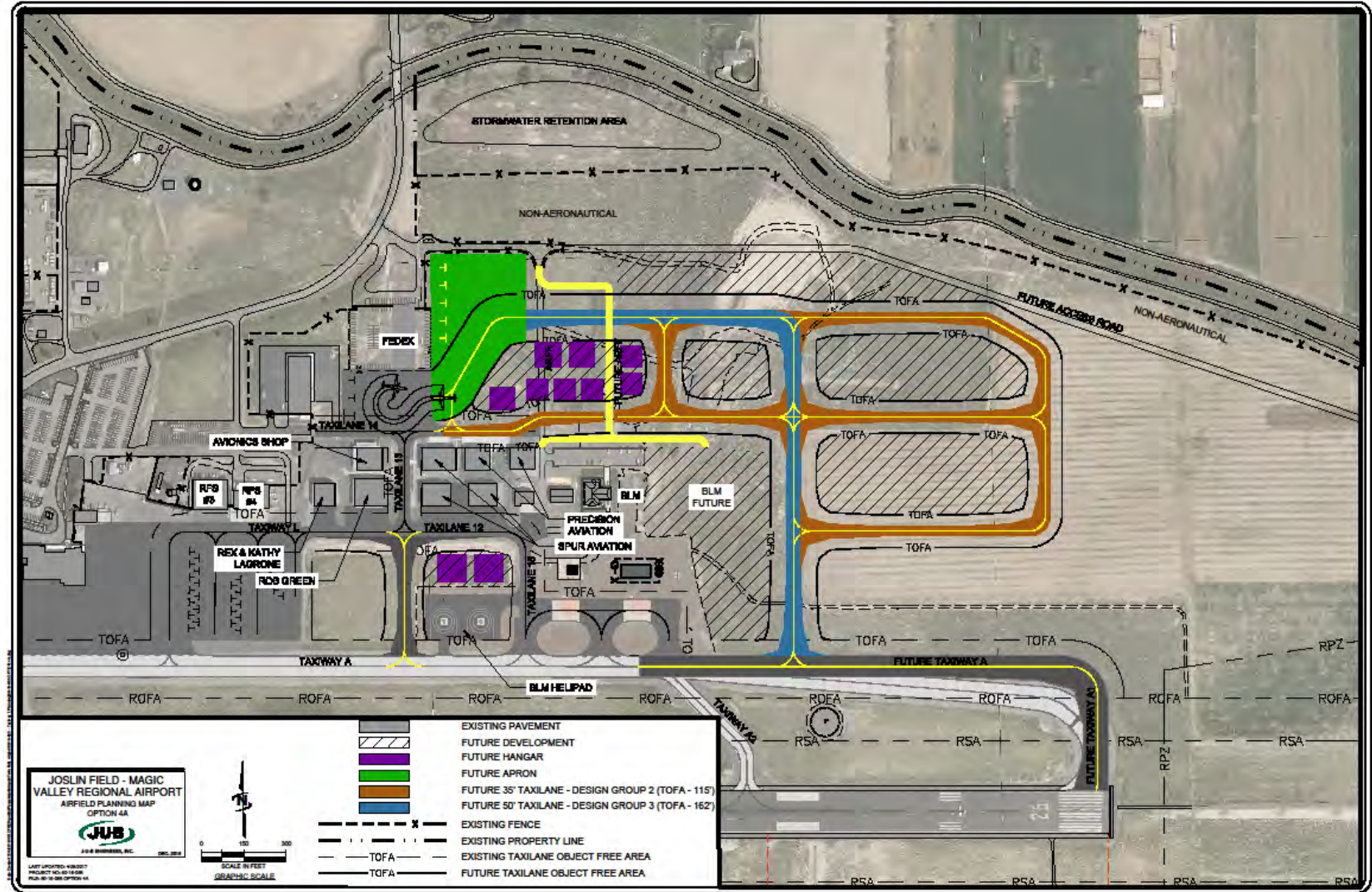
DISPLAYING STAKEHOLDER INPUT (OPTION 4A)

User Comments

Add Future Development Hatching

Add hangers
north of BLM
Helipad

Show the new
taxi lane from
T/W Alpha to
Lima



DISPLAYING STAKEHOLDER INPUT(OPTION 7B)

User Comments

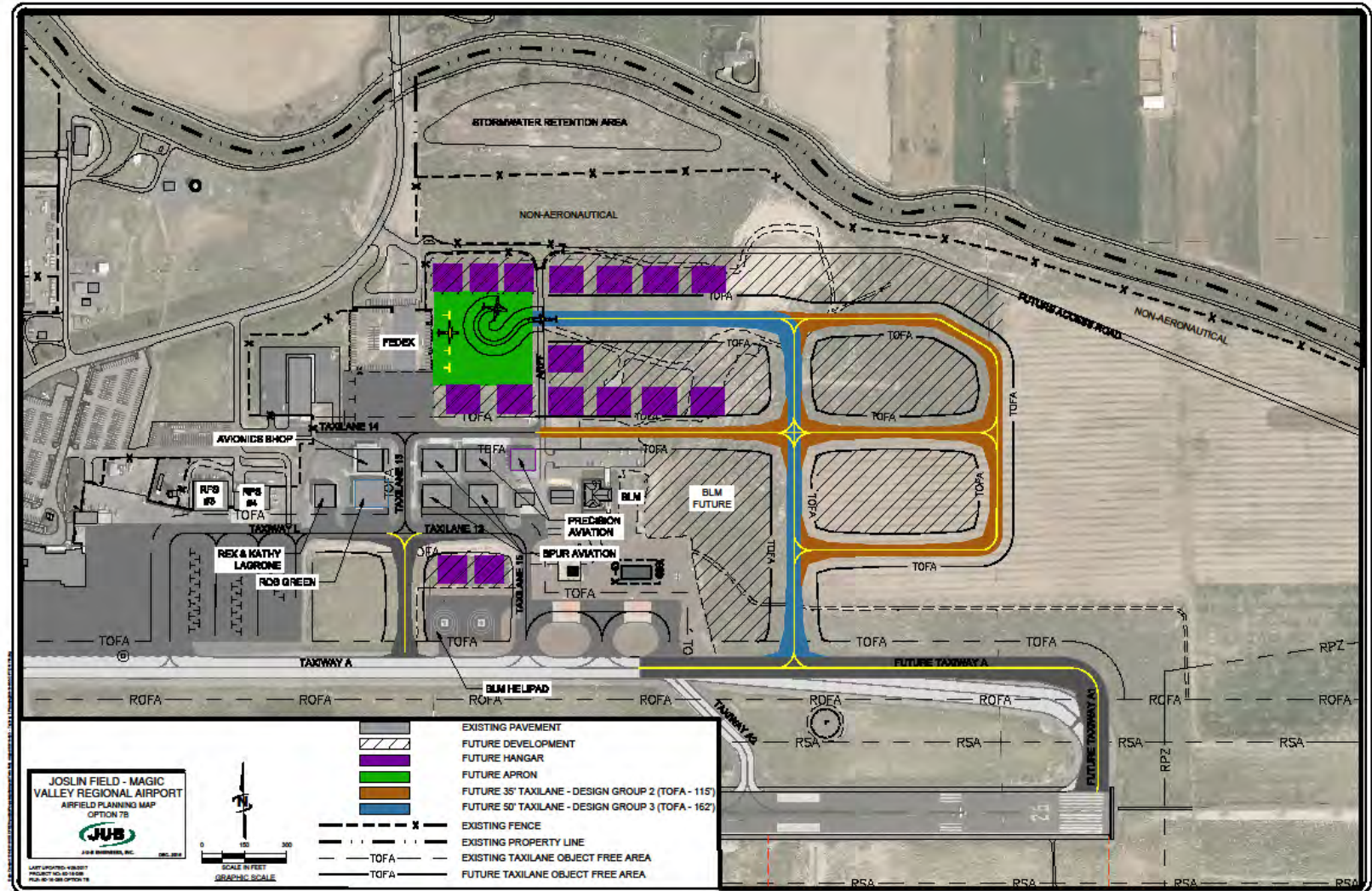
Add future development hatching

Show public apron with hangar to the north

Adjust future apron to allow vehicle access to Fed Ex's apron

Add hangars north of BLM Helipad

Add South taxi lane loop

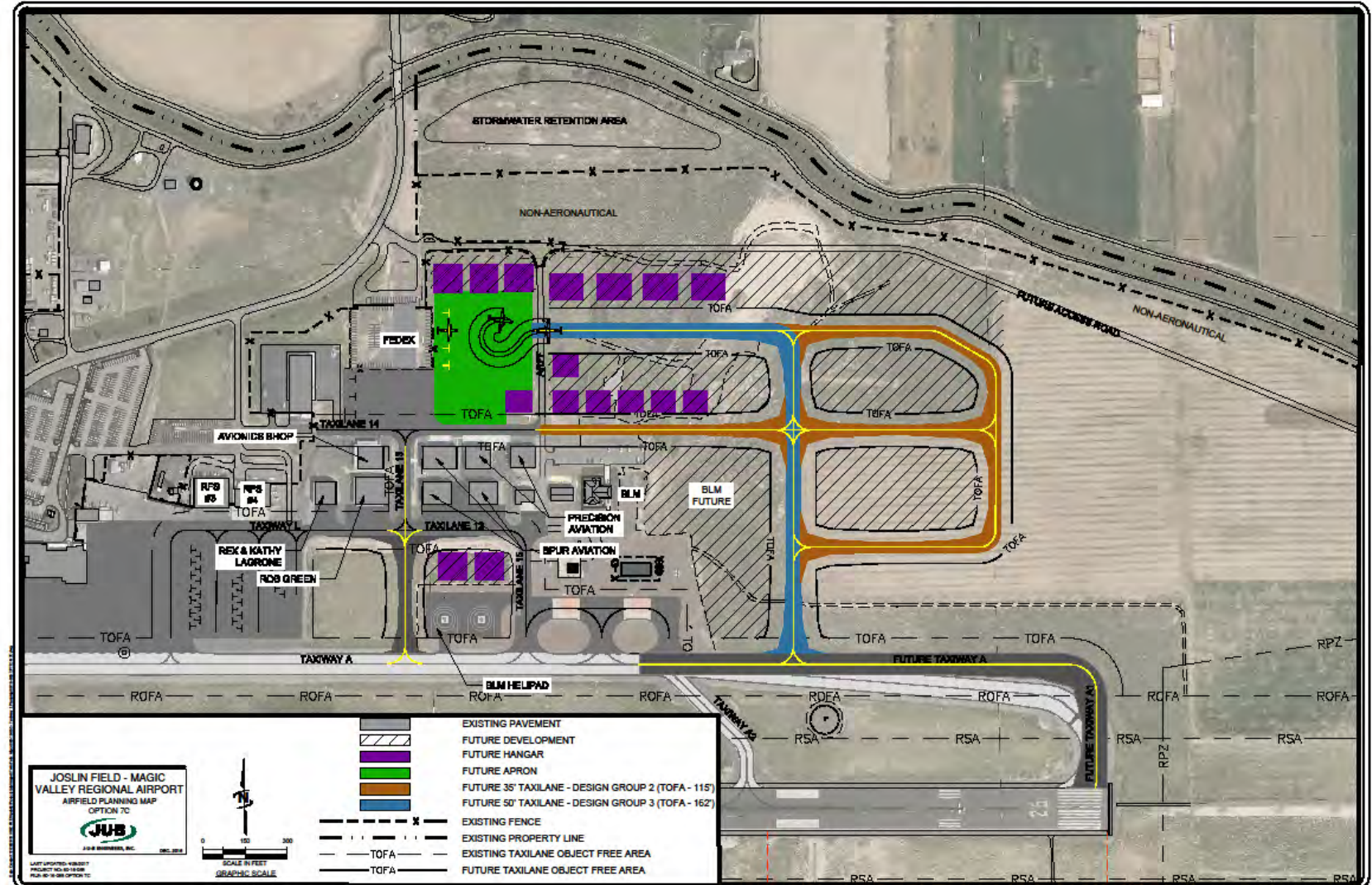


DISPLAYING STAKEHOLDER(OPTION 7C)

User Comments

Add future
development
hatching

Show hangar in the southeast corner of the future apron



OPTIONS EVALUATION

No.	Goals	4A	7B	7C
1.	Provide redundant access to northeast properties	1	0	1
2.	Reduce any perceived congestion	0	0	1
3.	Provide group II access	1	1	1
4.	Provide future group III access for FedEx ATR and other future aircraft	1	0	1
5.	Minimize impacts to existing tenants and users	1	0	1
6.	Planned facilities should meet FAA requirements to maximize funding opportunities	1	1	1
7.	Plan must conform to the current FAA Airport Master Plan	1	1	1
8.	Provide Opportunity for Future Aeronautical Development	1	1	1
9.	Minimize Aircraft (Taxilane)/Vehicle (Road) Crossings	1	1	1
		8	5	9
*This evaluation provides the same weight for all goals. The Airport Board may choose to rank and/or weight goals differently.				

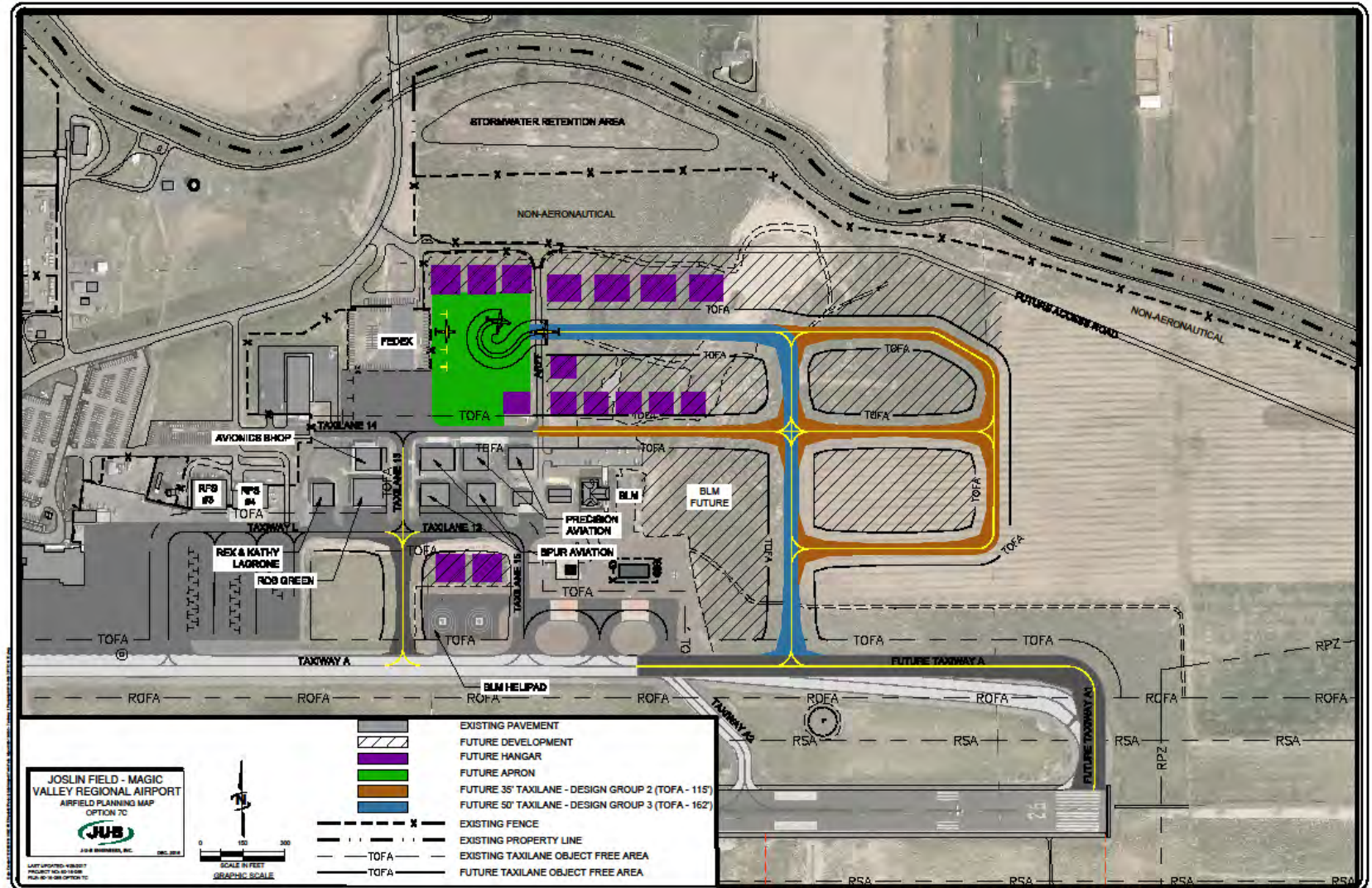
AIRPORT BOARD UNANIMOUSLY RECOMMENDS
OPTION 7C

Airport Board Steps

In May Airport Board tabled the evaluation. In order to get additional input.

In June Airport Board reached a unanimous recommendation.

Users were present for both May and June meetings.



NEXT STEPS

- ▶ Submit preferred alternative to FAA
- ▶ Finish up preliminary design for Northeast taxi way
- ▶ Work with FAA and update Capital Improvement Program (CIP)





MONDAY July 17, 2017

To: Honorable Mayor and City Council

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

AGENDA ITEM

Request: Consideration of the PUD Agreement between the City of Twin Falls and Grandview Farms, LLC.

History:

Attached is a copy of the proposed PUD Agreement between the City of Twin Falls and Grandview Farms, LLC.

On February 4, 2008, the City Council annexed this 72 +/- acre site with an R-2 zoning designation, as presented, subject to the following three (3) conditions.

1. Subject to 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 rebuilt or built to current City Standards upon development of the property.
3. A deed restriction being filed on the property that the lots to be developed on the west side proposed Creek side Street to have a minimum lot size of 16,000 square feet.

On May 19, 2008, Ordinance #2937 along with a Deed Restriction pertaining to development of the property were adopted by the City Council and later published and recorded. Adoption and publication of Ordinance #2937 annexed and rezoned the property to R-2.

On November 24, 2008, The City Council held a public hearing on a request to rezone the property from the R-2 zoning designation to R-2 PUD and a R-2 NCO PUD. Presentations were given by the applicant's representative and by staff. The public hearing was opened. There was considerable public input regarding the presented development plan of this property. Upon conclusion of the public hearing and council deliberations a motion was made and seconded to approve the request, as presented and subject to 12 conditions. Roll call vote showed all members present in favor of the motion. The 12 conditions are incorporated into the PUD Agreement and also included as Exhibit "C" of the PUD Agreement.

Ordinance #2956 was adopted and later published. Adoption and publication of Ordinance #2956 annexed and rezoned the property to R-2 PUD & R-2 NCO PUD. In 2008 a PUD Agreement was adopted at the time of final plat approval, therefore the draft PUD Agreement was not approved. The developer wishes to complete the approval of this development as approved.

Staff has worked with the developer to assure that the PUD Agreement accurately and correctly reflects Council's approval. Attached is a copy of the final draft of the PUD Agreement.

Budget Impact:

Approval of this request will not impact the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to complete the platting process and ultimately proceed with the development as approved.

Conclusion:

Staff feels that the attached agreement correctly reflects the PUD as it was approved and recommends Council approval of the agreement, as presented.

Attachments:

1. Final Draft of the Meadow West PUD Agreement

**MIXED USE RESIDENTIAL /NEIGHBORHOOD COMMERCIAL
PLANNED UNIT DEVELOPMENT AGREEMENT**

MEADOW WEST PUD

THIS AGREEMENT made and entered into this _____ day of _____, 2017 by and between the **CITY OF TWIN FALLS**, a municipal corporation, State of Idaho (hereinafter called "City"), and **Grandview Farms, LLC**, an Idaho limited liability company (hereinafter called "Developer"), whose address is P.O. Box 5162 Twin Falls, Idaho 83303-5162

RECITALS:

WHEREAS, the Developer is the owner of the certain tract of land in the City of Twin Falls, County of Twin Falls, State of Idaho, more particularly described in **Exhibit A, Ordinance 2937 & Ordinance 2956**, attached hereto (the "Property"), which Property is south of Falls Avenue West and west of Grandview Avenue North, extended to the South, known as MEADOW WEST PUD and

WHEREAS, the Developer intends to develop and/or sell all or portions of the Property from time to time; and

WHEREAS, the Developer has made request of the City to develop a mixed use subdivision (the "Project") on the Property and has submitted to the City the Master Development Plan, **Exhibit B**, thereof which has been approved for development as a "mixed use residential/neighborhood commercial by the Planning and Zoning Commission and City Council of the City; and

WHEREAS, on November 24, 2008 the City, by and through its City Council, has agreed to the development of said Project within the City of Twin Falls, Idaho, subject to certain terms, conditions and understandings, which terms, conditions and understands are the subject of this Agreement and included as **Exhibit C** Decisions of the City Council for SILVERSTONE PUD (hereinafter referred to as MEADOW WEST PUD).

COVENANTS

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Developer and the City agree as follows:

1. **NATURE OF THE AGREEMENT:** This Agreement shall become part of the "R-2 PUD, R-2/NCO PUD" zones with respect to the Project upon its full execution and recording. The Developer and its assigns or successors in interest, as well as the City and its assigns or successors (if any), shall be bound by the terms and conditions contained therein.
2. **NATURE OF THE DEVELOPMENT:** It is agreed by the parties hereto that certain language and requirements pertaining to the "Project" zone shall be interpreted as follows:
 - A. **USES.** (See attached Master Development Plan Exhibit B).
 1. R-2 NCO PUD Neighborhood Commercial District. Development shall meet the requirements of the City's Neighborhood Commercial Overlay District (NCO) zone and may include residential uses as provided in Twin Falls City Code 10-4-21.2 for all uses and property development standards, except as provided herein:

- (a) The following uses shall **NOT** be permitted anywhere within the NCO PUD:

- i. Amusement Parks
- ii. Animal Hospital – Large Animal
- iii. Bulk Fuel Sales
- iv. In-home Day Care Centers
- v. Cemeteries
- vi. Fairgrounds
- vii. Go Cart Tracks
- viii. Jails, Detention Centers, or Work Release Centers
- ix. Judicial Facilities
- x. Outdoor Theaters
- xi. Residence Halls, Residence Hotels, Rooming Houses
- xii. RV and Camping Parks
- xiii. Shelter Homes and/or Facilities
- xiv. Stand Alone Drug and /Alcohol Treatment and/or Rehabilitation Centers
- xv. Tattoo Parlors
- xvi. Zoos

- (b) No building in the R-2 NCO) will exceed 20,000 square feet.

2. R-2 PUD, Residential Single Household or Duplex District. Development shall be developed in accordance with R-2 development standards except as noted below

- (a) All lots west of Creekside Way will be a minimum of 16,000 square feet and shall be single-family residences. These lots shall be subject to a deed restriction which will not allow any future splits.
- (b) Lot sizes may be less than 6,000 square feet provided that the average lot size within the R-2 PUD area shall be greater than 6,000 square feet.
- (c) All lots adjacent to existing subdivisions shall be greater than 6,000 square feet.
- (d) The minimum lot size shall be 4,000 square feet. Lots smaller than 6,000 square feet will be interior to the project and shall be single family or zero lot line type of units.
- (e) The area calculation for average lot size shall exclude the 16,000 square foot lots west of Creekside Way.

- B. The hours of operation for all other activity within the R-2/NCO PUD area shall be between the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M. unless otherwise authorized by the City of Twin Falls through the Special Use Permit Process.

C. PHASING OF DEVELOPMENT: Developer shall be permitted to develop the Property in phases, so long as those phases are in compliance with the Master Development Plans and this PUD Agreement, and an approved preliminary plat. Approval for each phase may be obtained by submission of a technically correct final plat for each phase to the City Council. The designation and location of specific uses on the Master Plan are conceptual and minor changes therefrom shall not provide basis for disapproval of any final plat. There shall be no minimum and a five (5) year maximum time limit between phases unless an extension is granted by Twin Falls City Council.

D. STREET, SEWER, WATER, AND DRAINAGE IMPROVEMENTS:

Developer shall be responsible for the design and construction of street, sewer, water, pressurized irrigation, gravity irrigation improvements, drainage systems, public park, and public walking trails system on the Property (hereinafter "Improvements") as described herein in accordance with City Standards.

- a. **IMPROVEMENT PLANS:** Developer shall, as to each phase of its development, file or cause to be filed with the City a complete set of construction plans checked and stamped by a licensed professional engineer for that development phase, showing all Improvements contemplated within that phase of the development (hereinafter "Improvement Plans"). The Improvement Plans and all Improvements thereon shall meet the approval of the City, which approval shall be given if such plans conform to established City requirements, the Master Plan Development Plan and this PUD Agreement. Development of arterial and collector streets adjacent and collector streets within the property being dedicated to the City of Twin Falls shall be rebuilt or built according to the results of a 20 year traffic study, completed by the developer, upon development or change of use of the property.
- b. **IMPROVEMENT, DESIGN AND CONSTRUCTION:** The Developer, at their expense, shall cause all Improvements shown on the Improvement Plans to be designed, constructed and installed consistent with the approved Improvement Plans except as otherwise provided therein. Notwithstanding the foregoing, nothing in this Agreement shall prohibit City, State or Federal participation in the cost or financing of improvements on the Property if mutually agreed to by the parties hereto.
- c. **PHASED CONSTRUCTION:** The Developer may install the Improvements at one time, or in phases, as the Developer shall determine at their sole discretion. Developer shall provide the City with written notification of the timing and scope of the phase, or phases, of said Improvements the Developer intends to complete at that time. Developer agrees to make such modifications to construct any temporary facilities necessitated by such phased construction work as shall be reasonably required and approved by the City.
- d. **CONSTRUCTION SUPERVISION:** The Developer shall use a registered professional engineer to supervise the construction; inspection and testing of the work as necessary, to ensure that all such Improvements are constructed in accordance with the approved Improvement Plans.
- e. **NON-COMPLIANCE:** In the event any of the Improvement Plans, the City shall give written notice to Developer of said non-compliance. Developer shall cure said non-compliance within thirty (30) days of their receipt of notice or, in the

case of non-compliance that will take in excess of thirty (30) days to cure, Developer shall commence to cure within (30) days of receipt of notice and diligently pursue the same to completion. In the event Developer fails to cure said non-compliance in the manner set forth hereinabove, the City shall have the right to withhold the issuance of any future building permits and certificates of occupancy within only that phase of such "PUD" until such time as all requirements specified in this Section 3 have been complied with; **provided, however,** Developer shall have the right to appear before the City Council at any regular scheduled meeting after any building permits and certificates of occupancy shall have been withheld for reasons set forth in this paragraph and shall have the right to be heard as to why such building permits and certificates of occupancy should be issued. The City Council shall then, in good faith and in an objective manner, decide whether said building permits and certificates of occupancy should be issued, and their decision shall be final, except that the rights of the parties are preserved at law and equity.

- f. **FEES:** The Developer shall pay, or cause to be paid, to the City all applicable fees, if any, with regard to the installation of Improvements pursuant to the Improvement Plans. However, City water and sewer connection and service charges shall be paid for by individual developers and users at the rates set by applicable City ordinances and resolutions.
- g. **MAINTENANCE OF IMPROVEMENTS:** The City hereby agrees to accept maintenance responsibility for the public improvements upon their completion to City Standards in accordance with current City policy. Developer hereby agrees to accept maintenance responsibility for the private improvements upon their completion in accordance with current City policy and in accordance with any other development agreements associated with the Project.

E. PLATS: Grandview Farms, LLC agrees to file with City a preliminary plat, or plats in phases, prepared by a registered professional engineer and/or licensed land surveyor, of the Property, which is the subject of this Agreement. Preliminary and final plats for phases to be developed shall be submitted specifically identifying and dedicating all necessary public easements and those rights-of-way the City agrees to accept herein and in the Standard Developer's Agreement. It is agreed that said the City thereto must first approve plats and any amendments if the final plat is in conformity with the approved preliminary plat.

F. INDIVIDUAL PARCEL DEVELOPMENT CRITERIA. The Property or any portion thereof shall be developed in accordance with criteria set forth in this Section 6 and all applicable provisions of City Code.

- a. **APPROVAL AND CONSTRUCTION:** All Improvements shall be constructed in accordance with approved engineered drawings and specifications, describing in reasonable detail the work to be performed, with the drawings and specifications to first be approved by City, which approval shall not be unreasonably withheld.
- b. **LANDSCAPING:** Perimeter landscaping along interior streets in the commercial areas shall be installed on each parcel of the Property and in the public rights-of-way adjacent thereto at the time site and building improvements are completed thereon, or by the next planting season. Such landscaped perimeter shall be installed and extend to a depth of 30' from the back of the

curb in the public rights-of-way along Falls Avenue West and Grandview Drive North, such landscape buffer shall include a detached six (6) foot meandering bicycle/pedestrian pathway.

Each property owner shall maintain the landscaping and vegetation on their property and in the public rights-of-way adjacent thereto. Maintenance of the areas of landscaping along Falls Avenue West and Grandview Drive North located between the back of curb and property line shall be maintained by the City of Twin Falls as noted in City Code Section 10-12-4 (O). Notwithstanding the foregoing, alternately, in the event the Developer chooses to designate certain landscaped areas and other areas as "common area" or "parkland", the Developer may choose to form an association of those property owners for the maintenance of said areas. The Developer may also choose to dedicate at least three acres of these areas to the City as a Neighborhood Park, by City approval. The developer will develop a mini park to be incorporated with facilities for the requirements of storm water retention and utility purposes.

The property landscaping will be designed to utilize a pressure irrigation system. Each property owner shall be required to utilize the Development's pressurized irrigation system or future systems as required by the City for their landscaped area.

- c. MASTER LANDSCAPING PLAN: Each buffer area, as defined in paragraph F(b) shall be landscaped to include the following: Fifty percent (50%) of the lineal footage of landscaping shall have berms with a ridge elevation of at least eighteen inches (18") in height with at least fifty percent (50%) of the berming having a minimum ridge elevation of thirty (30) inches in height. The landscape perimeter shall contain a minimum of one (1) tree per five hundred (500) square feet of landscaped area and a minimum of one (1) shrub per one hundred (100) square feet of landscaped area. At least fifty percent (50%) of the shrubs and trees shall be evergreen. At least fifty percent (50%) of all trees and shrubs shall be from the groups of plantings last approved by the Tree Commission. Trees and shrubs may be grouped, but there shall be no space greater than seventy five (75)-feet between tree and shrub groupings. All trees shall have a height of at least four (4) feet when planted.

To help mitigate the negative impact of parking areas in addition to the perimeter landscaping seven percent (7%) of the parking area shall be required to be landscaped within the commercial areas of the development. The use of planters and landscaped islands within parking lots is required to reduce visual impact of large paved areas and these areas shall be planted with shade trees and shrubs. The design shall include consideration of drought resistant plants and materials. Landscaping shall be required where commercial uses are adjacent to residential uses. A ten (10) foot buffer is required to provide sound and visual buffering. The buffer area is to be landscaped with coniferous and deciduous trees and/or solid fencing with shrubs, berms, wall and/or planter boxes to create a dense buffer in a relatively short period of time.

In all cases landscaping will meet or exceed the minimum landscaping requirements of the City of Twin Falls Zoning and Subdivision Requirements.

- d. TRAILS/WALKWAYS: Developer agrees to construct a detached six (6) foot wide meandering concrete bike/walking trail located within the landscape buffer area along the South side of Falls Avenue West and the along West side of Grandview Avenue North along the project frontages. Signage and barrier posts

shall restrict usage to pedestrians and non-motorized vehicles only. Developer also agrees to construct a ten (10) foot wide asphalt meandering bike/walking trail in the area of the proposed park and green belt area.

There will be a minimum 10-foot wide pedestrian/bicycle pathway connecting the park to Grandview Drive North. The pathway will be located within public right-of-ways or dedicated access easements.

e. **BUILDING STANDARDS.** Buildings and Improvements shall comply with the following standards:

- i. **DESIGN STANDARDS:** All buildings in all districts shall have pitched roofs to preclude visibility of the roof surfaces of “flat” roofs. Roofs shall have vertical variations, cornices or other accents to reduce the box like appearance. Buildings shall be of a residential architectural style with gable or hip roof with a minimum 3/12 pitch. Building faces shall be broken up with windows, recesses, awnings or other architectural features that break up large flat surfaces. All buildings shall be low reflective, neutral, or earth tones. Colors, building material and architectural themes shall be coordinated between various structures to create a uniform theme of construction throughout the project to a reasonable extent.

No structure located in the NCO PUD area shall exceed twenty-five (25) feet in height with the exception of architectural projections or features, roof top equipment (if properly enclosed or screened) and chimney chases unless otherwise authorized by the City of Twin Falls through the Special Use Permit process.

Structures located in the R-2 PUD area shall not exceed thirty-five feet (35') in height with the exception of architectural projections or features, roof top equipment (if properly enclosed or screened) and chimney chases unless otherwise authorized by the City of Twin Falls through the Special Use Permit process.

- ii. **OUTSIDE STORAGE:** Trash containers, outdoor storage and such facilities shall be visibly screened from roadways, residential areas and adjacent properties. Screening may consist of landscaping, masonry walls or vision barrier fencing.
- iii. **UTILITIES:** All on-site utility service lines located within a parcel shall be placed underground. Any transformer or terminal equipment provided within or immediately adjacent to the parcel shall be visibly screened from the view from streets, with screening material such as landscaping or other approved material. Relocation and burying of electrical lines does not apply to transmission lines currently located on the north and east boundary of the property.

f. **CODES:** All construction on the Property shall be to the standards established by applicable codes.

G. ILLUMINATION/SOUND SUPPRESSION.

- i. **ILLUMINATION:** Illumination shall be installed to minimize the effect, harshness and glare of exterior lighting on adjacent properties. Parking areas within the R-2 NCO PUD and R-2 PUD areas will have lighting that will provide at least one-foot candle of light at the ground surface on the entire parking lot. Lighting shall be designed such that the light source cannot be seen from adjacent properties.
- ii. **SOUND SUPPRESSION:** The use of an outdoor sound, paging, music, or public address system, whether permanent or temporary, shall not be permitted. Organizations of public safety such as fire or police stations and public schools shall be excluded from this restriction.

NCO DISTRICT SIGNS:

a. Signs shall comply with requirements of the R-2 NCO PUD District and the General Sign provisions contained in Section 10-9-1 & 2 of City Code, except as provided herein. Freestanding signs along Falls Avenue West and Grandview Drive North shall consist of monument signs only. Monument signs identifying commercial services for the R-2 NCO PUD District as shown on the approved Master Development plan, shall not exceed fifty (50) square feet, and shall have a maximum height of eight (8) feet measured above the adjacent top of curb. One monument sign shall be allowed for the Falls Avenue West frontage and one monument sign allowed for the Grandview North frontage. Signs utilizing indirect lighting may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M. Monument signs will not project beyond the property lines.

b. One flush wall-mounted sign per business, not to exceed one and half (1.5) square foot of signing for each foot of width of the wall upon which the sign is to be placed, but not to exceed one hundred (100) square feet. Signs utilizing internal illumination may be lighted from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M.

c. The R-2 PUD parcels shall be allowed one monument sign on Grandview Drive North and one monument sign on Grandview Loop North. The monument sign shall not exceed 50 square feet and shall have a maximum height of 6-feet measured from the top of the adjacent curb.

DEVELOPMENT SIGNS:

a. Each vehicular entrance to the development may have one development sign, not to exceed thirty-two (32) square feet. Development signs shall not be internally illuminated. The maximum height of the development sign shall not exceed six (6) feet as measured from the adjacent top of curb. Development signs will not project beyond the property lines.

H. BUILDING SETBACKS: Building setbacks shall be in accordance with all applicable provisions of city code unless modified by a preliminary and final plat approved by the City of Twin Falls.

I. TIME LIMITATION. The "R-2 PUD and R-2/NCO PUD" zone designation on the Property is expressly conditioned upon submission to the City Council of a final development plan of the first phase of development within two (2) years from the date hereof. The Developer may apply for one or more one-year extensions provided application is made in advance of the expiration date. Approval shall not unreasonably be withheld.

J. STANDARD DEVELOPER'S AGREEMENT. It is understood and agreed by the parties hereto that Developer shall execute the City's Standard Developer's Agreement.

City and Developer recognize that in exchange for giving up substantial acreage for the neighborhood park and the bike and walking trails, and the large impact it has on the residential area of the project, city is allowing the PUD as proposed.

K. GENERAL PROVISIONS.

- a. Cooperation. The parties hereto agree to cooperate each with the other. Developer shall submit to the City all construction plans, specifications, and working drawings required by the City.
- b. Entire Agreement. This Agreement constitutes the entire agreement between the parties concerning the Property and improvements described herein, and no amendment or modification to this Agreement shall be valid or effective unless reduced to writing and signed by the parties.
- c. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of Idaho.
- d. Notices. If notices from one party to the other are desired or required hereunder, such notices shall be delivered or mailed to the party to receive such at its address last known to the sender of such notice. Notices shall be deemed received on the date of hand delivery or upon seventy-two (72) hours following deposit in the United States mail, if properly addressed, stamped and sent with "return receipt requested." On the date of this Agreement, the addresses of the parties are as follows:

Developer: Grandview Farms, LLC
P.O. Box 5162
Twin Falls, Idaho 83303-5162.

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

- e. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the successors, assigns and legal representatives of the parties hereto. Transfer of all or a portion of the Property shall create a notation releasing the transferor from obligations under this Agreement with respect to said transferred property.

- f. SEVERABILITY. In the event any portion of this Agreement is declared by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such portion shall be deemed severed from this Agreement, and the remaining portions shall not be affected thereby.
- g. SIGNATORIES. Each of the persons executing this Agreement hereby represents and warrants that he or she is duly authorized and empowered to so act on behalf of the entity for which he or she is signing, and that this Agreement is binding on, and enforceable against, such entity.
- h. EFFECTIVE DATE. This Agreement shall become valid and binding only upon its approval by City, through its City Council, and upon its execution by the Mayor and the Developer.
- i. ATTORNEY FEES. In the event that either party should be required to retain an attorney to institute litigation because of the default or breach of the other, or to pursue any remedy provided by law, the party that prevails in such litigation shall be entitled to a reasonable attorney's fee.
- j. CONSTRUCTION. Should any provision of this Agreement require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party, by reason of the rule of construction that a contract is to be construed more strictly against the person who himself, or through his agents, prepared the same, it being acknowledged that both parties have participated in the preparation hereof.
- k. ATTACHMENTS. All attachments to this Agreement and recitals are incorporated herein and made a part thereof as if set forth in full.
- l. CAPTIONS. The captions, section and paragraph numbers appearing in this Agreement are inserted only as a matter of convenience and shall in no way affect interpretation of this Agreement.

IN WITNESS WHEREOF, the City has affixed its seal and caused these presents to be executed by its Mayor on the date above written.

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

City Clerk

"DEVELOPER"
GRANDVIEW FARMS, LLC

By: _____

Manager

STATE OF IDAHO)
)
) ss.
County of Twin Falls)

On this _____ day of _____, 2017 before me, a Notary Public for said County and State, personally appeared _____, known or identified to me, to be the Manager of GRANDVIEW FARMS, LLC, that executed the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
Residing at _____
My commission expires _____

STATE OF IDAHO)
)
) ss.
County of Twin Falls)

On this _____ day of _____, 2017 before me, a Notary Public for said County and State, personally appeared _____ and _____, Known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed the said instrument, and acknowledged to me that such City 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 FOR IDAHO
Residing at _____
My commission expires _____

EXHIBIT "A"

LEGAL DESCRIPTION

For

Proposed R-2 PUD, and R-2/NCO PUD Overlay

Meadow West PUD

A PORTION OF THE N1/2 NE1/4
SECTION 7
T. 10 S., R. 17 E., B.M.
TWIN FALLS COUNTY, IDAHO

A PARCEL OF LAND IN THE N1/2 NE1/4 OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SECTION 7, T.10 S., R. 17 E., B.M. AND BEING THE **REAL POINT OF BEGINNING**:

THENCE FROM THIS **REAL POINT OF BEGINNING** ON A BEARING OF SOUTH 00° 28' 07" WEST A DISTANCE OF 1,252.94 FEET ALONG THE EAST BOUNDARY OF THE N1/2 NE1/4, SECTION 7;

THENCE ON A BEARING OF NORTH 87° 32' 59" WEST A DISTANCE OF 2623.82 FEET ALONG THE SOUTH BOUNDARY OF THE N1/2 NE1/4, SECTION 7;

THENCE ON A BEARING OF NORTH 00° 08' 12" EAST A DISTANCE OF 1286.19 FEET ALONG THE WEST BOUNDARY OF THE N1/2 NE1/4, SECTION 7;

THENCE ON A BEARING OF SOUTH 86° 49' 58" EAST A DISTANCE OF 2632.63 FEET ALONG THE NORTH BOUNDARY OF THE N1/2 NE1/4, SECTION 7 TO THE **REAL POINT OF BEGINNING**.

THE AREA CONTAINED IN THE ABOVE DESCRIBED BOUNDARY IS 71.52 ACRES.

(BASIS OF BEARINGS: THE LINE FROM THE NORTHEAST CORNER TO THE EAST QUARTER CORNER OF SECTION 7, T.10 S., R. 17 E., B.M. IN TWIN FALLS COUNTY, IDAHO. SAID LINE BEING SOUTH 00° 28' 07" WEST.)

SUBJECT TO HIGHWAY DISTRICT RIGHT-OF-WAY

ORDINANCE NO. 2937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ANNEXING CERTAIN REAL PROPERTY BELOW DESCRIBED, PROVIDING THE ZONING CLASSIFICATION THEREFOR, AND ORDERING THE NECESSARY AREA OF IMPACT AND ZONING DISTRICTS MAP AMENDMENT.

WHEREAS, Grandview Farms, LLC, has made application for annexation of property located at the southwest corner of Grandview Drive North and Falls Avenue West; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 8th day of January, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations known to the City Council for Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 19th day of May, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map amendment upon annexation of the real property below described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. The following described real property be and the same is hereby annexed into and declared to be a part of the City of Twin Falls, Idaho:

SEE ATTACHMENT "A"

AND all public streets, highways, alleys and public rights-of-way adjacent and within this description.

SECTION 2. The real property described in Section 1 hereof be and the same is hereby zoned R-2.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of

development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

SECTION 4. The Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the newly incorporated real property as hereby zoned.

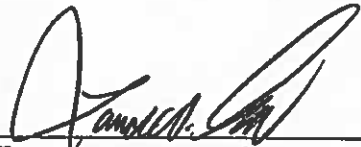
SECTION 5. The City Clerk immediately upon the passage and publication of this Ordinance as required by law certify a copy of the same and deliver said certified copy to the County Recorder's office for indexing and recording.

PASSED BY THE CITY COUNCIL

May 19 , 20 08

SIGNED BY THE MAYOR

May 19 , 20 08



Mayor

ATTEST:



Deputy City Clerk

PUBLISH: Thursday,

May 29, 2008

ATTACHMENT "A"

The N ½ NE ¼, Section 7, Township 10 South, Range 17 East, Boise Meridian, Twin Falls County, Idaho.

Containing approximately 72.52 Acres

DECLARATION OF DEED RESTRICTION

THIS DECLARATION OF DEED RESTRICTION ("Declaration") is made this ____ day of _____, 2008, by GRANDVIEW FARMS, L.L.C., an Idaho limited liability company, hereinafter referred to as "Declarant".

RECITALS:

- A. The Declarant is the owner of the property described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), located in Twin Falls County, Idaho.
- B. The City of Twin Falls has approved the annexation of the Property into the city of Twin Falls, provided that the Declarant adopt the Declaration as hereinafter set forth.

DECLARATION

Declarant hereby declares that the Property shall be held, conveyed, encumbered, and developed subject to the terms hereinafter set forth, which terms shall run with title to the land, and shall be binding upon the Declarant, and its successors in interest.

TERMS

1. The lots to be developed on the Property on the west side of proposed Creekside Way shall have a minimum lot size of 16,000 square feet.
2. The approval of any final plat will be subject to arterial and collector streets within or adjacent to the Property being built or rebuilt to current City of Twin Falls standards upon development of the Property.
3. This Declaration may be enforced by a successor of the Declarant, and may also be enforced by the City of Twin Falls. The Declarant acknowledges that the right of enforceability of this Declaration by the City of Twin Falls is a condition of the annexation of the Property, and that this Declaration must be approved by the City of Twin Falls prior to adoption of the annexation ordinance and recordation of this Declaration.

IN WITNESS WHEREOF, the Declarant has executed this document on the day and year first written above.

"DECLARANT"
GRANDVIEW FARMS, L.L.C.

By: 
Gary Wolverton
Its: Managing Member

STATE OF IDAHO

)

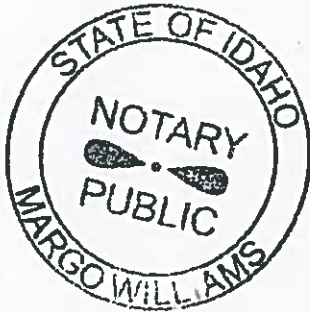
ss.

County of Twin Falls

)

On this 11th day of August, 2008, before me, a Notary Public for said County and State, personally appeared Gary Wolverton, known or identified to me, to be one of the members in the limited liability company of Grandview Farms, L.L.C., and the member or one of the members who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Margo Williams
NOTARY PUBLIC FOR IDAHO
Residing at Lumberton
My commission expires 4-1-12

ACCEPTED AND APPROVED BY THE CITY OF TWIN FALLS this ____ day of _____, 2007.

CITY OF TWIN FALLS

BY: _____
Mayor

ATTEST:

Clerk

STATE OF IDAHO)
 ss.
County of Twin Falls)

On this _____ day of _____, 2008, before me, a Notary Public for the State of Idaho, personally appeared _____ and _____, known or identified to me, to be the Mayor and Clerk, respectively, of the CITY OF TWIN FALLS, and the persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation 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 FOR IDAHO
Residing at _____
My commission expires _____

l:\m\realest\CCR\deed restriction_grandview.TF

ORDINANCE NO. 2956

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, REZONING REAL PROPERTY BELOW DESCRIBED; PROVIDING THE ZONING CLASSIFICATION THEREFOR; AND ORDERING THE NECESSARY AMENDMENTS TO THE AREA OF IMPACT AND ZONING DISTRICTS MAP.

WHEREAS, GRANDVIEW FARMS, LLC c/o GARY WOLVERTON had made application for a rezone of properties located at the southwest corner of Grandview Drive North and Falls Avenue West, City of Twin Falls; and,

WHEREAS, the City Planning and Zoning Commission for the City of Twin Falls, Idaho, held a Public Hearing as required by law on the 23rd day of September, 2008, to consider the Zoning Designation and necessary Area of Impact and Zoning Districts Map Amendment upon a REZONE of the real property below described; and,

WHEREAS, the City Planning and Zoning Commission has made recommendations to the City Council for the City of Twin Falls, Idaho; and,

WHEREAS, the City Council for the City of Twin Falls, Idaho, held a Public Hearing to consider the same matter on the 24th day of November, 2008.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

SECTION 1. That the following described real property located at the southwest corner of Grandview Drive North and Falls Avenue West is the subject of a Zoning District Change and Zoning Map amendment from R-2 to R-2 PUD and R-2 NCO PUD:

SEE ATTACHMENT "A"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same is hereby amended to reflect the rezoning of the real property above described.

SECTION 3. Public services may not be available at the time of development of this property, depending upon the speed of development of this and other developments, and the ability of the City to obtain additional water and/or sewer capacity. The rezoning of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL

12-8

, 2008

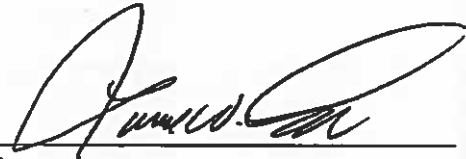
02956

SIGNED BY THE MAYOR

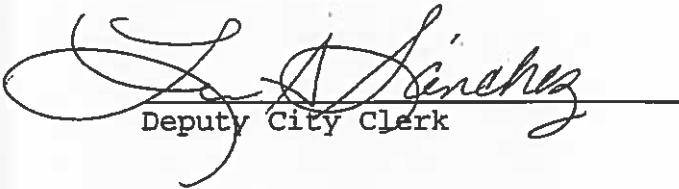
12-9

, 2008

Mayor



ATTEST:


Deputy City Clerk

PUBLISH: Thursday, December 18 , 2008

ATTACHMENT "B"
MASTER DEVELOPMENT PLAN

Exhibit "B"
SILVERSTONE PUD
11-12-08

BH&M
ENGINEERS/SURVEYORS/PLANNERS
Engineers, Inc.

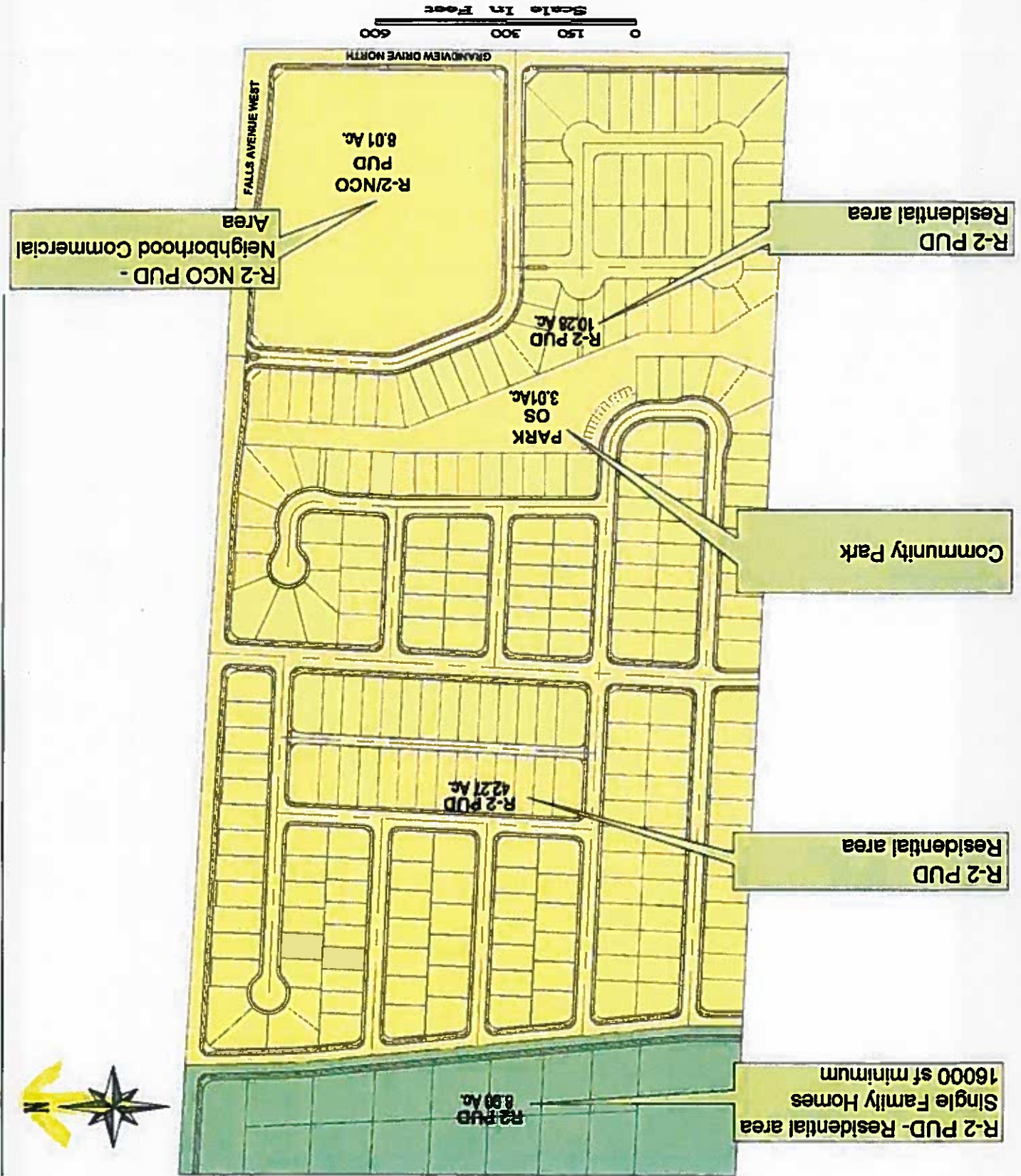


EXHIBIT B
Master Development Plan
MEADOW WEST SUBDIVISION, P.U.D.

ALL LOT AREA DIMENSIONS
 ARE IN FEET AND DECIMALS
 THEREOF. ALL DISTANCES
 ARE MEASURED ALONG THE
 CENTERLINE OF THE
 PROPOSED ROADS.

DATE	11/17/11
BY	AS BUILT
REV	2017-08-17
BY	2017-08-17
DATE	2017-08-17

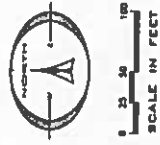
PPI



EXHIBIT B
Master Development Plan
MEADOW WEST SUBDIVISION
A Planned Unit Development
 Located In
 SW 1/4, Section 7
 Township 10 South, Range 17 East, Boise Meridian
 Twin Falls County, Idaho
 2017

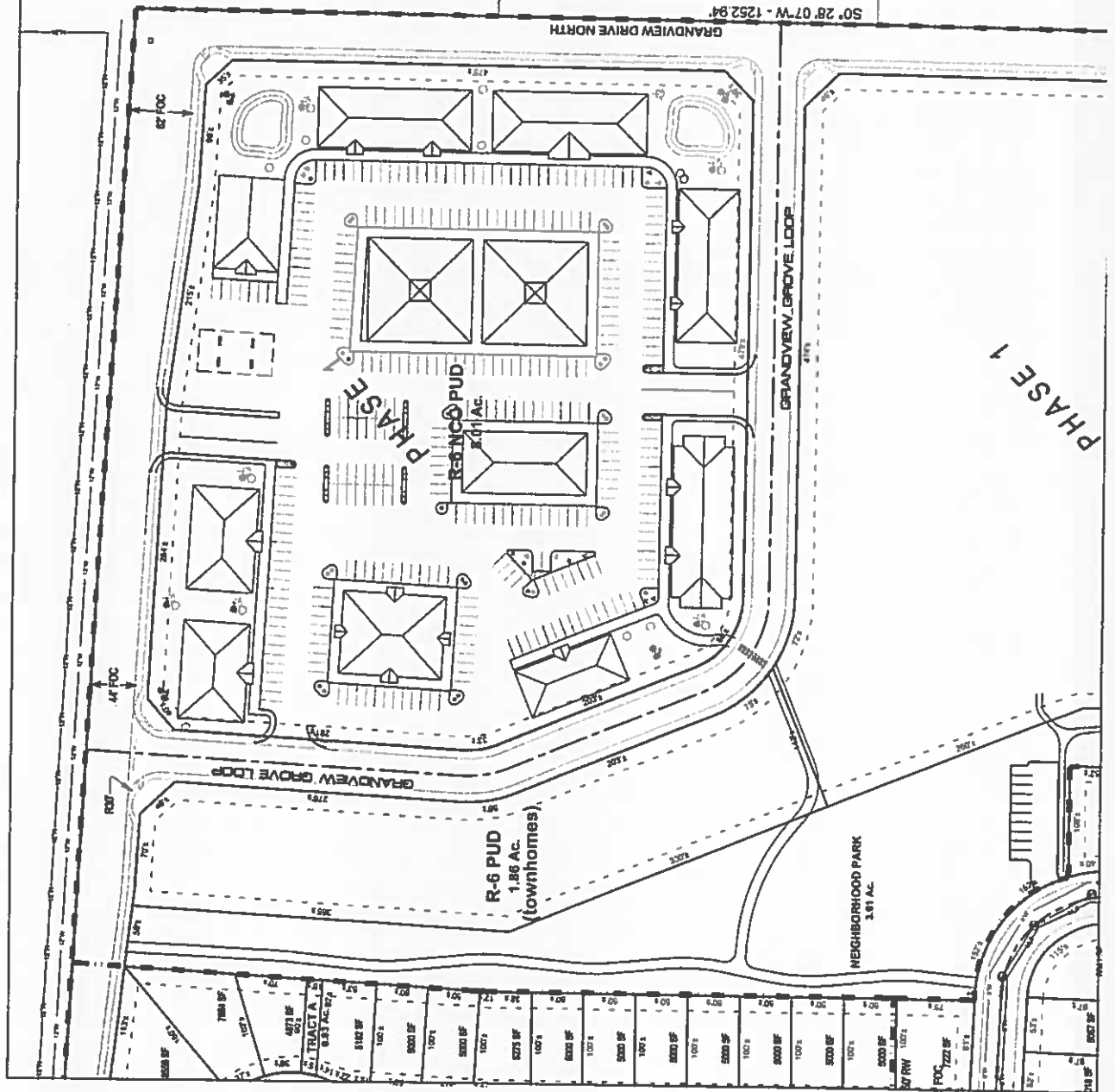
NO.	DATE	DESCRIPTION
1	01/11/2008	INITIAL DESIGN
2	01/11/2008	REVISION
3	01/11/2008	REVISION
4	01/11/2008	REVISION
5	01/11/2008	REVISION
6	01/11/2008	REVISION
7	01/11/2008	REVISION
8	01/11/2008	REVISION
9	01/11/2008	REVISION
10	01/11/2008	REVISION

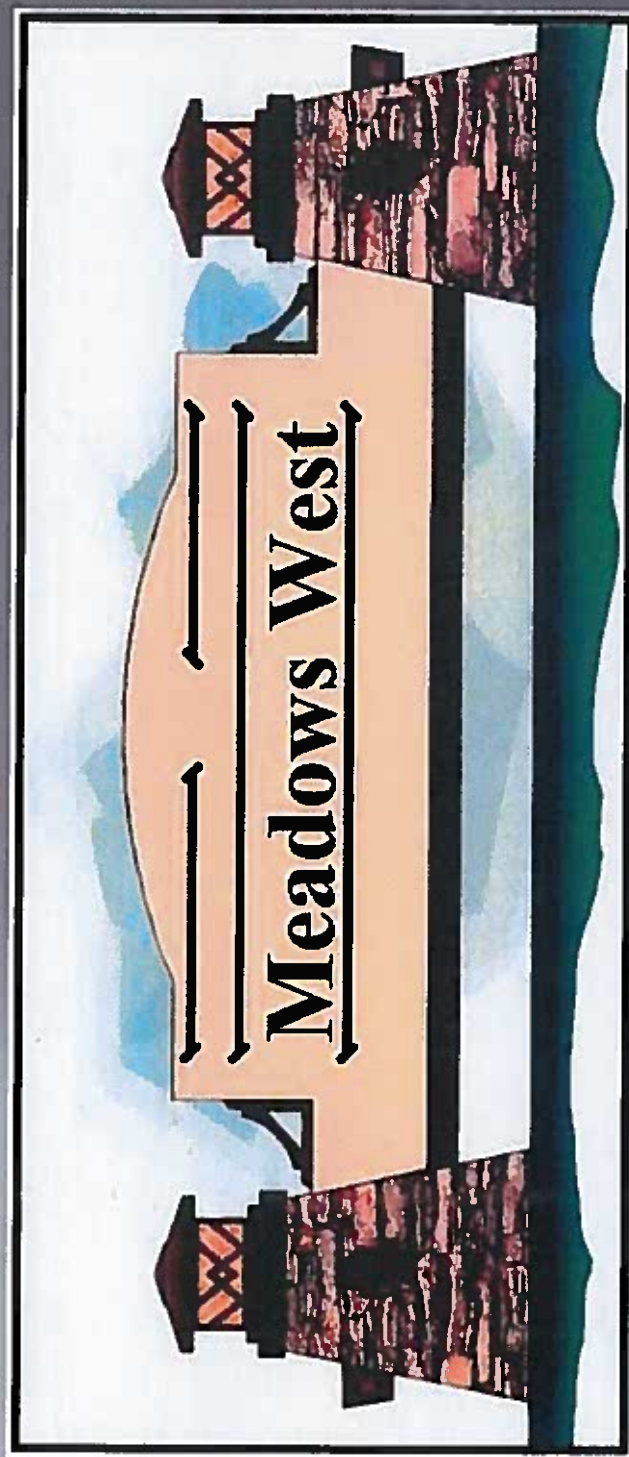
EXHIBIT E



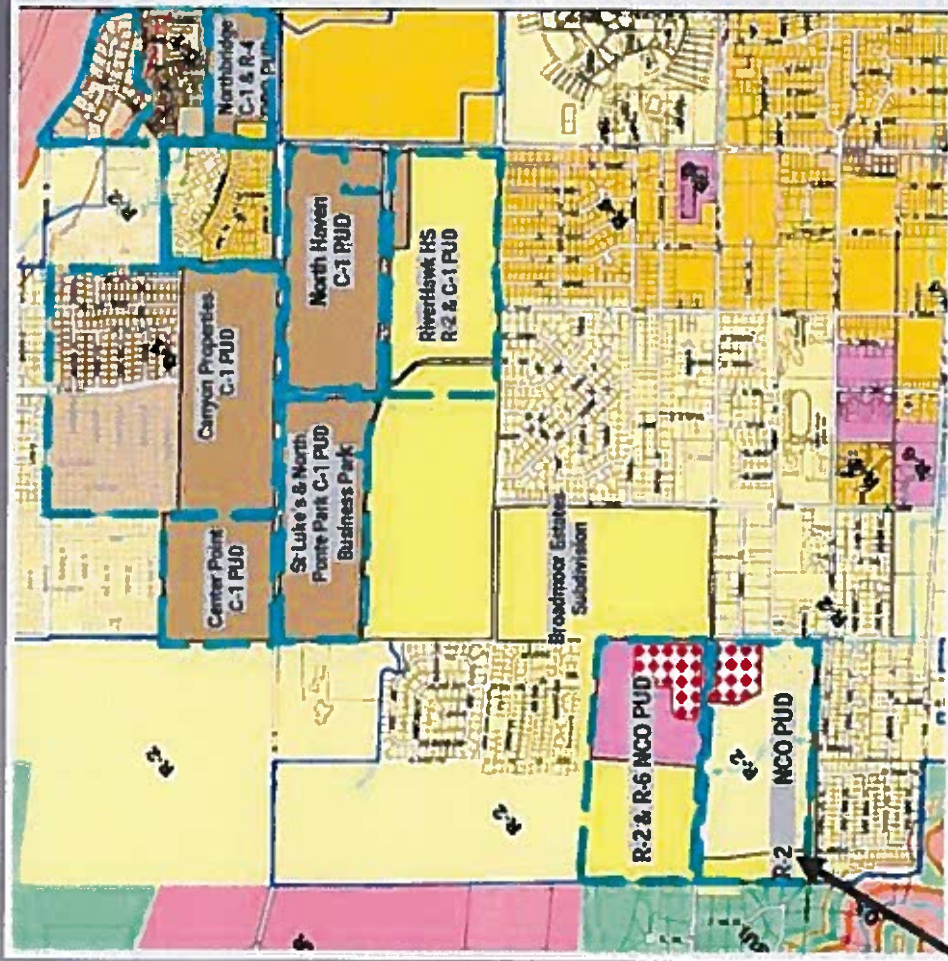
QUINCY HEIGHTS
 SUBMISSION
 R-2

NDVIEW MESA
 DIVISION #3
 R-2





Proposed MEADOWS WEST R-2, R-2
NCO PUD development



Proposed Meadows West R-2 NCO PUD development

Area Development Overview

EXHIBIT C

Zoning Continuity between north and south Subdivisions.



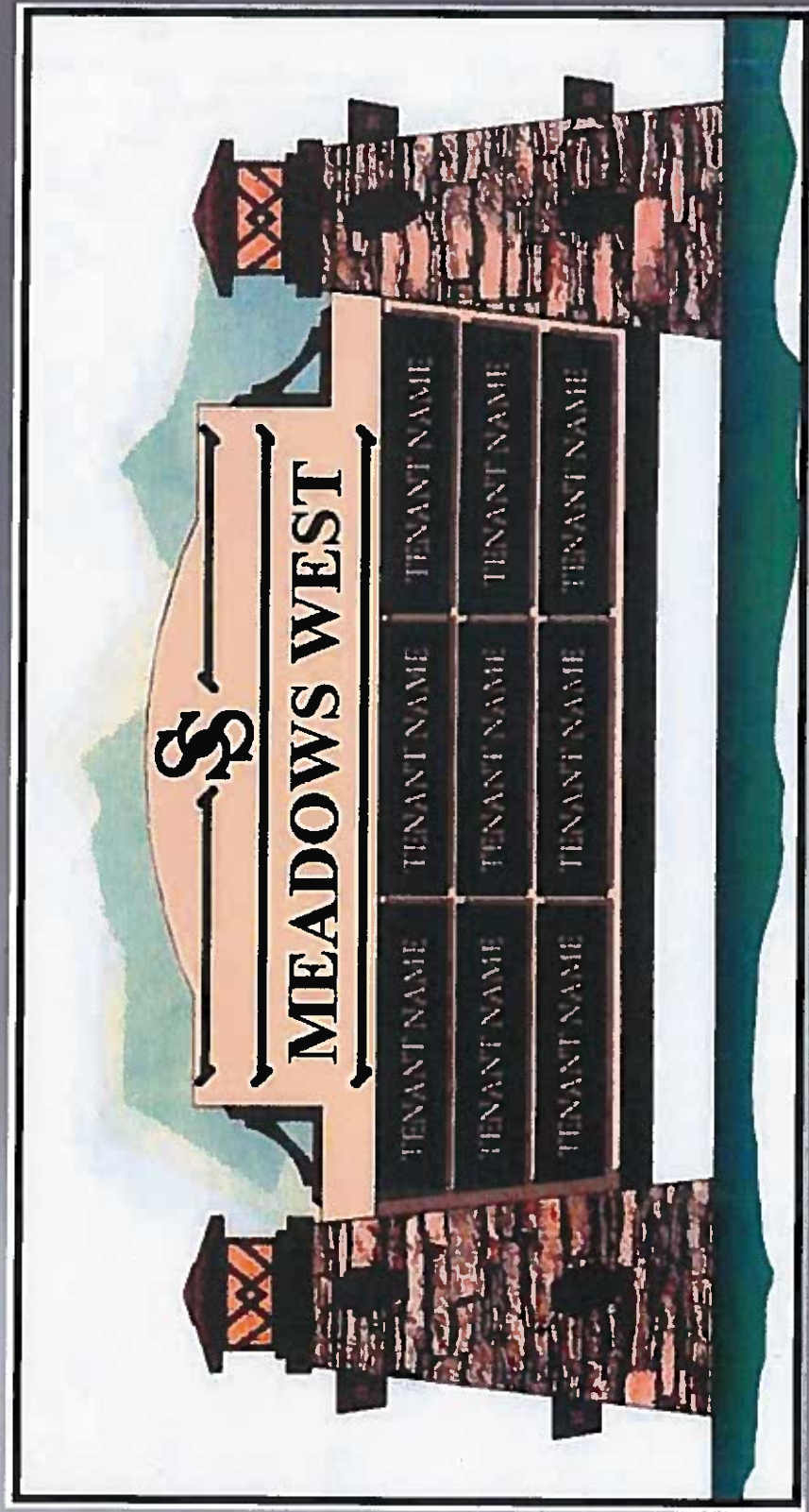
Subdivision

Subdivision

Alameda Way

Subdivision

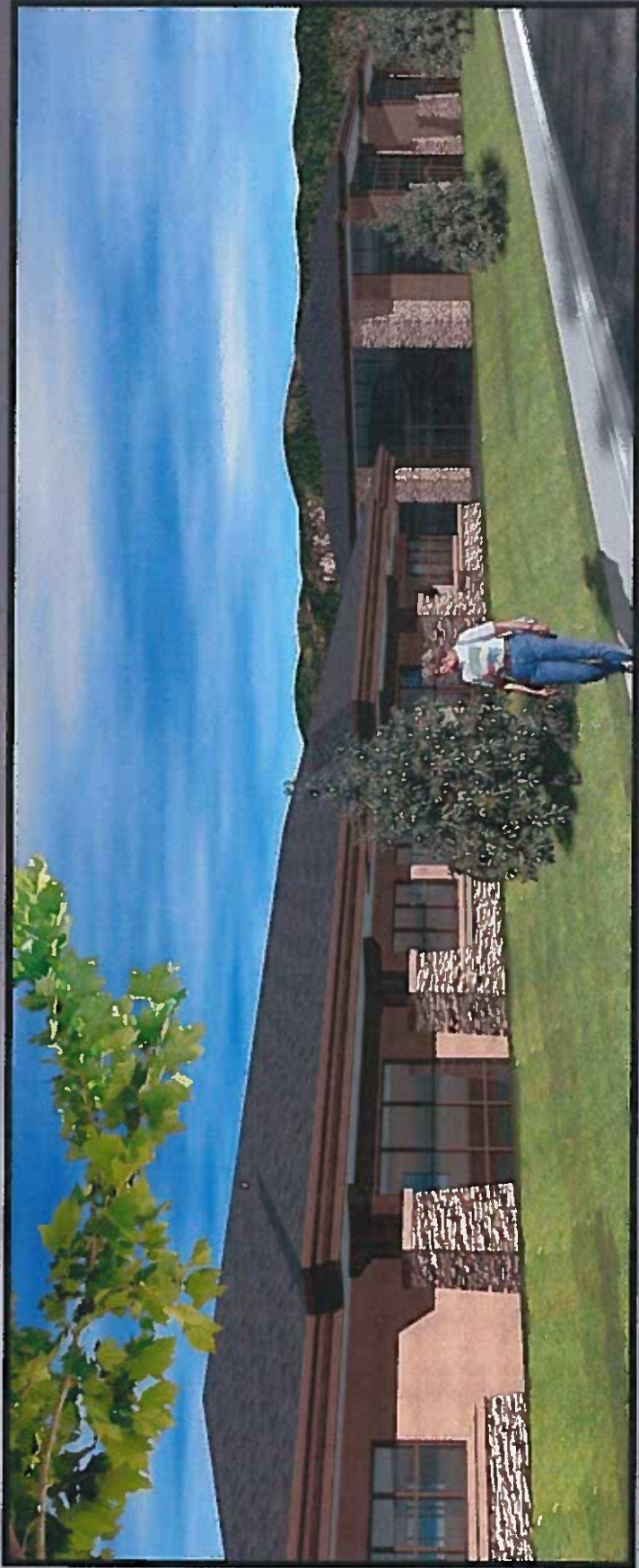
R-2 NCO PUD -
NEIGHBORHOOD
COMMERCIAL
AREA



Appropriate Location of Neighborhood Commercial and the size of Buildings and use.

- ▣ Comprehensive Plan calls for a NCO overlay in this Area.
- ▣ NCO provides for Neighborhood Services, not regional services .
- ▣ NCO users might be local insurance agent, Coffee House, Neighborhood Dentist, Family Doctor, and Grocery Market.
- ▣ NCO users are market driven.
- ▣ No Buildings larger than 20,000 sq. ft., no large Surgery Centers, No Large big box Retail.
- ▣ High End Village like atmosphere with complimentary like Architecture.







R-2 PUD
ACTIVE LIFESTYLE
COTTAGES



Active Lifestyle Cottages

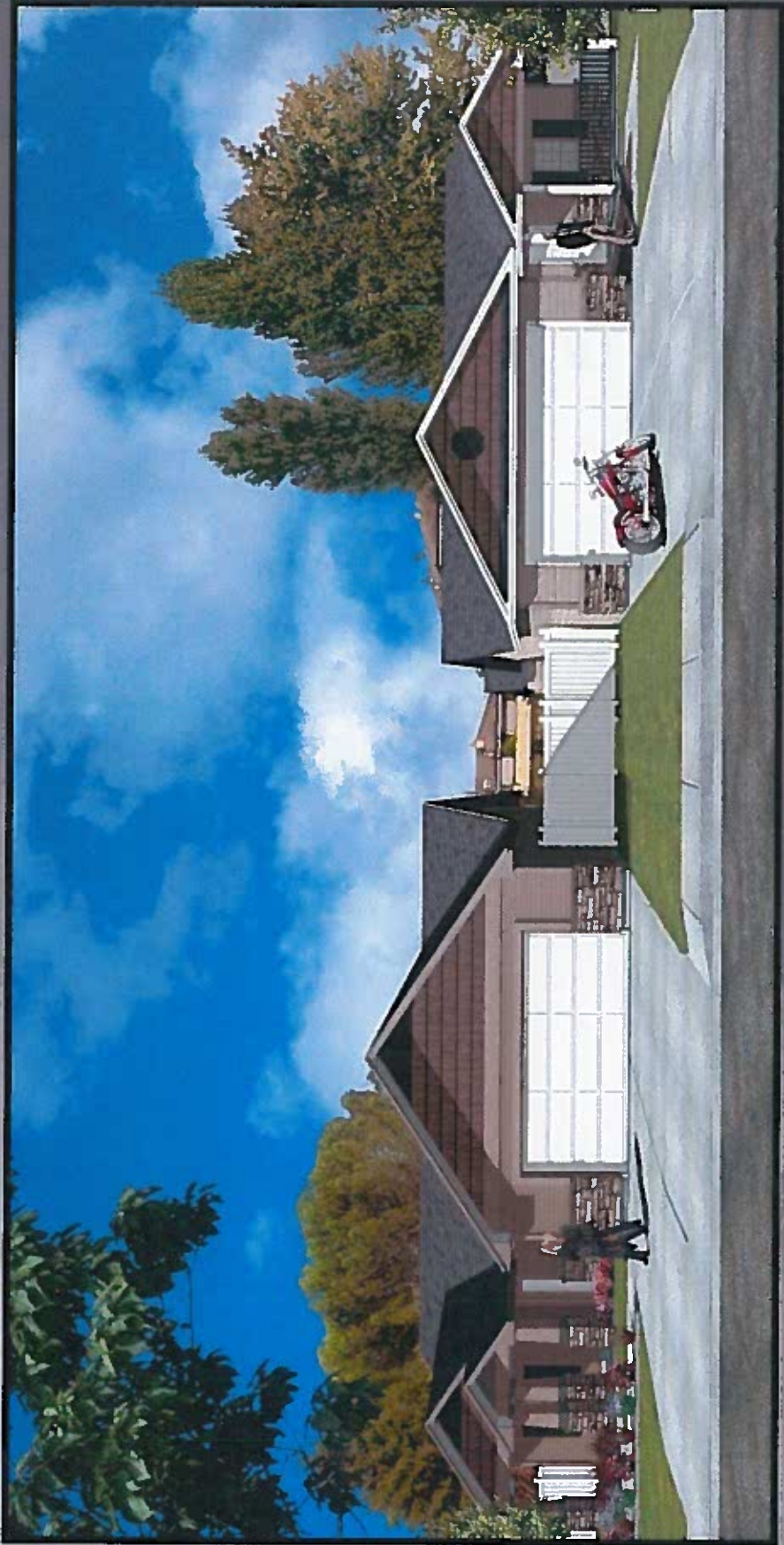


PARK

R-2 - RESIDENTIAL AREA SINGLE FAMILY HOMES







R-2 - RESIDENTIAL AREA SINGLE FAMILY HOMES



R-2 PUD - Residential area
Single Family Homes



FALLS AVENUE

R-2 PUD
11.00 AC

R-2 PUD
22.55 AC

R-6 PUD
10.35 AC

PARK
OS
3.01 AC

R-6/PU
1.86 AC

PUD
8.01 AC

R-6 PUD
8.42 AC

Scale: 1 inch = 100 feet



R-2 - PUD
SINGLE FAMILY HOMES
16,000 SQ. FT. MIN.

Single Family Homes
16000 sq. ft. minimum



LLS AVENUE WEST

PUD
8.01 AC.

PARK
OS
3.01 AC.

R-2 PUD
10.28 AC.

R-2 PUD
4.23 AC.

R-2 PUD
8.01 AC.



ATTACHMENT "C"

NOVEMBER 24, 2008 CITY COUNCIL DECISIONS OF APPROVAL

SILVERSTONE PUD

2. Request for approval of a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PUD and R-2 NCO PUD for 72.5 (+/-) acres, to allow for the development of a mixed use project for property located at the southwest corner of Grandview Drive North and Falls Avenue West, c/o EHM Engineers, Inc./Gerald Martens on behalf of Grandview Farms, LLC- Gary Wolverton. (app. 2268)

Approved a Zoning District Change and Zoning Map Amendment from R-2 to R-2 PUD and R-2 NCO PUD for 72.5 (+/-) acres, to allow for the development of a mixed use project for property located at the southwest corner of Grandview Drive North and Falls Avenue West, c/o EHM Engineers, Inc./Gerald Martens on behalf of Grandview Farms, LLC- Gary Wolverton. (app. 2268) as presented with the following conditions:

1. All lots west of Creekside Way will be a minimum of 16,000 square feet and shall be single-family residences.
2. The R-2 PUD area will be developed in accordance with R-2 development standards except that lot sizes may be less than 6,000 square feet provided that the average lot size within the R-2 PUD area shall be greater than 6,000 square feet. The area calculation for average lot size shall exclude the 16,000 square foot lots west of Creekside Way. The minimum lot size shall be 4,000 square feet will be for zero lot line type dwellings and will be within the interior of the project. All lots adjacent to existing platted subdivisions should not be smaller than 6,000 square feet.
3. R-2 NCO Neighborhood Commercial District. The City Council determined that the NCO designation may apply to more than one corner. Therefore, development shall meet the requirements of the City's Neighborhood Commercial Overlay District (NCO) zone and may include residential uses as provided in Twin Falls City Code 10-4-21.2 for all uses and property standards.
4. The following uses shall NOT be permitted anywhere within the NCO PUD:
 - i. Amusement Parks
 - ii. Animal Hospital – Large Animal
 - iii. Bulk Fuel Sales
 - iv. In-home Day Care Centers
 - v. Cemeteries
 - vi. Fairgrounds
 - vii. Go Cart Tracks
 - viii. Jails, Detention Centers, or Work Release Centers
 - ix. Judicial Facilities
 - x. Outdoor Theaters
 - xi. Residence Halls, Residence Hotels, Rooming Houses
 - xii. RV and Camping Parks
 - xiii. Shelter Homes and/or Facilities
 - xiv. Stand Alone Drug and /Alcohol Treatment and/or Rehabilitation Centers
 - xv. Tattoo Parlors
 - xvi. Zoos
5. Each property owner shall maintain the landscaping and vegetation on their property and in the public rights-of-way adjacent thereto. Maintenance of the areas of landscaping along Falls Avenue West and Grandview Drive North located between the back of curb and property line shall be maintained by the City of Twin Falls as noted in City Code Section 10-12-4(0). Notwithstanding the foregoing, alternately, in the event of the Developer chooses to designate certain landscaped areas and other areas as "common area" or "parkland", the maintenance of said areas. The Developer may also choose to dedicate at least three acres of these acres to the City as a Neighborhood Park, by City approval. The developer will develop a mini park to be incorporated with facilities for the requirements of storm water retention and utility purposes.

The property landscaping will be designed to utilize a pressure irrigation system. Each property owner shall be required to utilize the Development's pressurized irrigation system or future systems as required by the City for their landscape area.

6. **TRAILS/WALKWAYS:** Developer agrees to construct a detached six (10) foot wide meandering asphalt bike/walking Trail located within the landscape buffer area along the south side of Falls Avenue West and along the west side of Grandview Avenue North along the project frontages. Signage and barrier posts shall restrict usage to pedestrians and non-motorized vehicles only. Developer also agrees to construct a ten (10) foot wide asphalt meandering bike/walking trail in the area of the proposed park and green belt area.
7. There will be a minimum 10-foot wide pedestrian/bicycle pathway connecting the park to Grandview Drive North. The pathway will be located within public right-of-ways or dedicated access easements.
8. No building in the R-2 (NCO) will exceed 20,000 square feet.
9. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
10. Subject to the property being platted through the City of Twin Falls prior to development.
11. 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 according to the results of a 20 year traffic study, to be completed by the developer, upon development or change of use of the property.
12. Subject to final approval of the PUD Agreement.

V. **ADJOURNMENT:** The meeting adjourned at 9:45 p.m.

Leila Sanchez--Deputy City Clerk



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Jacqueline Fields, City Engineer

Request:

Request to adopt the Resolution for Federal Aid Highway Project A020(291) and authorize the Mayor to execute the State/Local Agreement (Construction) for KN 20291 Washington St and Falls Avenue.

Time Estimate:

10 minutes

Background:

In October 2016, the City Council approved the submittal of three project applications for Local Highway Safety Improvement project. This is the first of two that were awarded for this fiscal year.

This application is a response to accidents as well as the City's need to update signal equipment. The intersections in the Washington St. project are generally new, all younger than 10 years old. However, all of the signals were designed with the older technology. The goal of this project is to add safety features and upgrade the signal equipment so that as many of the city's intersections as possible will use the same equipment.

In January 2017, the City Council adopted a resolution and authorized the Mayor to sign a state local agreement for the design of improvement along the Washington St N and Falls Ave corridor. Design is complete and has been submitted through LHTAC to ITD for bidding. Prior to bidding, the City adopts a resolution, enters into a State/local Agreement (Construction), and submits the local match, which is \$34,393. The total construction cost is projected at \$538,991.

Approval Process:

The City Council chooses to adopt the Resolution regarding payment and authorization. The City Council authorizes the Mayor to sign the State/Local Agreement (Construction).

Budget Impact:

The Street fund has a capital improvement project for signal upgrades in the amount of \$154,000. This project will be funded from that line item.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends that the City Council adopt the Resolution for Federal Aid Highway Project A020(291) and authorize the Mayor to execute the State/Local Agreement (Construction) for KN 20291 Washington St and Falls Avenue.

Attachments:

1. 20291 SLA Construction

**STATE/LOCAL AGREEMENT
(CONSTRUCTION)
A020(291)
WASHINGTON STREET AND FALLS AVENUE
CITY OF TWIN FALLS
KEY NO. 20291**

PARTIES

THIS AGREEMENT is made and entered into this _____ day of _____, _____, by and between the **IDAHO TRANSPORTATION BOARD** by and through the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the State, and the **CITY OF TWIN FALLS**, acting by and through its Mayor and Council, hereafter called the Sponsor.

PURPOSE

The Sponsor has requested federal participation in the costs of installing retro-reflective back-plates, conversion to protected/permissive left turn operation, and installation of lighting at Washington Street and Falls Avenue within the city limits of Twin Falls. This Agreement sets out the responsibilities of the parties in the construction and maintenance of the project.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

SECTION I. GENERAL

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act in obtaining federal participation in the construction of the project.
2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23, U.S. Code (Highways) and rules and regulations prescribed or promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313.23, CFR §635.410, and 28 CFR Part II.

3. Funds owed by the Sponsor shall be remitted to the State through the ITD payment portal at:
<https://apps.itd.idaho.gov/PayITD> .
4. All information, regulatory and warning signs, pavement or other markings, and traffic signals, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.
5. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.
6. This State/Local Agreement (Construction) upon its execution by both Parties, supplements the State/Local Agreement (Project Development) by and between the same parties, dated February 1, 2017.
7. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

SECTION II. That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of construction costs.
2. Advertise, open bids, prepare a contract estimate of cost based on the successful low bid and notify the Sponsor thereof.

3. Award a contract for construction of the project, based on the successful low bid, if it does not exceed the State's estimate of cost of construction by more than ten (10) percent. If the low bid exceeds the estimate by more than 10%, the bid will be evaluated, and if justified, the contract will be awarded and the Sponsor will be notified.
4. Obtain concurrence of the Sponsor before awarding the contract if the Sponsor's share of the low bid amount exceeds the amount set forth in Section III, Paragraph 1 by more than ten (10) percent.
5. Provide to the Sponsor sufficient copies of the Contract Proposal, Notice to Contractors, and approved construction plans.
6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise and inspect construction of the project in accordance with the plans and specifications in the manner required by applicable state and federal regulations. This engineer, or his authorized representatives, will prepare all monthly and final contract estimates and change orders, and submit all change orders to the Sponsor for their concurrence. If the Sponsor's share of any change order exceeds \$1,000.00, the State will submit a statement to the Sponsor indicating the amount owed by the Sponsor.
7. Appoint the Local Highway Technical Assistance Council as the contract administrator for the State.
8. Notify the Sponsor when construction engineering and inspection (CE&I) costs have reached approximately 85% of the estimated cost for CE&I.
9. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.
10. Upon completion of the project, after all costs have been accumulated and the final voucher paid by the Federal Highway Administration, provide a statement to the Sponsor summarizing the estimated and actual

costs, indicating an adjustment for or against the Sponsor. Any excess funds transmitted by the Sponsor and not required for the project will be applied to any outstanding balance the Sponsor may have on a previously completed project. If no such outstanding balance exists, the excess funds will be returned to the Sponsor.

SECTION III. That the Sponsor shall:

1. Pay to the State before the advertisement for bids, the amount of **THIRTY-FOUR THOUSAND THREE HUNDRED NINETY-THREE DOLLARS (\$34,393)**, which is the Sponsor's estimated share of the cost for construction plus preliminary engineering, and construction engineering & inspection (CE&I), and after deducting credit for the Sponsor's previous deposit as applies to Preliminary Engineering and the Sponsor's match for the consulting agreement. These costs and the Sponsor's match are detailed in the attached *Worksheet for State/Local Construction Agreements* marked Exhibit A. The actual cost to the Sponsor will be determined from the total quantities obtained by measurement plus the actual cost of engineering and contingencies required to complete the work. Construction engineering, inspection and contingencies will be approximately 20.5% of the total construction cost.
2. Upon approval of the lowest qualified bid received, if the Sponsor's share exceeds the amount set forth in Section III, Paragraph 1, transmit to the State the Sponsor's portion of such excess cost.
3. Authorize the State to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications. Prior approval of the Sponsor will be obtained if it is necessary, during the life of the construction contract, to deviate from the plans and specifications to such a degree that the costs will be increased or the nature of the completed work will be significantly changed.

4. Designate an authorized representative to act on the Sponsor's behalf regarding action on change orders. That authorized representative's name is _____, Phone No. _____.
5. When change orders are submitted by the State for approval pursuant to Section II, Paragraph 6, the Sponsor or its authorized representative shall give approval of same as soon as possible, but no later than ten (10) calendar days after receipt of the change order. If approval is delayed, any claims due to that delay shall be the responsibility of the Sponsor.
6. Upon receipt of any statement referred to in Section II, Paragraphs 6 and 10, indicating an adjustment in cost against the Sponsor, promptly remit to the State a check or warrant in that amount.
7. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the entire roadway surface, shoulders, roadside cut and fill slopes, drainage structures, and such traffic control devices as are necessary for its safe and efficient utilization. Failure to maintain the project in a satisfactory manner will jeopardize the future allotment of federal-aid highway funds for projects within the Sponsor's jurisdiction.
8. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

EXECUTION

This Agreement is executed for the State by its Engineering Services Division Administrator, and executed for the Sponsor by the Mayor, attested to by the City Clerk, with the imprinted corporate seal of the City of Twin Falls.

IDAHO TRANSPORTATION DEPARTMENT

Engineering Services
Division Administrator

ATTEST:

CITY OF TWIN FALLS

City Clerk

Mayor

(SEAL)

By regular/special meeting
on _____.

Reviewed by FS: DW 6/22/17

hm:20291 SLAConst.docx

RESOLUTION

WHEREAS, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF TWIN FALLS**, hereafter called the **CITY**, for construction of Washington Street and Falls Avenue improvements; and

WHEREAS, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

WHEREAS, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

WHEREAS, The **STATE** can only pay for work associated with the State Highway system; and

WHEREAS, the **CITY** is fully responsible for its share of project costs; and

NOW, THEREFORE, BE IT RESOLVED:

1. That the Agreement for Federal Aid Highway Project A020(291) is hereby approved.
2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY**.
3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Twin Falls, held on _____, _____.

(Seal)

City Clerk

WORKSHEET FOR STATE / LOCAL CONSTRUCTION AGREEMENTS

Key No: 20291

Project No: A020(291)

Project Name: Washington Street and Falls Ave

Sponsor: City of Twin Falls

Description of work: This project adds retro-reflective back-plates, convert to protected/permissive left turn operation and install lighting.

Date of State/Local Agreement for Project Development: 2/1/2017

TOTAL ESTIMATED COST OF CONSTRUCTION <i>Includes E&C</i>	\$476,191		
APPROVED FORCE ACCOUNT WORK	\$0		
PLUS PE BY STATE <i>(from 2101)</i>	\$1,000		
PLUS PC BY LHTAC <i>(from 2101)</i>	\$5,000		
PLUS PC <i>(from PC Agreements)</i>	\$56,800		
MINUS ALL NON-PARTICIPATING PARTICIPATING TOTAL	\$538,991		
MATCH PERCENTAGES		92.66%	7.34%
PERCENTAGE AMOUNTS		\$499,429.06	\$39,561.94
MINUS FEDERAL MAXIMUM		\$0	
ADD OVERAGE <i>(If Any To Local)</i>		499,429	\$0
LOCAL SHARE OF CONSTRUCTION AMOUNT			\$39,562

ADJUSTMENTS

PLUS ALL NON-PARTICIPATING <i>(From above if work by contract)</i>	\$0
MINUS FUNDS ADVANCED BY THE SPONSOR FOR STATE PE <i>(from PD Agreement)</i>	\$1,000
MINUS APPROVED FORCE ACCOUNT WORK <i>(From above)</i>	\$0
MINUS PRELIMINARY ENGINEERING PAID BY LOCAL	\$4,169
<i>(If LPA has not rec'd reimbursement, use actual PC dollars paid by LPA)</i>	
<i>(If LPA has rec'd reimbursement, use local match % of actual PC dollars paid by LPA)</i>	
<i>(Amounts must be supported by District Records Inspector Audit)</i>	

CONSTRUCTION AMOUNT REQUIRED FROM SPONSOR AFTER ADJUSTMENTS \$34,393

Comments:

PREPARED BY: Heather Parker

Date: 6/20/2017



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Jacqueline Fields, City Engineer

Request:

Discussion on Transportation Master Plan

Time Estimate:

20 minutes

Background:

City Council will hear an update on what we learned in the outreach efforts for Transportation Master Plan (TMP) development. There have been several meetings with the Steering Committee, stakeholder interviews, specific outreach roundtables, a technical advisory group meeting and a public meeting held in conjunction with the Strategic Planning process. This is also an opportunity for the City Council to contribute.

Rob Ramsey, from Civil Science, will provide a brief update on the modelling work to date.

When the results from these forums have been compiled, staff will begin discussions with service clubs and other organizations to convey information and gather input as the TMP development progresses.

Approval Process:

N/A

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Input from this meeting will be incorporated into the development of the plan.

Attachments:

None



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Travis Rothweiler, City Manager

Request:

Presentation of the City Manager's Recommended Budget for FY 2018 followed by citizen input.

Time Estimate:

The estimated amount of time this item will take is 60 minutes plus time to answer questions.

Background:

See Attached City Manager's Recommended Budget for FY 2018.

Approval Process:

There is no approval process.

Budget Impact:

There are no budgetary or financial impacts from the conversation.

Regulatory Impact:

There is no regulatory impact.

History:

N/A

Analysis:

N/A

Conclusion:

Recommended Budget for FY 2018 can be found online.

Attachments:

1. City Manager's Recommended Budget for FY 2018



City Manager's Recommended Budget for FY 2018

We are pleased to present the City Manager's Recommended Budget for the fiscal year beginning October 1, 2017, and ending September 30, 2018. Idaho Code Section 50-811 states the City Manager shall "...keep the council fully advised of the financial condition of the city and its future needs..." and "...prepare and submit to the council a tentative budget for the next fiscal year." This budget is submitted in accordance with these laws and requirements in mind.

The fiscal year 2018 (FY 2018) City Manager's Recommended budget is organized to serve as a useful and informative guide for our citizens, members of the City Council and staff. The organization of the document and the information provided is consistent with the criteria necessary to receive the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award.

The FY 2018 Recommended Budget is designed to serve as a policy document, a financial plan, an operations guide and a communications device.

A Policy Document

The budget is an expression of Council policy. It is the most comprehensive collection of Council policy that is produced on an annual basis. Council policy is implemented by the appropriations made along with the projects and programs funded.

A Financial Plan

The financial planning emphasis of the budget is the most familiar aspect. The budget lays out how expenditures are to be made and specifies anticipated revenues and other resources to fund those expenditures. The budget is balanced in all funds, meaning that total resources in each fund are equal to or greater than total expenditures.

An Operations Guide

Numbers are obviously an important aspect of the budget, but the FY 2018 Recommended Budget is much more. Also included are missions, highlights and accomplishments of programs and departments that provide a balanced perspective of the broad range of services we provide to our citizens. It demonstrates how much is being recommended for programs and departments and illustrates the return on their investment through the delivery of good and services.

The Operations Guide aspect of the budget focuses our financial planning to achieve the goals and objectives described in the City's 2030 Strategic Plan.

A Communications Device

Through the budget, we communicate City priorities to our citizens. The budget contains graphics, tables, summaries and directions that are designed to assist citizens, Council members, staff and others in getting needed information quickly and easily. These areas guide us in preparing a proposed and final document that balances the requirements of law with the needs and desires of citizens.

Public Input and Transparency

The City of Twin Falls strives to communicate, operate, function, and conduct the business of the people in an open and transparent manner. Equally, we recognize the value and importance of honoring and upholding our fiduciary duties and responsibilities. Because openness and transparency are part of our organizational culture and values, we have taken several steps designed to afford our citizens and stakeholders several opportunities to actively participate and contribute to the budgeting process.

The City of Twin Falls has taken additional steps designed to illustrate our commitment to effective community involvement in the annual budget process. The Council provided an opportunity for our citizens and stakeholders to communicate their thoughts about specific programs, strategic initiatives and priorities for the upcoming fiscal year prior to the more customary, internal staff conversations.

A summary presentation of the proposed budget has been placed on the City's website. On August 14, 2017, the City Council will adopt the preliminary budget for FY 2018, with a public hearing and final adoption scheduled to occur on August 28th.

Connection to the City's 2030 Strategic Plan

A FY 2018 Recommended Budget is developed to sustain and achieve the outcomes that the community has identified as most important. Each department determines what it does to support these common goals and the budget communicates to the public how the allocation of resources reflects community priorities and its vision for the future.

We relied on information provided in the City's 2030 Strategic Plan and the results of citizen surveys to provide guidance regarding the community's priorities.

The City's budgeting process begins each year shortly after the New Year with the formation of the Long Term Planning Committee (LTP). The LTP is composed of a cross-section of employees representing all levels and departments of the City's organization. The LTP's work is instrumental and an integral part of the City's budget process. With focus and a commitment to exceptional public service based on innovation, professional expertise and creativity, the members of the LTP develop strategies designed to help the City take meaningful steps in realizing each of the eight articulated vision statements described in the City's 2030 Strategic Plan.

2018 Fiscal Year Budget Summary

The budget is balanced and in accordance with the state law and Government Finance Officers' Association (GFOA) best practices. The combined expenditures and transfers total \$71,350,260, which is a \$6,125,592 increase compared to the current year budget of \$65,224,668. For this fiscal year, we are recommending Government Fund-Type expenditures, those funds that receive some of their funding from property tax revenues, in the amount of \$40,629,364. This is an increase of \$3,817,744 (9.4%), of which \$1,341,141 is from cash reserves to fund one-time capital initiatives. We are also recommending total expenditures in the Enterprise Fund-Type funds of \$30,720,896, which is an increase of \$2,307,848, or by 8.12%, of which \$2,330,677 is from cash reserves.

Most cities, including the City of Twin Falls, have historically focused on the "net budget," which is the total budget, as presented above, less fund transfers. The total net budget for FY 2018 is \$66,209,908 or \$5,251,542, or 8.6% more than the total net budget of \$60,958,366 that was approved for FY 2017. Both methods are acceptable. From this point forward, and just as we have done historically, we will be focusing on the net budget.

Cities in Idaho have control over their annual expenditures in all funds and the rates they assess in the enterprise, or business-like, funds. Statutorily under Idaho Code, cities and counties are permitted to collect 3% more property tax revenue than it had in the prior fiscal years. The FY 2018 Recommend Budget requests the statutory allowed increases in property tax revenue and does not require the use of the City's foregone balance of \$2,186,253.

Budget Overview

The role of local government is to protect the citizen's health and provide for their safety. To realize that end, local governments, like the City of Twin Falls, are responsible for providing accessible streets, dependable emergency responses, and safe and aesthetically pleasing parks and public facilities—all in a manner that is both effective and efficient. While the budget does not fund all capital initiatives and projects in the entire organization, it does meet the City Council's priorities and the citizen's service level expectations. It demonstrates restraint in the areas of taxation and rate adjustments. It appropriately incorporates the use of cash reserves to cover one-time, critical and needed capital projects in the General Fund, Capital Improvement Fund, Library Fund, the Impact Fee Fund, Airport Construction Fund, Shop Fund, and Seizures & Restitution Fund.

The City of Twin Falls is committed to the efficient delivery of quality services to its citizens. This commitment is the foundation behind policy decisions and priorities that ensures constructive and well-formulated plans for the growth and prosperity of our City. This year, we were committed to bringing you a balanced, sustainable budget that provides the desired services our citizens expect. This budget was developed in partnership with our internal and external partners. It incorporates the goals and objectives articulated in the City's 2030 Strategic Plan, the guidelines described in the Financial Management Policies, department-specific facility plans, the results of our citizen survey, and the technical expertise provide by our employees.

The FY 2018 Recommended Budget has been created with the following philosophies in mind:

- Providing high-quality governmental services consistent with citizen expectations
- Constantly seeking opportunities to improve service delivery or increase efficiency through technology, partnerships, or improved processes
- Careful stewardship of city resources, emphasizing affordability and sustainability
- Valuing our employees

The budget decisions outlined in this document influence the fiscal state of the city, the function of its government, and budget considerations for current and future needs. The City's budget, therefore, is the most important working policy and planning tool used by the City Council and staff to provide quality services to the citizens of Twin Falls, as determined by the City Council and for which funds are available.

Budget concepts and funding strategies grew out of many internal conversations, public informational listening sessions and planning meetings. Five primary focus areas were developed. Those areas are:

- Implement 2030 City of Twin Falls Strategic Planning goals and objectives to realize outcomes. Several of the Ongoing and Priority 1 goals and objectives that are expressed in the City of Twin Falls 2030 Strategic Plan receive funding in the FY 2018 Budget. The specific allocations are outlined in subsequent sections of this budget. To ensure that we are incrementally improving each year, we will continue to review and develop performance plans to advance established vision statements. Additionally, we will use the City's 2030 Strategic Plan to build collaborative

partnerships with our public, private and other community partners. Examples include the Economic Development Ready Team, Magic Valley Trail Enhancement Committee (MaVTEC), First Federal, and St. Luke's are just a few examples of the many opportunities that we have to collaborate with our partners to create the ideal community.

- Limit Tax Collections and Rate Increase. During the initial budget development conversations, the members of the City Council said that they wanted the budget to be sensitive towards tax and rate adjustments. This Recommended Budget requires the 3.0% statutorily allowed revenue increase, plus growth. The City Manager's FY 2018 Recommended Budget estimates a 2.5% increase in water rates, a 5.0% increase in sewer rates, and a 2.4% increase in sanitation fees.
- Invest in our employees. Each year, the City of Twin Falls reviews the full compensation (salary and benefits) level of its employees to ensure it is competitive with the market. The Recommended Budget for FY 2018 provides competitive compensation and benefits adjustments as well as advanced training opportunities. It provides an across-the-board adjustment of 3.5% for all employees who meet job performance standards. It also provides funding to adjust the City's salary table by 5%. Both of these requests are consistent with the City's compensation. Moving the compensation table 5% does not constitute a 5% compensation adjustment for all employees. The movement of the market on the compression ratio table will allow the City to address wage compression issues for tenured employees. Employees that are below new market wage for their position will receive the larger increases, while those above the market wage will receive little to no adjustment associated with moving the salary table.

Additionally, the Recommended Budget provides for a 7.9% increase in funding for health insurance benefits. Based on preliminary information received, we believe that we will have to make changes to the current benefit to ensure its long-term sustainability and affordability. A wellness committee has been established to look at options for promoting wellness among our employees.

- Continue to Invest in Our Infrastructure Systems– The recommended budget for FY 2018 provides increased funding for maintenance and planning activities in the City's Street, Water and Waste Water funds.

Streets Fund – The Recommended Budget increases total capital funding in the Street Fund from \$3,313,975 to \$5,077,770, which represents an increase of \$1,763,795 or 53.22%. The FY 2018 total Street Fund allocation is derived from anticipated revenues totaling \$7,105,400, an increase of \$1,809,084 compared to FY 2017. The recommended budget does not rely on the use of cash reserves to support infrastructure projects.

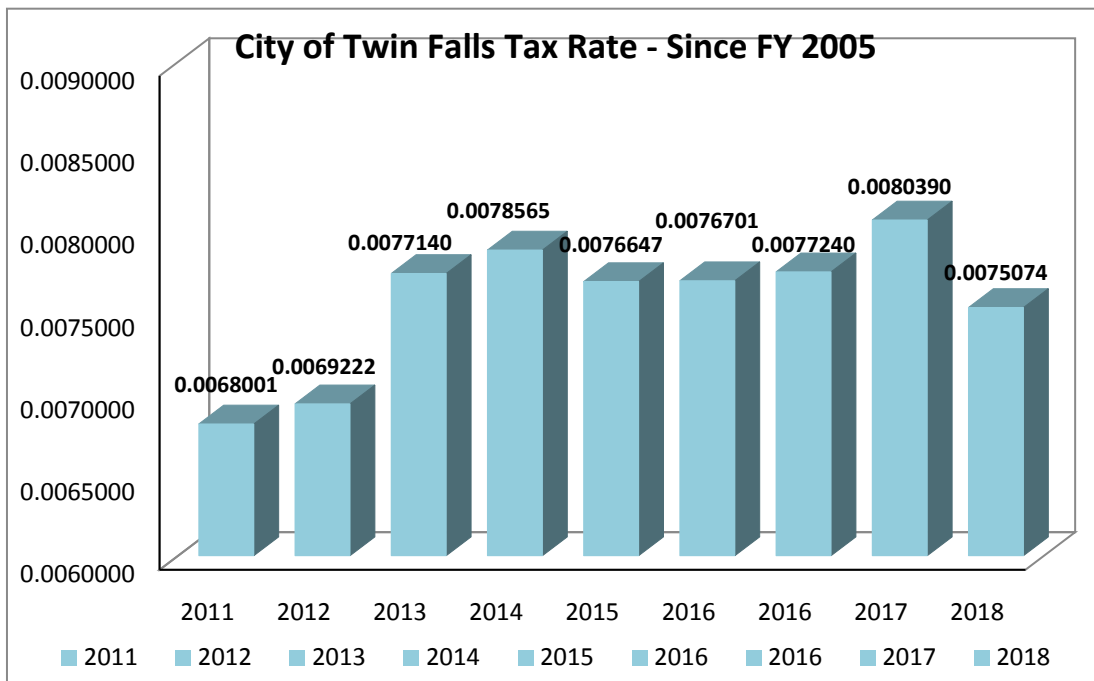
Water Fund – The Recommended Budget recommends increasing the total capital funding in the Water Fund from \$1,299,500 to \$2,829,095, which represents an increase of \$1,529,595 or 117.71%. The FY 2018 allocation is derived from anticipated revenues totaling \$11,893,191, an increase of \$1,709,202 or 16.8% compared to FY 2017.

Waste Water Fund – The Recommended Budget includes total capital funding in the Waste Water Fund from \$685,600 to \$983,625, which represents an increase of \$298,025 or 43.47%. The FY 2018 allocation is derived from anticipated revenues totaling \$10,413,664, an increase of \$1,114,233 or 12% compared to FY 2017.

- Continue to Pursue Innovative Strategies and Find More Effective Outcomes. In our continued pursuit of excellence, we will continue to review our processes beyond the budget conversations. This budget allocates funding to implement the City's new strategic planning objectives, update water and waste water facility master plans, and update development and implement a performance measurement and management system as developed by the International City Management Association's Insights, formally known as the Center for Performance Measurement.

How does the FY 2018 Budget's Tax Rate compare to ones issued in past years?

Cities in Idaho do not have control or determine its community's taxable value. That responsibility is assigned to County Assessor's Office. If the taxable value for FY 2018 remains unchanged, we are projecting the maximum the City's tax rate will be \$7.51 per \$1,000 (0.007507382) in taxable value. The tax rate for FY 2017 was \$8.03/\$1,000 (0.008039014) of taxable value. Below is a graph illustrating the tax rate of that has been issued in each of the past fiscal years.



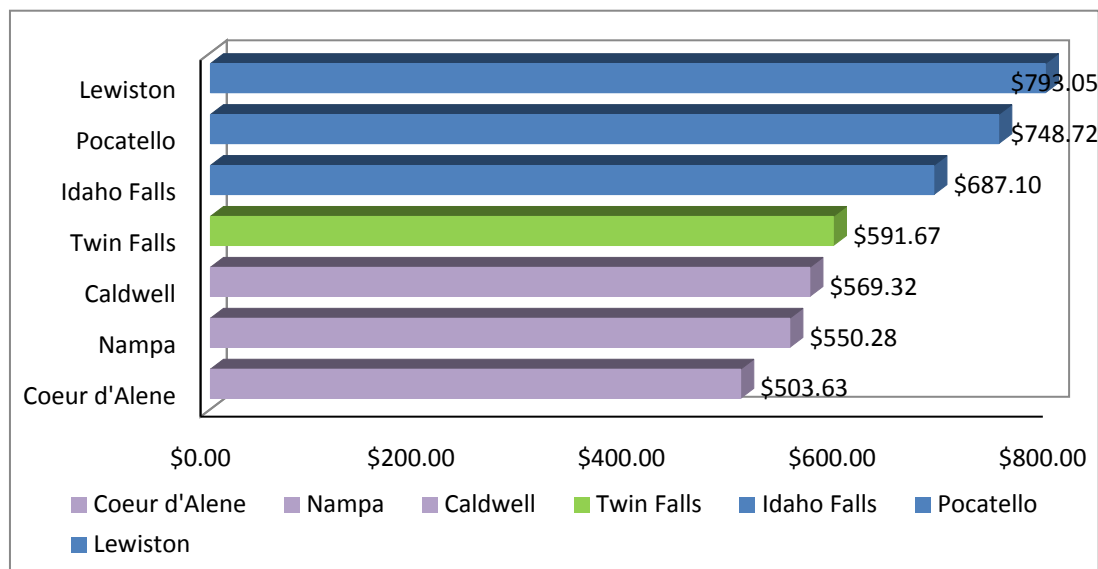
Additional property tax collections and comparison, rate adjustments, expenditures and economic indexes are discussed in great detail in subsequent sections of the City Manager's Recommended Budget Message.

How does our Tax Rate compare to the other, large full-service Idaho cities?

We are often asked the question, "how does our tax rate compare?" The table and graph below are intended to provide a "ballpark" answer to that question. Although only intended to be a rough illustration, the table and graph below show the amount of property tax paid on a median-valued, owner-occupied home in each of the larger, full-service cities in Idaho.

	Total Taxes	2016 Median Property Value	FY 2016
Coeur d'Alene	\$503.63	\$170,600	0.0059043
Nampa	\$550.28	\$121,900	0.0090285
Caldwell	\$569.32	\$114,600	0.0099358
Twin Falls	\$591.67	\$147,200	0.0080390
Idaho Falls	\$687.10	\$142,400	0.0096503
Pocatello	\$748.72	\$133,700	0.0112000
Lewiston	\$793.05	\$166,700	0.0095147

Note: Idaho's median value of an owner-occupied home for this same period of time was \$162,900 and had a maximum exemption of \$81,450, for a 2013 taxable value of \$88,410.



For the purposes of this analysis, the Cities of Boise and Meridian were intentionally excluded because they are not directly responsible for the transportation systems in their communities; that responsibility lies primarily with the Ada County Highway District (ACHD). ACHD is an independent taxing authority specifically created for the purpose of maintaining the transportation system in these communities. In FY 2018, the Street Fund for the City of Twin Falls will be \$7,105,399 or approximately 18% of the total Government Fund-Type budget. Information used was from the Associated Taxpayers of Idaho's 2014 Levy Book (tax rate) and the US Census Bureau – 2013 Census data (median home value).

General Fund

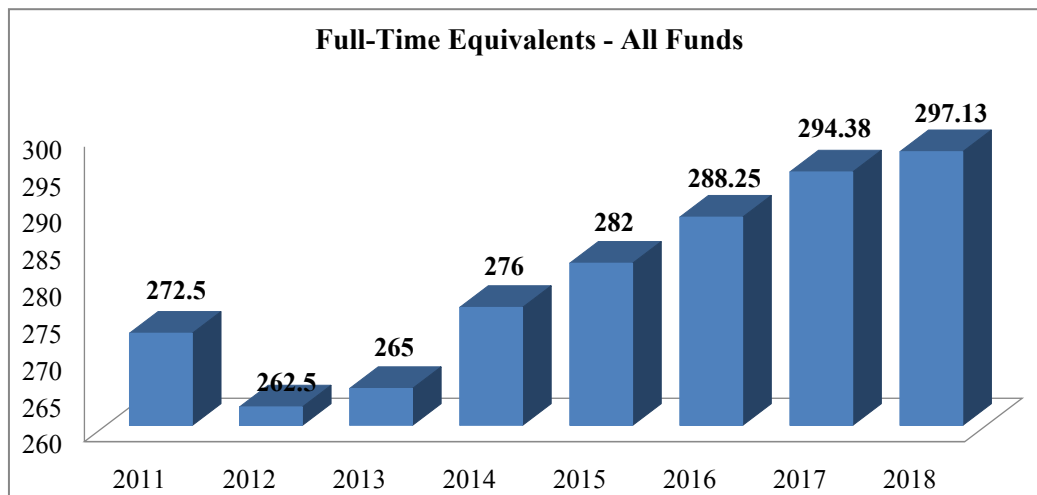
The General Fund is the chief operating fund of the city, and is used to account for all financial resources except those required by Generally Accepted Accounting Principles (GAAP) to be accounted for in another fund. The General Fund supports many departments, programs and contracts, which include City Council, City Manager's Office, Finance, Legal, Planning and Zoning, Economic Development, Human Resources, Information Services, Police Department, Fire Department, Building Inspections, Animal Control, Engineering, and Parks and Recreation. In FY 2018, General Fund revenues are projected to be \$26,507,450 and expenses are projected to be \$26,516,144.

Personnel

The City of Twin Falls has a philosophy of adding full-time employees only when “need” and “sustainability” can be demonstrated. Based on updated US Census data, the City of Twin Falls has a population of 47,468. Based on that estimate, the City of Twin Falls has six employees per 1,000 of population. However, as the regional and urban center for a geographic area having a population of approximately 250,000, the City’s daily census population grows to an estimated population of 70,000. This causes the number of City employees per 1,000 of population to drop to four.

The City of Twin Falls has a total of 294.38 full-time professionals working to deliver services to the citizens of Twin Falls. The FY 2018 City Manager’s Recommended Budget adds an additional 2.75 full-time equivalent (FTE) positions to assist with increase workloads and to meet the service delivery demands of our citizens and partners. The positions are:

- Two positions in the Legal Department: a Paralegal (\$50,183) and a deputy prosecuting attorney (\$52,497) in anticipation of the retirement of the current prosecutor bringing this service “in-house”
- A total of approximately 1.86 FTEs custodial/janitors to be assigned to the new and expanded facilities: City Hall complex, Public Safety Complex and expanded Airport Terminal



A majority of the funding (and in some cases all) for the new positions proposed in the City Manager’s Recommended Budget for FY 2018 are a result of modifying existing contracts for service with external/private partners. If all of the positions are approved, the City of Twin Falls total FTE count would increase to 297.13.

The FY 2018 City Manager’s Recommended Budget includes other expenditures associated with personnel, the FY 2018 Recommended Budget:

- Provides for performance-based adjustment of 3.5% for all employees
- Moves the City’s compensation table (5%)
- Increased funding for health care insurance (7.9%)

Capital Fund and Total Capital Investment

Capital improvements are investments made in our infrastructure. Six of the eight primary focus areas in the City of Twin Falls 2030 Strategic Plan are considered “capital dependent.” Capital financing is necessary for the ongoing development, expansion, maintenance, and repair of these capital assets,

recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City.

The City of Twin Falls owns and maintains a diverse collection of assets and facilities, which include:

- 103 buildings and structures throughout Twin Falls, ranging from the Magic Valley Regional Airport to administrative buildings; from police and fire stations to water delivery and treatment structures.
- 1,476 acres of open spaces and developed park lands, including world-class amenities such as Auger Falls, Shoshone Falls and Dierkes Lake.
- 640 lane miles of roadway to maintain.

A small sampling of the capital initiatives that have been funded in this budget include: making improvements to our water, waste water and transportation systems; improving our trail systems; making miscellaneous park improvements; rotating our fleet, vehicles, machinery and equipment; replacing the restrooms at City Park; and becoming more energy-wise through the use of LED lightings systems.

The ongoing development, expansion, maintenance, and repair of these capital assets is necessary, recognizing the critical value of civil infrastructure to the economic, aesthetic, and functional viability of the City. For accounting purposes and based on best practices and recommendations of the Government Finance Officers Association (GFOA), the City of Twin Falls capitalizes acquisitions and improvements that are durable and in excess of \$5,000.

In all funds, the FY 2018 budget allocates \$15,807,275 to fund needed, critical and desired capital improvements and community amenities. In FY 2017, the City of Twin Falls budgeted to spend a total of \$12,780,353 in capital improvements. The FY 2018 allocation is an increase of \$3,026,922 or 23.68%.

Water Fund

The Water Fund supports the following water-related activities: water supply, water distribution, pressurized irrigation, and utility billing. To support each of these functions in FY 2018, the City Manager's Recommended Budget calls for total system expenditures in the amount of \$11,893,191, an increase of \$1,709,202, or 16.8%, when compared to the total allocation of \$10,183,989 in FY 2017. The Recommended Budget recommends that the City increase water rates 2.5%. The average water user (18,000 gallons) will see an increase of \$0.96 per month and \$11.52 per year.

Sewer Fund

The Sewer Fund is used to support all waste water services provided by the City of Twin Falls, namely waste water collections and waste water treatment. For FY 2018, the City Manager's Recommended Budgets calls for expenditures totaling \$10,413,664 in this Fund. This represents an increase of \$1,114,233 when compared to FY 2017 Sewer Fund expenditures of \$9,299,431. The Recommended Budget recommends that the City increase sewer rates 5.0%. The average residential customer who sends up to the maximum cap 8,000 gallons will see an increase of \$1.30 per month and \$15.60 per year.

We are monitoring a situation with residential billing that is causing some concern. With residential sewer billing, users are billed based on the amount of water that is used in the home. An assumption is made that most residential water use passes through the home and out into the sewer. This method of estimating sewer usage is preferred to metering actual sewer usage, since installing sewer flow meters to every residential connection in town is cost prohibitive. However, for homes in town that do not have access to pressurized irrigation, during the summer, water is used for irrigation and will not enter

into the sewer system. This increase is easily identified by examining the difference in water usage between the winter and summer months. If a home averages 8,000 gallons of water use in the winter months, then averages 12,000 gallons a month in the summer months, the likely cause is that 4,000 gallons of water a month are being used for irrigation and not entering the sewer system. Since it would be unfair to bill homeowners for water used that does not enter the system, we cap residential sewer billing at 8,000 gallons, even when water usage exceeds that amount.

Anecdotally, we have noticed that it seems like more and more residential water accounts are tending to use more than the 8,000 gallon cap in the winter months, outside the irrigation season. A home that averages 12,000 gallons a month in the winter and 18,000 gallons a month in the summer is likely using 6,000 gallons a month for irrigation and 12,000 gallons a month on household uses that will end up in the sewer system. Yet, that same home will only be billed for 8,000 gallons a month, due to our sewer use cap. Not being billed for usage of the sewer system is just as unfair as being billed for irrigation water use that is not entering the sewer system. We are not prepared to propose an amendment to the sewer billing cap at this time. We would like to analyze this issue more closely in the coming year. It may be that we need to adjust our sewer billing cap to create a more equitable billing situation for those residential users that regularly exceed the current 8,000 gallon cap.

Sanitation

The City's Sanitation Fund supports the City's sanitation and recycling program. The City of Twin Falls is the only City in the Magic Valley to offer its residents a curbside single-stream recycling program. The program was started in 2010. Since the creation of the program, the City has diverted over 14,178 tons of garbage from entering into the regional landfill. Although we have seen a slight decrease in participation, the City's recycling program continues to meet and/or exceed initial expectations. It remains one of the highest rated services offered by the City.

Overall, the City Manager's Recommended Budget increases the cost of sanitation slightly. The monthly bill paid by the City's residential customers will increase from the current rate of \$16.90 per month to \$17.31 per month. This represents a \$.41 per month per customer increase, or a fee increase of 2.4%.

How much more will City Services Cost?

In addition to understanding the levels of services and the amount of improvements programmed in the budget, it is also important that we recognize the impact this proposal has on our citizens and taxpaying shareholders.

The table below illustrates the impact the City Manager's Recommended Budget will have on the taxpayers residing or doing business in Twin Falls. For the average customer, the Recommended Budget has a total impact of \$1.69 per month or \$20.29 per year.

	FY 2017 Adopted Budget	FY 2018 Recommended Budget	Variance
Property Tax	Tax Rate of: \$8.03/\$1,000 tax value	Tax Rate of: \$7.51/\$1,000 tax value	Tax Rate of: \$0.52/\$1,000 tax value
Median Valued Home of an Owner-Occupied Home: \$141,200 in FY 2017 \$147,200 in FY 2018	\$566.92 <i>annual</i>	\$555.17 <i>annual</i>	(\$11.75) <i>annual</i>
Utility Bills			
Average Residential Customer Consumption of:			
<i>Water - 18,000 gallons</i>	\$48.94	\$49.90	\$0.96
<i>Sewer - 8,000 gallons</i>	\$25.97	\$27.27	\$1.30
<i>Sanitation & Recycling</i>	\$16.90	\$17.31	\$0.41
Monthly Total of Property tax and Utility Bills	\$139.05 <i>monthly</i>	\$140.74 <i>monthly</i>	\$1.69 <i>monthly</i>

The annual property tax on a median-value home in Twin Falls may decrease to a maximum of \$11.75 annually or by about \$0.97 per month. However, it is important to note the total taxable value is subject to refinement by the Twin Falls County Assessor's Office and will not be available until after the FY 2018 Budget has been adopted.

The total monthly utility bill for the average resident in Twin Falls is expected to increase. The Recommended Budget requests modest increases to water, sewer and sanitation rates. The global utility bill for the average residential customers is expected to increase by \$2.67 per month or \$32.04 annually.

Incorporation of the City's Foregone Balance

Section 63-802 (e) of the Idaho Code states, "...In the case of a non-school district for which less than the maximum allowable increase in the dollar amount of property taxes is certified for annual budget purposes in any one (1) year, such a district may, in any following year, recover the forgone increase by certifying, in addition to any increase otherwise allowed, an amount not to exceed one hundred percent (100%) of the increase originally forgone."

The City Manager's Recommended Budget for FY 2018 does not rely on any portion of the City's foregone balance to support its operational or capital needs. The City's has had a foregone balance since the adoption of the 2009-2010 fiscal year. Over this time, the City's foregone balance has grown to \$2,186,253. Each year the City elected not to take the statutory allowed increase, the foregone balance has increased. However, we would be remised if we did not share the opportunity cost this decision has had on the organization over time.

Opportunity cost is an economic term that is defined as "...the loss of potential gain from other alternatives when one alternative is chosen." Opportunity costs are referred to as a trade-off, or when an individual or firm forgoes one options for another. As reflected in the table below, the decision to not take the statutorily allowed increases has a total, cumulative opportunity cost of \$13,279,422.

Should the City Council elect to take all, or a portion, of the City's current foregoing balance, we recommend that it be used only for one-time capital projects and not ongoing expenses. We believe the most effective use of the foregone balance would be to place foregone funds into "three pots" as follows:

- 50% should be placed into the Street Fund
- 25% into building community infrastructure (designed to assist the City with future place-making)
- 25% to be used for special projects determined by the City Council on an annual basis.

For every \$500,000 taken, the City would be able to place an additional \$250,000 annually towards advancing transportation system improvements, \$125,000 towards park, trails and other community amenities, and \$125,000 for one-time special projects or to take advantage of unanticipated opportunities or partnerships.

The City Manager's Recommended Budget for FY 2018 relies on a tax rate of \$7.51/\$1,000 of taxable value. The US Census Bureau estimates the median home value in the City of Twin Falls is \$147,900. If the home is owner-occupied, the property owner would pay \$555.17 in City property taxes. In FY 2017, this same home had a median value of \$141,200 and a tax liability of \$566.92, based on a tax rate of \$8.03/\$1,000.

The impact of incorporating the foregone balance into the City's budget does have a direct impact on the City's tax rate and the amount of property tax paid by our residents and businesses. For every \$500,000 of the foregone balance taken, the City's tax rate would grow by an average of \$13.91 annually or by 2.5%. The first \$500,000 of the foregone balance that is incorporated, the City's tax rate for FY 2018 would increase to \$7.70/\$1,000. This would increase the tax liability on the median, owner-occupied home to \$569.08 from \$555.71, which is a variance of \$13.91, or 2.51%. The following table reflects the impact of incorporating the foregone balance and the impact the amount of taxes paid by the owner of a median valued home that is owner-occupied.

Foregone Increment	Property Tax Collections	Tax Rate	Tax Liability	Variance
\$0	\$19,956,721	0.007507381	\$555.17	
\$500,000	\$20,456,721	0.007695473	\$569.08	\$13.91
\$500,000	\$20,956,721	0.007883565	\$582.99	\$27.82
\$500,000	\$21,456,721	0.008071656	\$596.90	\$41.73
\$500,000	\$21,956,721	0.008259748	\$610.81	\$55.64
\$186,253	\$22,142,974	0.008329813	\$615.99	\$60.82

The decision to incorporate all, or a portion, of the City's foregone balance remains with the City Council. The decisions to incorporate, or not to incorporate, this funding stream into the budget is not without costs, whether it be direct costs or opportunity costs. In either case, the members of the City's team stand ready to assist the members of the City Council should it collectively choose to do so.



Date: Monday, July 17, 2017
To: Honorable Mayor and City Council
From: Jonathan Spendlove, Senior Planner

Request:

Request for **Annexation with a Zoning District Change and Zoning Map Amendment** for approximately 9.75 (+/-) acres to be rezoned to R-6, currently zoned R-1 VAR for property located east of Harrison Street and north of Canyon Falls Drive, extended. c/o Rob Struthers on behalf of Susan and Katherine Breckenridge (app. 2865)

Time Estimate:

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

Background:

Applicant:	Status: Owners	Size: 10.07 (+/-) acres
Katie Breckenridge Po Box 685 Picabo, ID 83348 & Susan Breckenridge PO Box 6551 Santa Fe, NM 87502	Current Zoning: R-1 VAR CRO Area of Impact	Requested Zoning: Annexation with rezone to R-6 CRO
	Comprehensive Plan: Mixed Use	Lot Count: 2
	Existing Land Use: Agriculture & bike path easement	Proposed Land Use: No proposed change at this time
Representative:	Zoning Designations & Surrounding Land Use(s)	
Robert Struthers 762 Robert St. Picabo Rt. Bellevue, ID 83313 208.788.4673 email@robstruthers.com	North: R-1 VAR CRO within Area of Impact, Residential and Agriculture	East: R-1 VAR with CRO; Agriculture & R-4 with PRO & CRO; Residential and Parking Lot
	South: C-1 PUD; Medical Office, Retail; and Hotel	West: C-1 PUD; Nursing Homes
	Applicable Regulations: 10-1-4, 10-1-5. 10-4-3, 10-4-6, 10-15-2	

Approval Process:

§10-15-2: Annexation

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

Budget Impact:

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

Regulatory Impact:

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

History:

Documented aerial imagery shows this land to be agricultural since at least the 1950's. This property is in the Area of Impact, the current zoning designation was applied in 2004, which was the most recent Area of Impact Agreement between the City of Twin Falls and Twin Falls County. In February 2009, City Council approved a conveyance plat to create two lots from the 23+ acres. This Conveyance Plat also included dedication of a 15' bike pathway easement along the southern border.

Analysis:

In February 2009, City Council approved the TBS Conveyance Plat to create two lots from the 23+ acres. This request is to annex 10.06 (+/-) acres located at 647 Pole Line Rd. There are two (2) properties involved with this request. One property is Parcel 1; 9.75 (+/-) acres and the 15' Bike Path Easement within Parcel 2, which is comprised of ~.31 (+/-) acres. This easement runs along the southern edge of Parcel 1. Currently Parcel 1; 9.75 (+/-) acre lot, is being utilized for agricultural purposes and does not border the city limits. The easement to the south acts as a sort of buffer between the TBS Conveyance Plat and City Limits.

Parcel 1; 9.75 acre lot, is for sale at this time and the applicant wishes to annex prior to being sold. They also wish to rezone the property from R-1 VAR CRO to R-6 CRO, Residential High Density with a portion within the Canyon Rim Overlay District.

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

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

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use." Mixed Use is a very broad category and encompasses an extensive list of land uses. However, Mixed Use areas are characteristically, pedestrian friendly, in that they provide that range of use while keeping the scale of development, human friendly. The requested rezone to R-6 fits the mixed-use designation since it encourages a more dense residential development, usually 10-20 dwelling units/acre, while surrounded by commercial zoning. Staff has determined the rezone request complies with the 2016 comprehensive plan.

Planning & Zoning Commission Recommendation:

On June 13th, 2017 The Planning and Zoning Commission heard and deliberated on this request. Many residents of the Breckenridge Estates Development came to speak about the request to question the appropriateness of the requested R-6 designation. The crux of the issue was that the R-6 would allow and bring apartments. The residents raised concerns of how their property values would be affected, as well

as the peace and quiet of the neighborhood would be diminished. Another very frequent concern was the amount of traffic an apartment type development would bring to the area. The commission unanimously forwarded a positive recommendation with a zoning designation of R-4 not R-6, after deliberating and weighing the resident's concerns and staff recommendation

Conclusion:

Council is tasked with making a decision on the annexation request for the entire 10.07 acres with a zoning designation of R-6 CRO.

Attachments:

1. Letter of Request
2. Zoning Map
3. Aerial Map
4. Future Land Use Map
5. TBS Subd-Conveyance Plat
6. Photos
7. 06-13-17 PZ Minutes



762 Robert Street • Bellevue, Idaho 83313 • 208-788-4613 • Fax 208-788-2375

CITY OF TWIN FALLS
ATTN. RENÉE CARRAWAY JOHNSON
ZONING & DEVELOPMENT MGR.
P.O. Box 1907
TWIN FALLS, ID. 83303

4.4.2017

RECEIVED

APR 06 2017

CITY OF TWIN FALLS
PLANNING & ZONING

DEAR RENÉE,

ENCLOSED PLEASE FIND THE ANNEXATION APPLICATION FOR THE KATHERINE B. BRECKENRIDGE BIKE PATH EASEMENT PROPERTY ON PARCEL TWO OF THE TBS SUBDIVISION. THE ANNEXATION IS BEING REQUESTED TO ESTABLISH CONTIGUITY WITH THE CITY OF TWIN FALLS PROPER FOR THE SUSAN G. BRECKENRIDGE PROPERTY ON PARCEL ONE TBS SUBDIVISION. ALSO INCLUDED IS PAGE ONE OF PARCEL ONE TBS SUBDIVISION ANNEXATION REQUEST WITH SUSAN'S SIGNATURE AND A LETTER FROM SUSAN AFFIRMING MY REPRESENTATION OF HER.

Yours truly,

ROB STRUTTERS

CC SUSAN BRECKENRIDGE
KATIE BRECKENRIDGE



762 Robert Street • Bellevue, Idaho 83313 • 208-788-4613 • Fax 208-788-2375

3.17.2017

CITY OF TWIN FALLS
ATTN. RENÉE CARRAWAY JOHNSON
ZONING & DEVELOPMENT MNGR.
P.O. Box 1907
TWIN FALLS, ID. 83303

DEAR RENÉE,

ENCLOSED PLEASE FIND THE ANNEXATION APPLICATION
FOR THE SUSAN BRECKENRIDGE PROPERTY PARCEL 1
OF THE TBS SUBDIVISION.

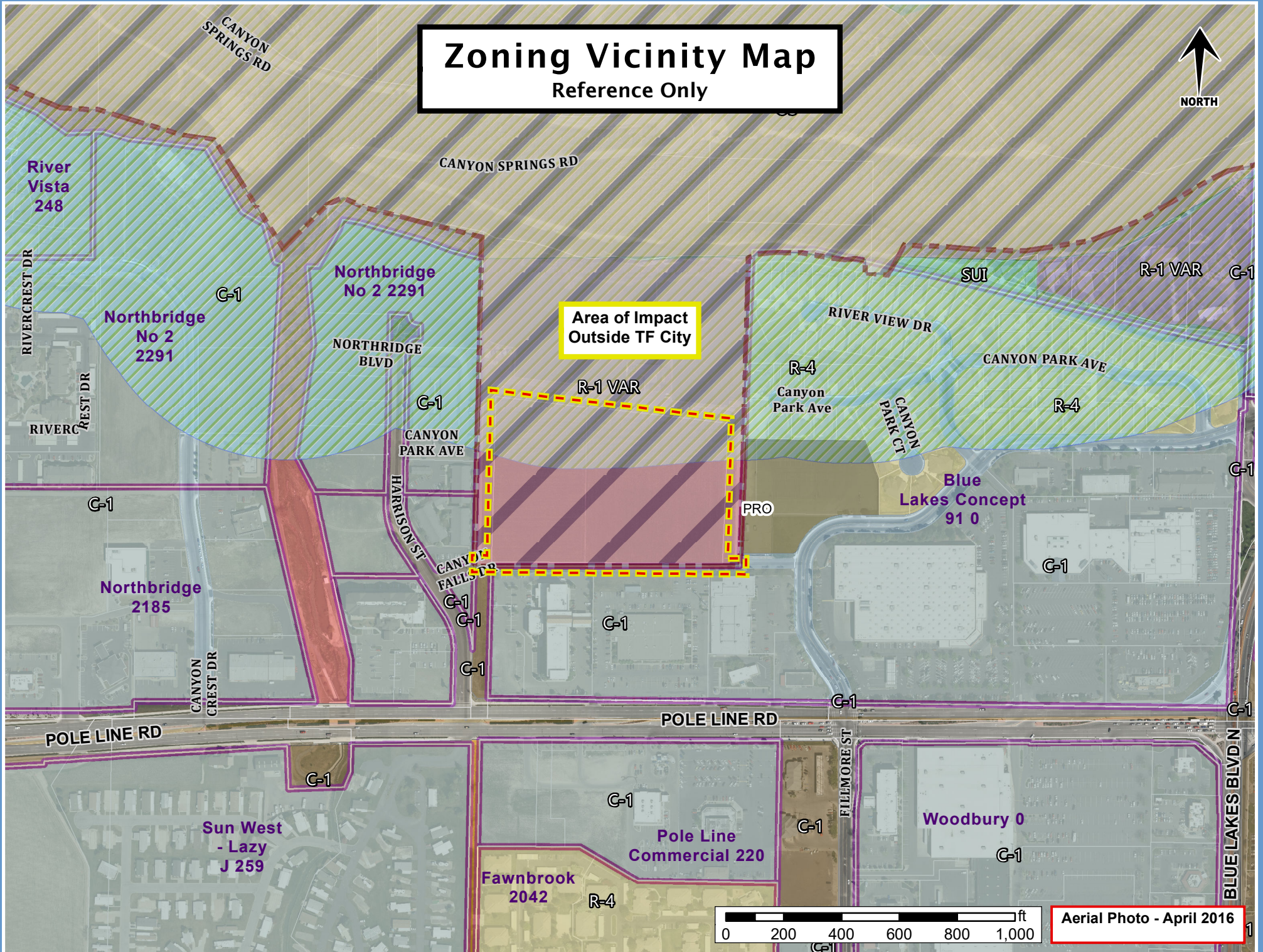
THE PROPERTY IS CURRENTLY LISTED FOR SALE AND
SUSAN WOULD LIKE TO HAVE IT ANNEXED
INTO THE CITY. THANK YOU.

YOURS TRULY,
ROB STRUTTERS

CC
SUSAN BRECKENRIDGE
KATIE BRECKENRIDGE

Zoning Vicinity Map

Reference Only



Aerial Map

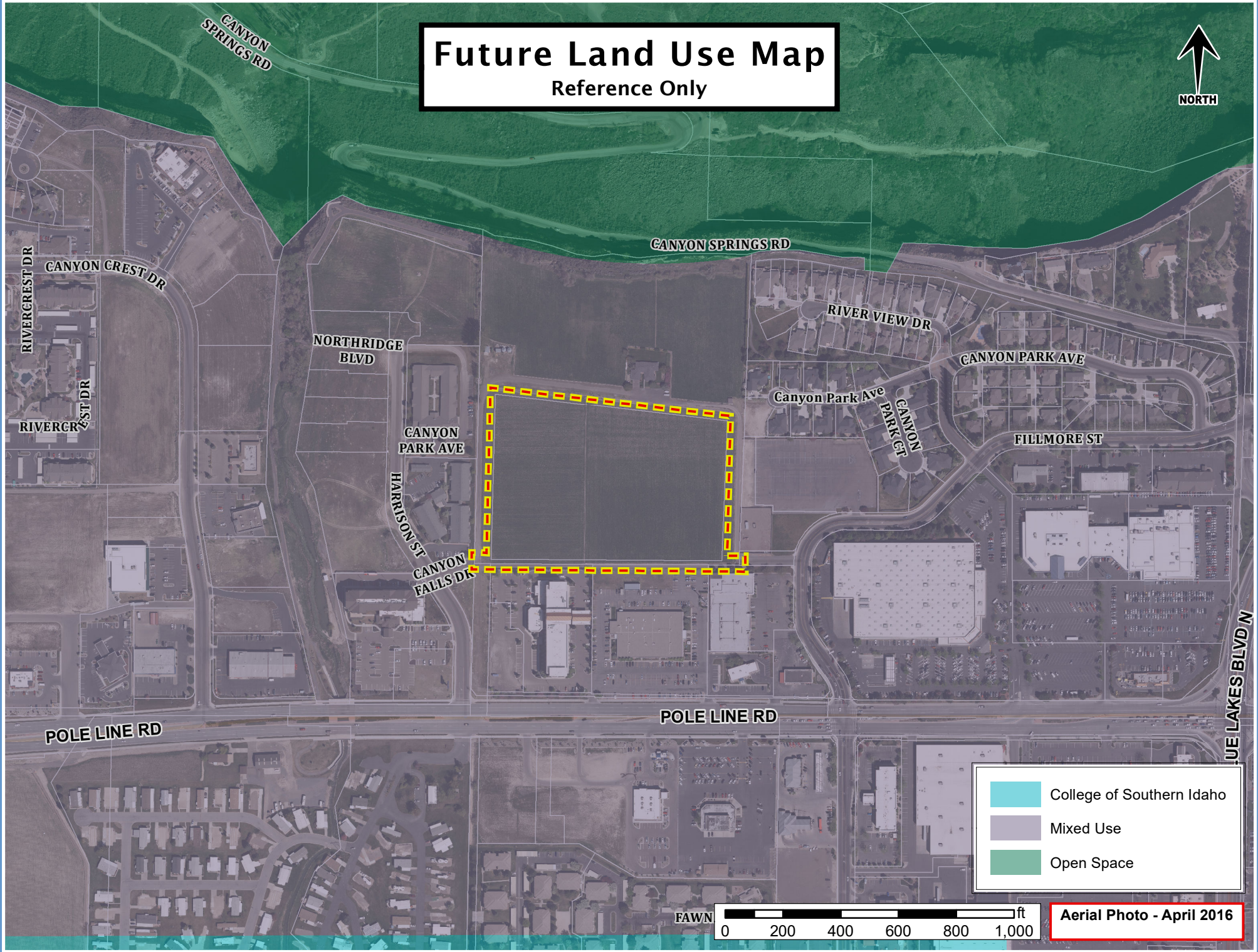
Reference Only



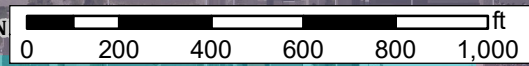
Aerial Photo - April 2016

Future Land Use Map

Reference Only



-  College of Southern Idaho
-  Mixed Use
-  Open Space

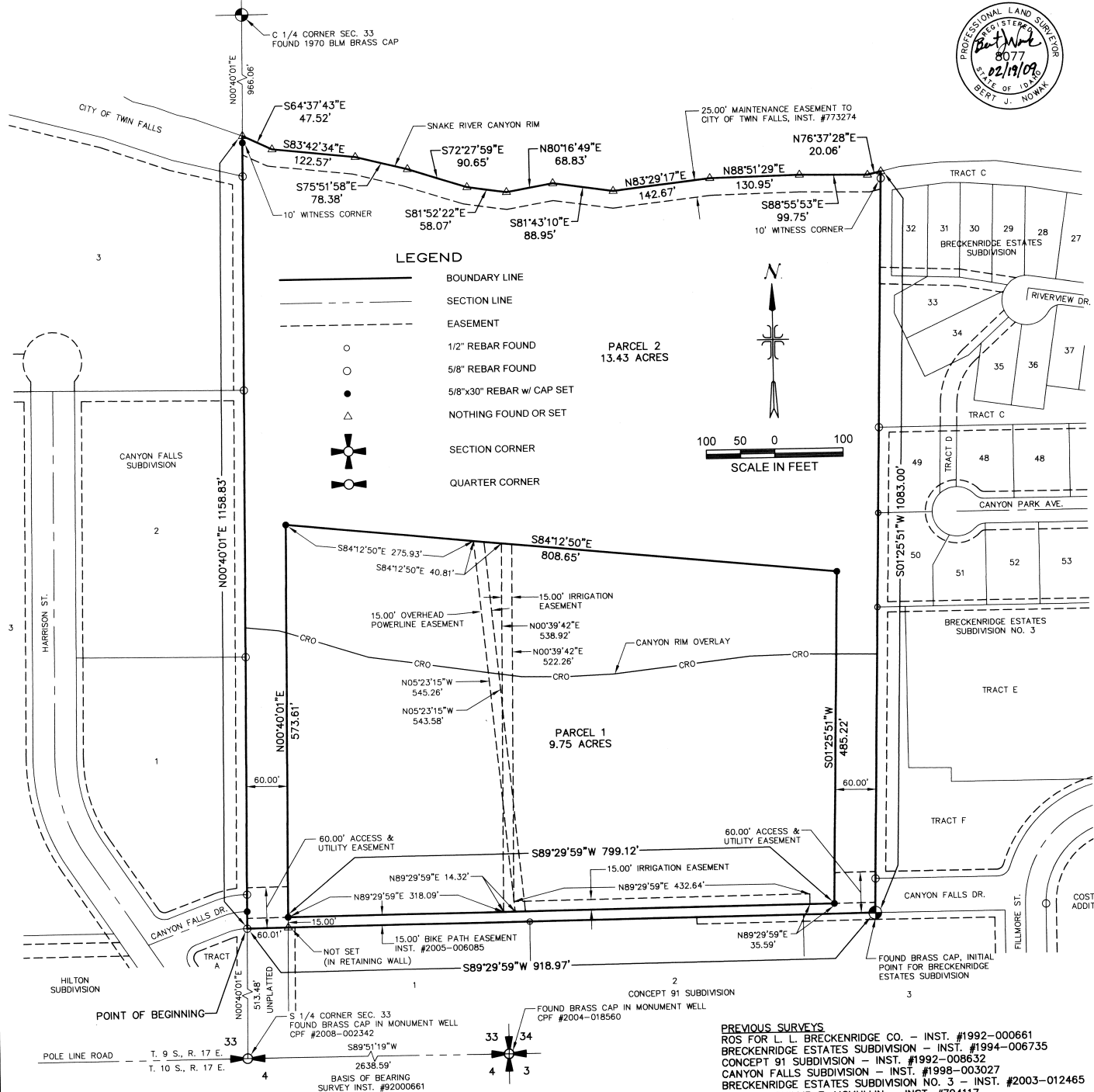


Aerial Photo - April 2016

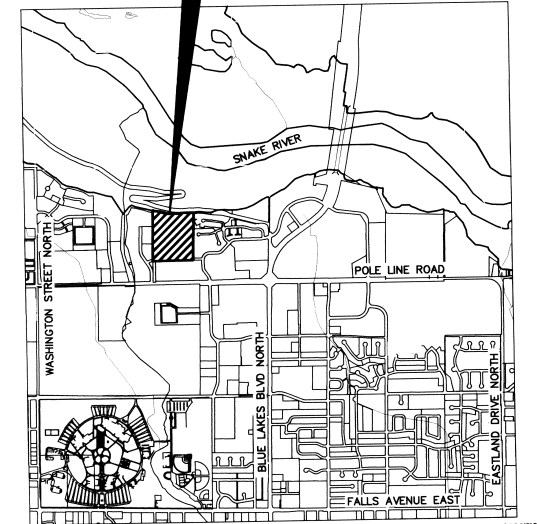


TBS SUBDIVISION CONVEYANCE PLAT

LOCATED IN PART OF
GOVERNMENT LOT 5 AND SW4 SE4,
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 17 EAST
BOISE MERIDIAN
TWIN FALLS COUNTY, IDAHO
2009



PROPERTY SITE



VICINITY MAP
N.T.S.

TWIN FALLS COUNTY
RECORDED FOR:
JUB ENGINEERS
8:53:40 am 03-30-2009
2009-006717
NO. PAGES: 2 FEE: \$22.00
KATHLEEN BLANCHARD
COUNTY CLERK
RECEIVED: CHANCE

HEALTH CERTIFICATE

"SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING, OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED."

DATE 7/21/18, 2009 DISTRICT HEALTH DEPARTMENT, REMS

CONVEYANCE PLAT NOTE

"A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY OF TWIN FALLS, IDAHO, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTERESTS THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 10 OF THE CITY OF TWIN FALLS CITY CODE. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS, EXCEPT AS SHOWN ON AN APPROVED, FILED AND ACCEPTED CONVEYANCE PLAT IS A VIOLATION OF CITY CODE."

J-U-B ENGINEERS, INC.
Engineers Surveyors Planners
Twin Falls, Idaho

PREVIOUS SURVEYS

ROS FOR L. L. BRECKENRIDGE CO. - INST. #1992-000661
BRECKENRIDGE ESTATES SUBDIVISION - INST. #1994-006735
CONCEPT 91 SUBDIVISION - INST. #1992-008632
CANYON FALLS SUBDIVISION - INST. #1998-003027
BRECKENRIDGE ESTATES SUBDIVISION NO. 3 - INST. #2003-012465
ROS FOR PHILLIP E. MCMULLIN - INST. #794117
ROS FOR KATIE BRECKENRIDGE - INST. #2001-018476
ROS FOR KATIE BRECKENRIDGE - INST. #1998-014421



Public Notice along Harrison St



Public Notice along Fillmore St



Looking North from the center of the 15' Easement



Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 13, 2017, 6:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Darren Hall, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

1) Confirmation of Quorum/Call Meeting to Order

2) Consent Calendar

- a) Approval of minutes for the following meeting: **May 23, 2017 PH**
- b) Findings of Fact Conclusions of Law:
 - Morning Sun Subd No. 10 (Pre-Plat 05-23-17)
 - Acorn Learning Center (SUP 05-23-17)
 - Port, Angie (SUP 05-23-17)

Motion:

Commissioner Dawson made a motion to approve the consent calendar, as presented.
Commissioner Higley seconded the motion.

Unanimously Approved

3) Items of Consideration

- a) Request for consideration of the Ricki Lezamiz Commercial Subdivision **Preliminary Plat** consisting of 1.58 (+/-) acres and 2 lots located at the NW corner of Kimberly Road and Aspenwood Drive. c/o Sid Lezamiz on behalf of Ricki Lezamiz

Applicant Presentation:

Sid Lezamiz, the applicant stated he is here to request approval of a preliminary plat that is located at 2441 Kimberly Road. The intent is to create two lots. By platting this property it will allow each lot to be sold separately.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this request is part of the Phillips Commercial Subdivision recorded in 1994. Before 1994, it was used agriculturally according to historical aerial imagery. Mueller Auto received multiple SUP's to establish a Car Dealership and display pads – there was no auto repair onsite. In April 2016, an SUP was granted to Sid Lezamiz to allow Auto Service/Repair on the northern portion of this lot, subject to conditions, see attached exhibit. The SUP has expired, however, as per Title 10; Chapter 13;

Section 2.2(l) the applicant may ask the Commission to “re-establish” Special Use Permit #1391, as approved.

This is a request for preliminary plat of the Ricki Lezamiz Commercial Subdivision, a 1.567 +/- acre 2 lot commercial subdivision. The property is zoned C-1; Commercial. This request is to re-subdivide Lot 1 Block 2 of the Phillips Commercial Subdivision into two lots. This allows the ability to sell one or both of the lots to separate owners.

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.

The plat is consistent with other subdivision development criteria in the area and is in conformance with the Comprehensive Plan, which designates this area as “Commercial.” Light to intense commercial uses are appropriate for this future land use designation.

Planner I O’Connor stated upon conclusion should the Commission approve the preliminary plat of the Ricki Lezamiz Commercial Subdivision, 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.

PZ Questions/Comments:

- Commissioner Woods asked about the previous Special Use Permit for the lot and if the conditions apply to the plat. He wants to make sure the neighbors are still protected.
- Planner I O’Connor explained the Special Use Permit is expired, if the applicant or someone else wants to construct the same building in the future on this lot for the same purpose they would have to come back through to re-activate the Special Use Permit.

Public Hearing: Opened & Closed

Deliberations Followed:

- Commissioner Woods asked for more clarification.
- Commissioner Frank explained the previous request for a different applicant for a specific use. This is a different application to plat the

property. If this goes through and a use comes up on the property that requires a Special Use Permit the person will have to come back through for the Commission to review.

- Commissioner Woods asked what the use was that came through for the Special Use Permit.
- Planner I O'Connor explained that the SUP has expired and it was to construct an automobile service and repair business. It is currently inactive and if someone wants to operate an automobile service and repair at this location they will have to come back through for re-activation of the Special Use Permit and those conditions will have to be met.

Motion:

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

Approved, As Presented, With 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.
- b) Request for consideration of the TF Caswell Subdivision **Preliminary Plat** consisting of .97 (+/-) acres and 2 lots located at 687 Blue Lakes Boulevard North c/o HLE, Inc.
WITHDRAWN-RESCHEDULED FOR JUNE 27,2016 P&Z PH

4) Public Hearings

- a) **Request for the Commission's recommendation on the Zoning Designation for approximately 10.07 (+/-) acres proposed to be Annexed with a zoning designation of R-6 CRO; Residential; Multi Household District with a portion within the Canyon Rim Overlay District, currently zoned R-1 VAR CRO; Residential; Single Household District, on property located east of Harrison Street and north of Canyon Falls Drive extended aka 647 Pole Line Road East. c/o Rob Struthers on behalf of Susan & Katherine Breckenridge (app. 2865)**

Applicant Presentation:

Katie Breckenridge, the applicant, stated they are here on behalf of her sister Susan Breckenridge to ask for an annexation and zoning change. This property has been farmed since 1905 by her family. A large portion of the farm was gifted to CSI many years ago and the property shown on the overhead is what is left of the original farmland. She provided a reviewed a copy of the easement and access agreement between the City of Twin Falls, Twin Falls Canal Company, Idaho Department of Transportation and herself. She displayed on the overhead a legal description of the bike path. The entrances were to be completed by the Idaho Department of Transportation. They have completed a conveyance plat to divide the property shown on the overhead and he sister wants to annex her portion so that she can sale it. Her sister lives in Santa Fe, New Mexico and does not want to return to Twin Falls. They are

asking during the annexation process that the property be rezoned to R-6.

Staff Presentation:

Senior Planner Spendlove reviewed the request on the overhead and stated the Commission hearing shall not consider comments on annexation and shall be limited to the proposed development plan and zoning changes. Currently Parcel 1; 9.75 (+/-) acre lot, is zoned R-1 VAR CRO which is an area that could be served by City water and sewer services.

The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Mixed Use." Mixed Use is a very broad category and encompasses an extensive list of land uses. However, Mixed Use areas are characteristically, pedestrian friendly, in that they provide that range of use while keeping the scale of development, human friendly. The requested rezone to R-6 fits the mixed-use designation since it encourages a more dense residential development, usually 10-20 dwelling units/acre, while surrounded by commercial zoning. Staff has determined the rezone request complies with the 2016 comprehensive plan.

Currently there are not any development plans for this property. The property is a conveyance plat which means that not development can occur until the property has been platted. There is also a portion on the north end of the property that is located within the Canyon Rim Overlay which would require a Zoning Development Agreement (ZDA). With both a preliminary plat and a potential ZDA process required for development of this property there will be multiple public meetings and opportunities for the Commission as well as the public to see what the plans are for development.

Senior Planner Spendlove stated upon conclusion should the Commission find the R-6 CRO Zoning Designation appropriate, as presented, they should forward a positive recommendation to the City Council.

PZ Questions/Comments:

- Commissioner Higley asked for clarification on the density.
- Senior Planner Spendlove explained the R-6 zone would allow for apartments 5 units or more but without a proposed development plan it is very difficult to give an exact number of units allowed. The Comprehensive Plan recommends usually 10-20 dwelling units per acre. He reviewed the allowed density for R-6 and R-4 on the overhead.
- Zoning & Development Manager Carraway-Johnson explained a lot of communities have in their code the density per acre. The City of Twin Falls does not because we allow review by development, which allows for versatility in design.
- Senior Planner Spendlove explained the minimum lots sizes for both zoning districts for single family, duplex, up to four-plex and multi-family.
- Commissioner Higley stated that he is struggling with changing from R-1 VAR to the R-6 density especially with the access issues.
- Commissioner Musser asked if the R-6 is how the property has to be developed or could it be developed using the R-4 or R-2 standards.

- Senior Planner Spendlove explained that is correct.

Public Hearing: Opened

- Senior Planner Spendlove read into the record a letter submitted by a citizen that has been filed in the application packet.
- Tom Tucker, 822 Canyon Park Avenue, stated he would like for the area to be developed like the Breckenridge Estates development. He used to live in Salt Lake City and had to monitor traffic reports to travel in that area, he was happy to move to Twin Falls to get away from the traffic issues. He asks that the area remain as it is.
- Jim Stevens, 1881 Canyon Park Ct, representing the HOA for Breckenridge Estates No. 3, provided several petitions against this request. When he purchased his home he read the zoning designation for this property and had he known it was going to be rezoned to R-6 he wouldn't have purchased in this location. The R-6 zone is about apartments, he understands this area is designated as a mixed use on the Comprehensive Plan. The plan says that apartments can go in a mixed use area but it doesn't require that type of development. They love where they live, it is quiet, has minimal traffic except at certain times of the day. The two exits shown on this property is going to create a traffic congestion and noise issue. Please do not devastate the area by allowing for R-6 zoning designation.
- Cindy Collins, 231 Riverview Dr, she stated that if you put all of the homes within Twin Falls between the size of 1400 and 4000 sq. ft. the same age as the homes in Breckenridge Estates sold for approximately \$111.83 per sq. ft. The homes in Breckenridge Estates sell for around \$133.46 per sq. ft. These prices are because of the quality of life this neighborhood provides, if the cost per sq. ft. is reduced to \$111.83 per sq. ft. that will have a \$4 million dollar impact on their area. She thinks a plan needs to be provided and the R-6 density is too high.
- Annette Tucker, 822 Canyon Park Ave, provided petitions from neighbors against this request.
- Gerald Martens, property owner in Breckenridge Estates and Concept 91, explained this property needs to be developed, will be developed and should be developed. The concern is created by the unknown. The Breckenridge development required a master development plan, and that is what is lacking in this case. At an absolute minimum he thinks a ZDA should be required prior to a preliminary plat being submitted. Residential is an appropriate use because of the access available. A master development plan would answer a lot of questions.

Public Hearing: Closed

Deliberations Followed:

Ms. Breckenridge explained that she understands quality of life and she knows what this area looked like before all of the development. She also explained she has an obligation to her sister and at the same time wants to help the neighbors maintain a quality of life but she is not sure how to do both. She is willing to work with everyone to come up with an amicable solution.

Discussion Followed:

- Commissioner Woods explained he would feel more comfortable with a plan.
- Commissioner Higley explained he agrees, changing zoning density is a big deal an R-4 zoning is fairly dense and the lots in Breckenridge Estates are built on larger lots.
- Commissioner Musser stated that without knowing who is going to buy it and develop the property it seems too early to ask for a plan. He also agreed the R-6 is probably too dense for this location.
- Commissioner Frank asked for clarification on the recommendation process.
- Senior Planner Spendlove explained the Commission is making a recommendation on the zoning designation.
- City Attorney Wonderlich explained the Commission's responsibility is to make a recommendation on the zoning designation if it is annexed. The applicant can still proceed with their request, as presented. The City Council makes the final decision.
- Commissioner Woods asked if the Commission can recommended a varied zoning designation as it moves from east to west or to ask for a ZDA
- City Attorney Wonderlich explained he would not recommend that approach, and a ZDA requires a plan, without a plan there is no ZDA.
- Commissioner Hall asked about the zoning designation for the Breckenridge Estates.
- City Attorney Wonderlich explained the zoning for Breckenridge Estates is R-4.
- Commissioner Higley explained it is zoned R-4 but was not built at that density.
- Planner I O'Connor explained that the property in the CRO has to come through the ZDA process.
- Senior Planner Spendlove explained the northern portion of the property would have to come through the ZDA process and if it is platted that will be seen by the Commission as well.
- Commissioner Frank explained that he would suggest an R-4 and he does believe it will be developed at some point.
- Commissioner Dawson agreed the R-4 matches it more.

Motion:

Commissioner Dawson made a motion to recommend an R-4 zoning designation to the City Council. Commissioner Musser seconded the motion. All members present voted in favor of the motion.

Recommended for Approval to City Council with an R-4 Zoning Designation

- b) Request for a **Special Use Permit** to construct a 4800 sq. ft. (+/-) detached accessory building on property located at 248 Pheasant Road. c/o EHM Engineers, Inc on behalf of Jon Zernickow (app. 2868)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant explained that he is here to request a Special Use Permit to construct a detached accessory building east of the existing

residence. The building will be used for personal storage and is larger than 1500 sq. ft.

Staff Presentation:

Planner I O'Connor reviewed the request on the overhead and stated this lot has been in agricultural use since at least 1950. Records indicate the s/f residence was built in 1959. The Residential developments to the South and East are part of the Golden Eagle Subdivision, which was recorded in the mid 2000's. The applicant purchased the property in November 2016.

On April 11th, this Commission forwarded a positive recommended to City Council for annexation of this 30 acre parcel with a zoning designation of R-4. City Council approved the annexation with the R-4 designation of the 30 +/- acres on May 8th. The ordinance has yet to be approved and published.

This is a request for a 4800 sf detached accessory building. The site is 30 +/- acres, zoned R-4 and is located at 248 Pheasant Road within the Area of Impact. Within the R-4 Zone a Special Use permit is required for any residential detached accessory building exceeding 1,000 sq. ft. in size. The applicant has stated this building will be used to store his RV's and other personal vehicles. Staff was also informed that the applicant is in the process of moving here, to oversee the construction of the proposed subdivision, which is in the preliminary review process, on the agricultural land surrounding this homestead. Staff has received an application to Plat the entire 30 acres. The "homestead" is shown on the proposed plat to remain a 2 +/- acre lot. However, as this plat is in the preliminary review process this request is shown on the entire 30 acre parcel.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Town Neighborhood." Staff has determined this request complies with the 2016 comprehensive plan. The request is for personal residential use in a residential zone, and does not change the primary land use.

Per City Code 10-4-5.2(B)6a:

A Special Use Permit is required for a residential detached accessory building larger than 1,000 sq. ft. in the R-4 Zone.

Per City Code 10-11-1 thru 8:

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

The applicant does not believe there will be any additional impacts from this request as it will be for personal use, and it does not change the residential nature of the land. Staff does not anticipate an increase of negative impacts to this area with the approval of this request. Detached accessory buildings/garages are a common structure throughout the city, and though this request is for a larger sized building, if used as stated in the applicant's narrative, it will

keep the applicant's personal RV's and other vehicles out of public view.

This detached accessory building is currently being constructed on 30 acres, however, this property is in the preliminary states of review for platting the 30 acre parcel into a residential subdivision. It does not appear the proposed location of the detached accessory building will cause detrimental impacts to current surrounding residences. Additionally, any future plat will not be approved which creates non-conforming buildings or structures.

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

1. Subject to personal residential use by the occupants of the home – no residential occupancy, business or commercial use within the detached accessory structure.
2. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.

PZ Questions/Comments: None

Public Hearing: Opened & Closed

Deliberations Followed: Without Concerns

Motion:

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

Approved, As Presented, With The Following Conditions

1. Subject to personal residential use by the occupants of the home – no residential occupancy, business or commercial use within the detached accessory structure.
 2. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.
- c) Request for a **Special Use Permit** to construct at 2520 sq. ft. (+/-) detached accessory building on property located at 4050 Canyon Ridge Drive. c/o EHM Engineers, Inc on behalf of Dan Willie (app. 2869)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant explained that he is here to request a Special Use Permit to construct a detached accessory building. The building will be used for personal storage and is larger than 1500 sq. ft.

Staff Presentation:

Planner I O'Conner reviewed the request on the overheard and stated the proposed detached accessory building, if approved, will be constructed on a residential property consisting of three (3) parcel from Two (2) different Surveyed Plats, dating back to 1916 and 1977 respectively. The zoning was likely set in 1981 with the passage of Ordinance 2012, which set the zoning districts we currently use today.

This is a request to construct a 2,520 sq. ft. detached accessory building / garage. The site is 7.5 +/- acres, zoned SUI and is located at 4050 Canyon Ridge Dr within the Area of Impact. Within the SUI Zone a Special Use Permit is required for any residential detached accessory building exceeding 1,500 sf in size. The narrative states the applicant plans to use the building for RV storage with two parking bays and including drive through access, a shop, office space, an exercise room and a bathroom. The proposed detached accessory building, if approved, will be constructed on a residential property consisting of three (3) parcels from Two (2) different Surveyed Plats, dating back to 1916 and 1977 respectively. The elevations provided are residential in design and are intended to match the existing home. If the SUP is granted this evening, there should be a condition stating this detached accessory building shall remain a part of the existing residential property and may not be sold as a stand-alone structure. Being that large accessory structures are common in this area, this request is appropriate for this zone.

Per City Code 10-4-2.2(B)6a:

A Special Use Permit is required for any accessory structure larger than 1,500 sq. ft. in the SUI Zone.

Per City Code 10-11-1 thru 8:

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

The applicant nor staff anticipate any negative impacts to the surrounding properties from this request.

The 2016 Comprehensive Plan; "Grow With Us" designates this corridor as appropriate for "Rural Residential." Rural Residential is defined as having large lots with lots of open space providing a transition from heavy agriculture to low density residential. Staff has determined this request complies with the 2016 comprehensive plan.

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

1. Subject 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 personal residential use by the occupants of the home – no residential occupancy, business or commercial use within the detached accessory structure.
3. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.
4. Subject to the detached accessory building remaining part of the existing residential property and may not be sold as a stand-alone residential detached accessory building.

PZ Questions/Comments: None

Public Hearing: Opened & Closed

Deliberations Followed: Without Concerns

Motion:

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

Approved, As Presented, With the Following Conditions

1. Subject to site plan amendments, as required, by Building, Engineering, Fire & Zoning Officials to ensure compliance with applicable City Code requirements and standards.
 2. Subject to personal residential use by the occupants of the home-no residential occupancy, business or commercial use within the detached accessory structure.
 3. Subject to the materials and construction of the structure being similar to the submitted elevations and site plan.
 4. Subject to the detached accessory building remaining part of the existing residential property and may not be sold as a stand-alone residential detached accessory building.
- d) Request for a **Special Use Permit** to establish a U-Haul Truck/Trailer rental business on property located at 677 Washington Street North. c/o Dan Chatterton on behalf of Joshua Evans (app. 2870) **WITHDRAWN BY APPLICANT**

5) General Input Public/Commission/Staff

Zoning & Development Manager Carraway-Johnson stated the June 27, 2017 meeting has five special use permits scheduled and 2 preliminary plats.

Assistant City Engineer Vitek spoke to the Commission about what an active shooter incident is and encouraged the Commission to keep in mind where the exits are from the Council Chambers.

6) Upcoming Meeting(s)

- a) June 27, 2017 Public Hearing
July 5, 2017 Work Session

7) Adjournment

Chairman Frank adjourned the meeting at 7:28 pm

Lisa A. Strickland, Administrative Assistant