



Twin Falls City Council Agenda

Monday, February 10, 2020, 4:00 PM

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

****Special Meeting****

The City Council will meet at 4:00 p.m., in City Council Overflow Room for the purpose of:

Participating in the ICRMP Risk Management Training.

The regular scheduled City Council meeting will start at 5:00 p.m., in the Council Chambers.

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

- 1) ICRMP Risk Management Training - 4:00 P.M.
- 2) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM - 5:00 P.M.
- 3) PLEDGE OF ALLEGIANCE
- 4) PROCLAMATIONS: None
- 5) CONSENT CALENDAR
 - a) **ACTION ITEM:** Request to approve the February 3, 2020, City Council Minutes.
By: Amy Luna, Finance Administrative Assistant
 - b) **ACTION ITEM:** Request to approve the Accounts Payable for January 30th thru February 5th, 2020.
By: Amy Luna, Finance Administrative Assistant
 - c) **ACTION ITEM:** Request to approve the Final Plat for North Haven Office Condominiums No. 1, a PUD located at 370 North Haven Drive. (App. PZ20-0008)
By: Brock Cherry, City Planner
 - d) **ACTION ITEM:** Request to approve the Final Plat for Sundance Subdivision No. 2, a PUD located at 2945 E 3600 N. (App. PZ20-0009)
By: Brock Cherry, City Planner

- e) **ACTION ITEM:** Request to approve the final plat for the Rose Russell Subdivision located at 2469 Addison Avenue East. c/o JUB Engineers on behalf of Joe Russell (App. PZ20-0005)
By: Brock Cherry, City Planner

6) ITEMS OF CONSIDERATION

- a) **ACTION ITEM:** Request to approve the appointment of Richard Brown as a Commissioner to the Twin Falls Housing Authority and to serve a five-year term.
By: Leanne Trappen, Twin Falls Housing Authority
- b) **PRESENTATION:** 2019 Twin Falls Housing Authority Annual Report.
By: Leanne Trappen, Twin Falls Housing Authority
- c) **ACTION ITEM:** Request to approve an Agreement for Engineering Services with J-U-B Engineers for the 2020 FAA Phase II Taxi Lane Construction Project.
By: William Carberry, Airport Manager
- d) **ACTION ITEM:** Funding alternatives for Independent Meat Lift Station Replacement.
By: Jon Caton, Public Works Director
- e) **ACTION ITEM:** Request approval to use street impact fee reserves to design and construct a traffic signal at the intersection of Falls Avenue and Madrona Street.
By: Mark Holtzen, City Engineer
- f) **ACTION ITEM:** Request to purchase a Groundmaster 5910 lawnmower for \$102,950 using a Cooperative Purchasing Agreement with Sourcewell.
By: Wendy Davis, Parks and Recreation Director
- g) **ACTION ITEM:** Request to replace aerial platform in the Fire Department, and consider use of lease purchase arrangement.
By: Les Kenworthy Fire Chief, Ron Aguirre Battalion Chief

7) GENERAL PUBLIC INPUT

8) ADVISORY BOARD REPORT/ANNOUNCEMENTS

9) PUBLIC HEARINGS

- a) **ACTION ITEM:** Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Properties, LLC.(PZ19-0131)
By: Jonathan Spendlove, Planning & Zoning Director

- b) **ACTION ITEM:** Request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)

By: Brock Cherry, City Planner

10) ADJOURNMENT

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

Public Input Procedures

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

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Individuals are not permitted to give their time to other speakers.
 - However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.
8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chairman may limit the time permitted for the answer.
10. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls City Council Minutes

Monday, February 3, 2020, 5:00 PM

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

1) CALL MEETING TO ORDER/CONFIRMATION OF QUORUM

Present: Mayor Suzanne Hawkins, Vice Mayor Ruth Pierce, Council Member Craig Hawkins, Greg Lanting, Christopher Reid & Nikki Boyd.

Absent: Council Member Shawn Barigar

Staff Present: City Manager Travis Rothweiler, Deputy City Managers Mitch Humble, City Attorney Shayne Nope, Police Chief Craig Kingsbury, Staff Engineer Erin Steel, Fire Chief Les Kenworthy, Parks & Recreation Director Wendy Davis, City Engineer Mark Holtzen, Public Information Officer Josh Palmer, Network Administrator Dee Davidson, Finance Administrative Assistant Amy Luna.

Mayor Hawkins called the meeting to order at 5:01 PM. A quorum was present.

2) PLEDGE OF ALLEGIANCE

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

3) PROCLAMATIONS

- a) **PRESENTATION:** Toastmasters' Club 149 80TH ANNIVERSARY - Request made by David Hanna
Mayor Hawkins read the Toastmasters' Club 149 80th Anniversary Proclamation and presented it to David Hanna.
Council Member Boyd thanked the Toastmasters' group.

4) CONSENT CALENDAR

Council Member Boyd asked if "Item d" could be amended to have the MaVTEC spelled out as many citizens may not know what this stands for.

MOTION: Council Member Reid moved to approve the Consent Calendar as presented with the correction to Item d. **Council Member Boyd** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0

- a) **ACTION ITEM:** Request to approve the January 27, 2020, City Council Minutes.
- b) **ACTION ITEM:** Request to approve the Accounts Payable for January 23 thru 29, 2020.
- c) **ACTION ITEM:** Request to approve the Wells Fargo Credit Commercial Card for December 2019.
- d) **ACTION ITEM:** Request to approve a bench donation from Jamie Tigie with MaVTEC in memory of Cindy Juker.
- e) **ACTION ITEM:** Request to approve a bench donation from Wendy Parrott-Carroll and Family for Dan Carroll.

5) ITEMS OF CONSIDERATION

- a) **PRESENTATION:** Swearing in ceremony for three Twin Falls Police Department Officers. It is requested that Mayor Suzanne Hawkins administer the Oath of Office to Joel Smith, Kyler Jordan and Tyler Shropshire.
Presentation of Peace Officer Standards and Training Council Certificates to Officers Anthony Rhoades, Kyle Skuza and Tyson Infanger.

Police Chief Kingsbury made a presentation of New Officers Smith, Jordan & Shropshire.

Mayor Hawkins administered the Oath of Office to new Officers Smith, Jordan & Shropshire.

Captain Barnhart made a presentation of Police Officer Standards and Training Council Certificates to Officers Rhoades, Skuza and Infanger.

- b) **ACTION ITEM:** Request to pass a resolution authorizing the Mayor to sign an addendum to the cooperative agreement for the FY 2019 Idaho Transportation Department ADA Curb Ramp Project.

Staff Engineer Steel made a request to pass a resolution authorizing the Mayor to sign an addendum to the cooperative agreement for the FY 2019 Idaho Transportation Department ADA Curb Ramp Project.

Discussion ensued on the following: None

MOTION: Council Member Boyd moved to pass resolution R-2020-002 authorizing the Mayor to sign an addendum to the cooperative agreement for the FY 2019 Idaho Transportation Department ADA Curb Ramp Project. **Vice Mayor Pierce** seconded the motion. Roll call vote showed all members present voted in favor of the motion. 6 to 0.

- c) **DISCUSSION ITEM:** Review of Rules and Regulations Related to City Council Meetings and Decisions.

City Attorney Nope presented a review of Rules and Regulations related to City Council Meetings and Decisions.

Discussion ensued on the following:

City Manager Rothweiler: Explained the use of a disclosure area on the agenda.

Council Member Reid: What would the disclosure look like?

Mayor Hawkins: Made a request of *"If you declare a conflict please step down from the dais"*

Council Member Lanting: What if someone realizes after the fact that there is a conflict, then what do they do?

City Manager Rothweiler: Explained that the Public Hearing portion can be restarted if you realize in the middle, rather than rescheduling the entire new hearing. Explained this process going forward.

6) GENERAL PUBLIC INPUT

Citizen Nick Mattison spoke on the powers of the City Attorney and the homeless withing the City using the Parks.

7) ADVISORY BOARD REPORT/ANNOUNCEMENTS

Council Member Reid announced College of Southern Idaho Spirit Week is February 3rd thru 8th

City Manager Rothweiler:

February 10, 2020 meeting will start at 4:00 p.m. to do an ICRMP Training. Normal Meeting will start at 5:00 p.m. in the Council Chambers.

February 18, 2020 no meeting will be held on.

February 24, 2020 meeting will be a joint meeting with the Planning and Zoning Dept to review the Title 10 City Code.

8) PUBLIC HEARINGS: None

9) ADJOURNMENT

The meeting adjourned at 06:03 PM



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve the Final Plat for North Haven Office Condominiums No. 1, a PUD located at 370 North Haven Drive. (App. PZ20-0008)

Time Estimate:

N/A

Background:

N/A

Approval Process:

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

Budget Impact:

Regulatory Impact:

NA

History:

N/A

Analysis:

This is a request to approve a Final Plat on property which is zoned C-1 PUD at 370 North Haven Drive.

The owner is requesting to split an existing building by final plat through a condominium plat process. The request is in conformance with City Code, applicable PUD, and the Comprehensive Plan.

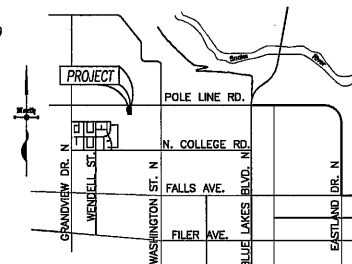
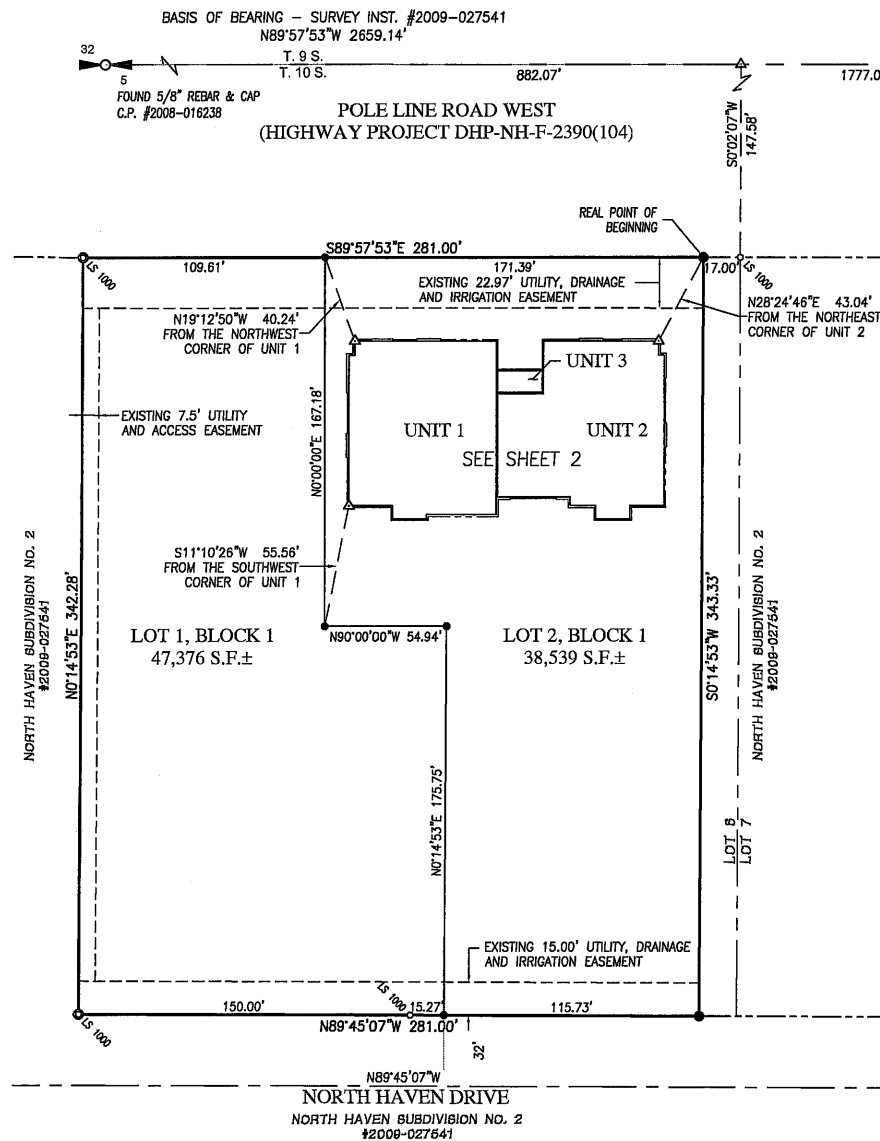
Conclusion:

Staff recommends the City Council approve the Final Plat for North Haven Office Condominiums No. 1, a PUD, as presented and with the following condition:

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

Attachments:

1. Final Plat North Haven Office Condominiums
2. Vicinity Map



Vicinity Map n.t.s.

Note:

THE PHYSICAL BOUNDARIES OF THE UNIT ARE THE INTERIOR SURFACES OF PERIMETER WALLS, FLOOR, CEILINGS, WINDOWS AND DOORS THEREOF SHOWN ON SHEET 2 AND 3 OF THIS CONDOMINIUM PLAT MAP TO BE FILED FOR RECORDING, TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREIN CONTAINED. NOTWITHSTANDING SUCH MARKINGS, THE FOLLOWING ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, FLOORS AND ROOFS (EXCEPT FOR THE INTERIOR SURFACE THEREOF, OF A PERIMETER WALL, FLOOR OR CEILING), FOUNDATION, SKYLIGHTS, SHAFTS, CENTRAL HEATING SYSTEMS, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, DUCTS, FLUTES, CHUTES, CONDUITS, WIRES, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF A PERIMETER WINDOW OR FLOOR MEANS THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED; THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE COMMON AREA AS HEREIN DEFINED. IN INTERPRETING THE CONDOMINIUM DECLARATION, THE PLAT AND THE DEED(S), THE EXISTING PHYSICAL BOUNDARIES OF THE UNIT AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHOULD BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THE CONDOMINIUM DECLARATION, THE PLAT, OR THE DEED(S) REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN THE CONDOMINIUM DECLARATION, THE PLAT OR THE DEED(S), AND THE ACTUAL BOUNDARIES OF UNITS IN THE BUILDING.

XXXXXXXXXXXX CONDOMINIUMS DECLARATION RECORDED AS INSTRUMENT NUMBER

Survey References

NORTH HAVEN SUBDIVISION NO. 2 #2009-027541

Deed References

#2009-027858
#2009-027857
#2009-027856
#2009-027855
#2009-027854

NORTH HAVEN OFFICE CONDOMINIUMS NO. 1, A PUD

A Planned Unit Development

Located In

A Portion of

Lots 5 & 6, Block 1

North Haven Subdivision No. 2

In

Gov't Lot 2, Section 5

Township 10 South, Range 17 East

Boise Meridian

Twin Falls County, Idaho

2019



Legend

SUBDIVISION BOUNDARY LINE	—————
EXTERIOR BUILDING LINE	- - - - -
INTERIOR BUILDING LINE	—————
EASEMENT LINE	- - - - -
ADJACENT PROPERTY LINE	- - - - -
CENTERLINE OF STREET	—————
OLD LOT LINE	- - - - -
TIE LINE	- - - - -
FOUND BRASS CAP	⊙
FOUND 5/8" REBAR - LS 1000	○
FOUND 1/2" REBAR (AS NOTED)	◦
SET 1/2" x 24" REBAR & CAP - LS 10110	•
SET 5/8" x 24" REBAR & CAP - LS 10110	●
FOUND 1/2" REBAR - REPLACED WITH 5/8" x 24" REBAR & CAP - LS 10110	◐
COMMON AREA - BETWEEN WALLS	▨

Health Certificate

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

DISTRICT HEALTH DEPARTMENT, EHS

DATE:

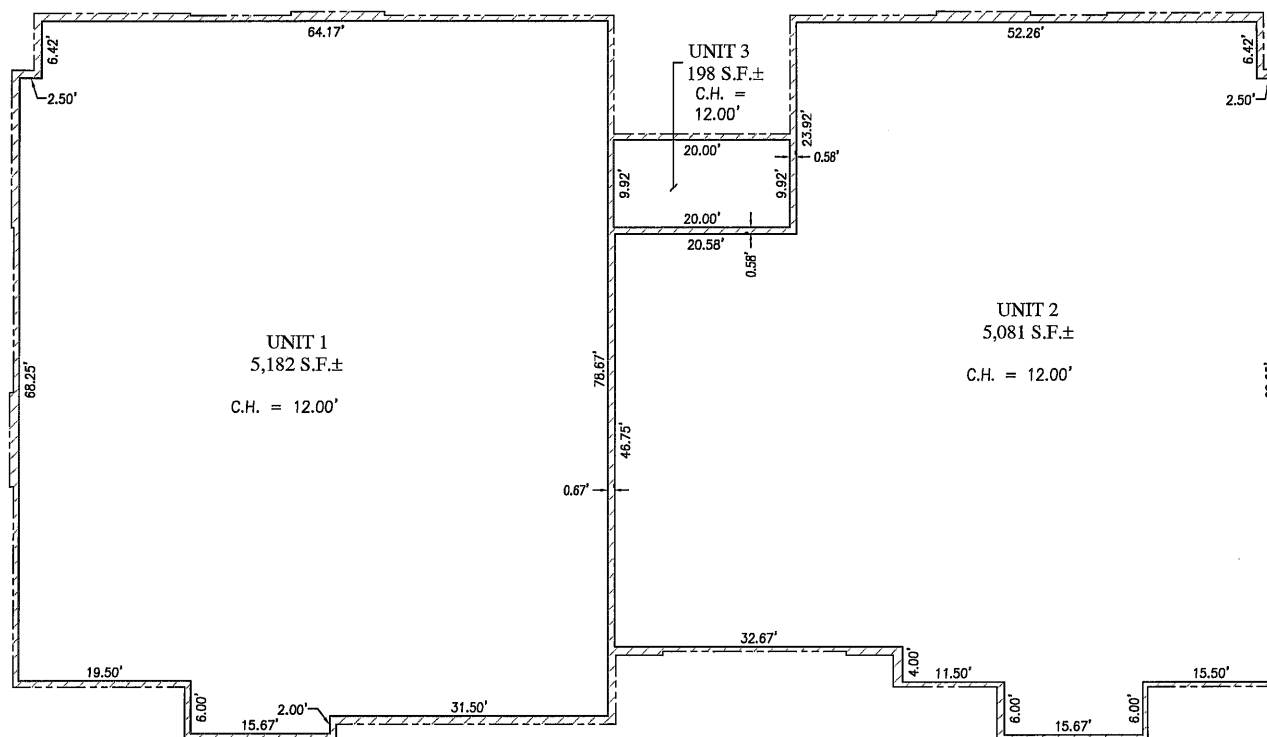


EHM Engineers, Inc.





0 5 10 20
SCALE IN FEET



Notes:

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, IDAHO CODE.
2. THE COMMON AREAS ARE OWNED BY THE OWNERS OF THE CONDOMINIUMS UNITS AS THEIR INTERESTS APPEAR AND ARE SET FORTH IN THE DECLARATIONS PURSUANT TO IDAHO STATE CODE 55-1505(1)(C).
3. UNIT DIMENSIONS ARE THE INTERIOR WALL LINES (SUB-FLOORS, FINISHED FACE OF WALLS AND BOTTOM OF FINISHED CEILINGS).
4. ALL UNIT LINES ARE PARALLEL AND PERPENDICULAR UNLESS OTHERWISE NOTED.
5. EXTERIOR AND INTERIOR WALL THICKNESS VARIES IN WIDTH AND ARE AS SHOWN.
6. THE SURVEY TIES TO THE BUILDING SHOWN ON PLAT IS TO THE INSIDE FACE OF THE WALL.
7. THE CONDOMINIUM IS SUBJECT TO EASEMENTS, RIGHTS OF WAY, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH HAVEN SUBDIVISION NO. 2, RECORDED AS INSTRUMENT NUMBER 2010-000394 RECORDS OF TWIN FALLS COUNTY.
8. THE UNITS ARE DEFINED AND THIS PLAT IS SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR NORTH HAVEN OFFICE CONDOMINIUMS, RECORDED AS INSTRUMENT NUMBER _____, RECORDS OF TWIN FALLS COUNTY.

Legend

EXTERIOR BUILDING LINE	----
INTERIOR BUILDING LINE	=====
TIE LINE	-.-.-.-.-
C.H.	
COMMON AREA - BETWEEN WALLS	////



BY: GERALD L. MARTENS, DIRECTOR

ACKNOWLEDGMENT

COMMISSION EXPIRES

ACKNOWLEDGMENT

COMMISSION EXPIRES



CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

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

MAYOR

CITY CLERK

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

ATTEST

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
COUNTY SURVEYOR

DATE

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss

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

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER

DATE

COUNTY RECORDER'S CERTIFICATE

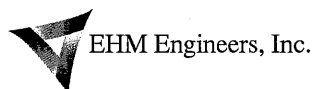
INSTRUMENT NO. _____

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

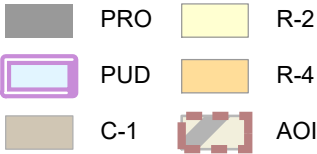
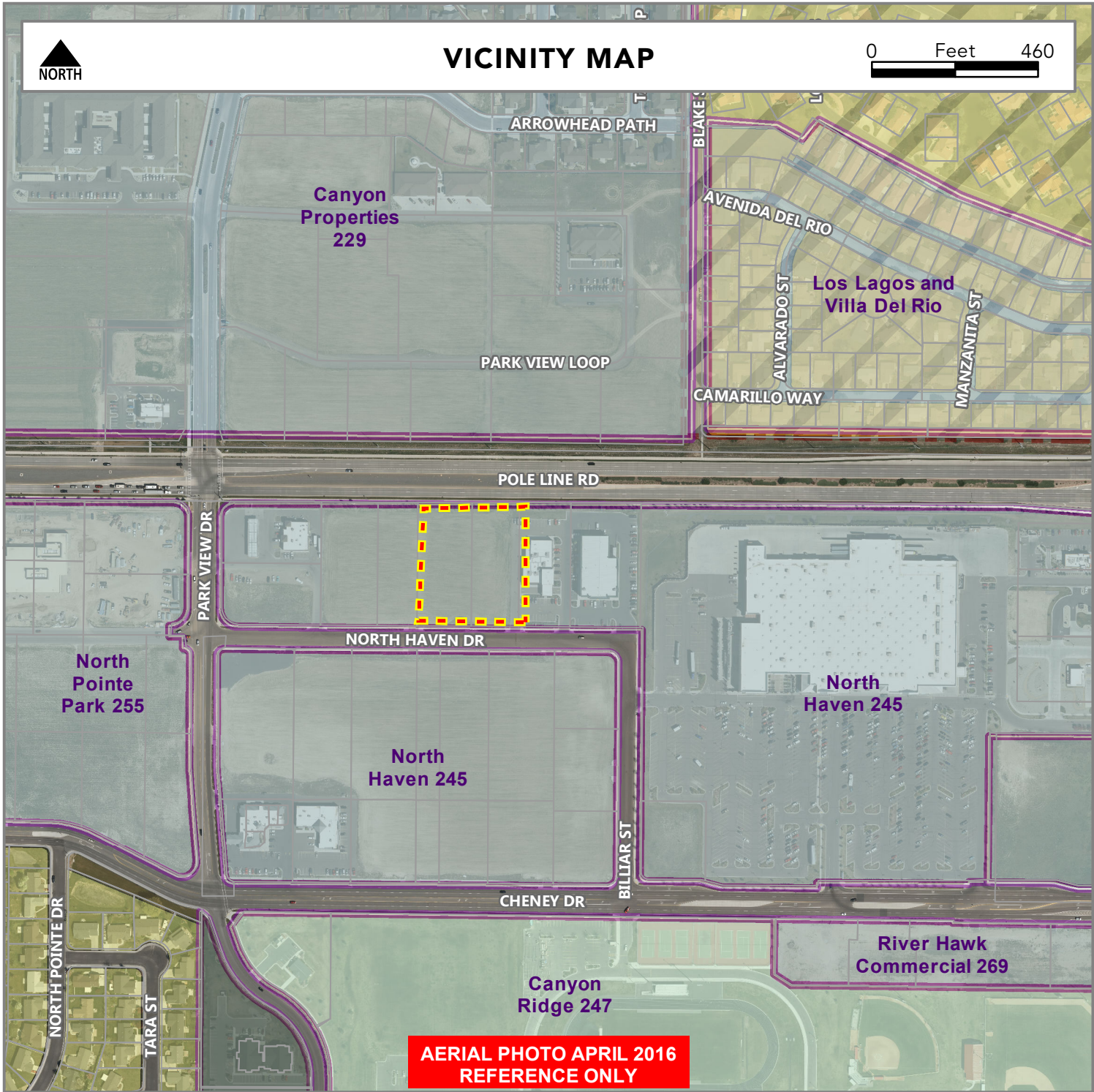
ON THIS _____ DAY OF _____, 2019, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY

EX-OFFICIO RECORDER



EHM Engineers, Inc.





Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve the Final Plat for Sundance Subdivision No. 2, a PUD located at 2945 E 3600 N. (App. PZ20-0009)

Time Estimate:

N/A

Background:

N/A

Approval Process:

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

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

This is a request to approve a Final Plat on property which is zoned R-2 PUD at 2945 E 2600 N.

The owner is requesting to split the subject property into fifty-one (51) residential lots and one (1) tract. The request is in conformance with City Code, applicable PUD, and the Comprehensive Plan.

Conclusion:

Staff recommends the City Council approve the Final Plat for Sundance Subdivision No. 2, a PUD, as presented and with the following condition:

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

Attachments:

1. 1 - Sundance Subdivision No. 2 Final Plat
2. 2 - Vicinity Map

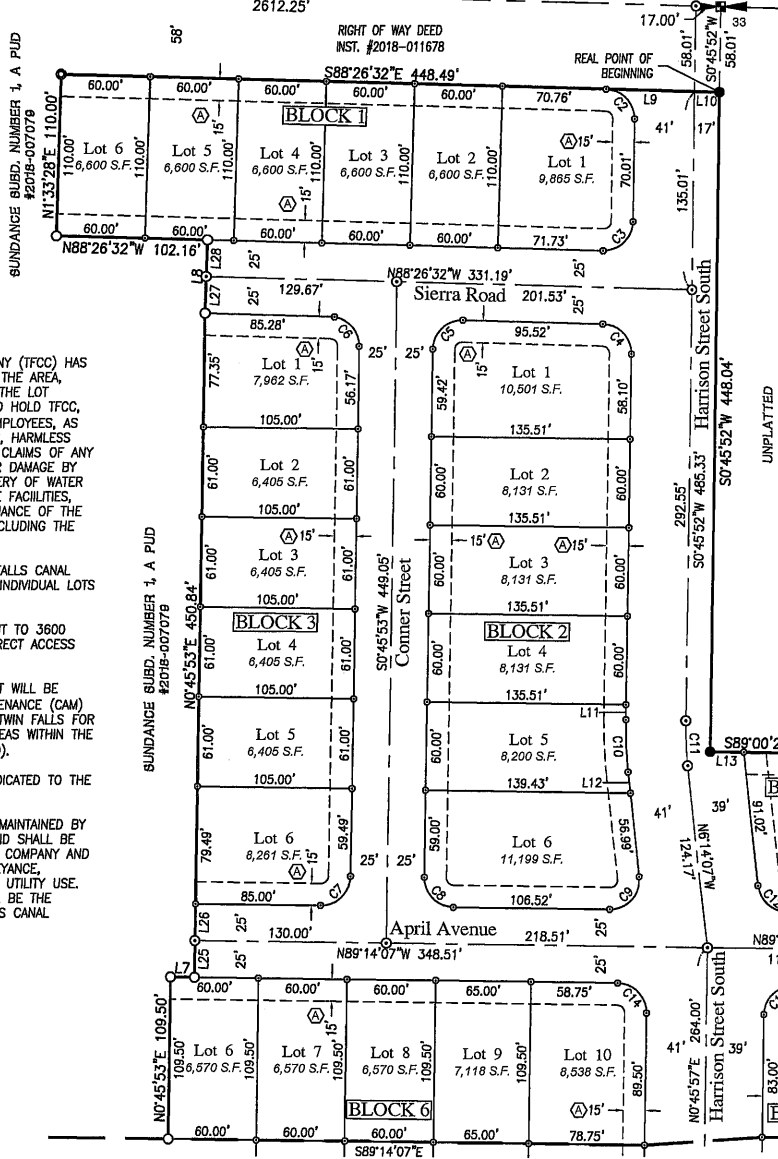


FOUND BRASS CAP
C.P. #2010-006781

SUNDANCE SUBD. NUMBER 1, A PUD
#2018-007079

GOLDEN EAGLE SUBD. NO. 6
#2016-01710
BASIS OF BEARING - SURVEY INST. #2018-007079
S88°26'32"E 2629.25'
3600 North Road

FOUND ALUM. CAP
C.P. #2017-009857



Notes:

1. THE TWIN FALLS CANAL COMPANY (TFCC) HAS WATER CONVEYANCE FACILITIES IN THE AREA, INCLUDING THE LOW LINE CANAL. THE LOT OWNERS AGREE TO INDEMNIFY AND HOLD TFCC, ITS OFFICERS, DIRECTORS AND EMPLOYEES, AS WELL AS THE CITY OF TWIN FALLS, HARMLESS FROM ANY CLAIM, INCLUDING ANY CLAIMS OF ANY THIRD PARTY, CLAIMING INJURY OR DAMAGE BY REASON OF DIVERSION AND DELIVERY OF WATER THROUGH THE WATER CONVEYANCE FACILITIES, AND ANY OPERATION AND MAINTENANCE OF THE WATER CONVEYANCE FACILITIES, INCLUDING THE LOW LINE CANAL.
2. DIRECT ACCESS TO THE TWIN FALLS CANAL COMPANY LOW LINE CANAL FROM INDIVIDUAL LOTS WILL NOT BE ALLOWED.
3. ALL RESIDENTIAL LOTS ADJACENT TO 3600 NORTH ROAD SHALL NOT HAVE DIRECT ACCESS TO THAT STREET.
4. LOTS WITHIN THIS DEVELOPMENT WILL BE SUBJECT TO COMMON AREA MAINTENANCE (CAM) FEES ASSESSED BY THE CITY OF TWIN FALLS FOR MAINTENANCE OF LANDSCAPING AREAS WITHIN THE PLANNED UNIT DEVELOPMENT (PUD).
5. LOT 17, BLOCK 5 WILL BE DEDICATED TO THE CITY OF TWIN FALLS.
6. TRACT F WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL BE RESERVED FOR TWIN FALLS CANAL COMPANY AND CITY OF TWIN FALLS WATER CONVEYANCE, PRESSURE IRRIGATION AND PUBLIC UTILITY USE. WEED CONTROL FOR TRACT F WILL BE THE RESPONSIBILITY OF THE TWIN FALLS CANAL COMPANY.

See Sheet 2 of 5

Monument Certification

THE INTERIOR MONUMENTS ON THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333, IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE CITY OF TWIN FALLS.



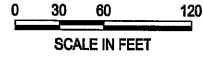
EHM Engineers, Inc.

Sheet List Table	
Sheet Number	Sheet Title
1 OF 5	Plat Face
2 OF 5	Sheet 2 & Line Table
3 OF 5	Sheet 3 & Curve Table
4 OF 5	Certificate of Owners
5 OF 5	Acknowledgements



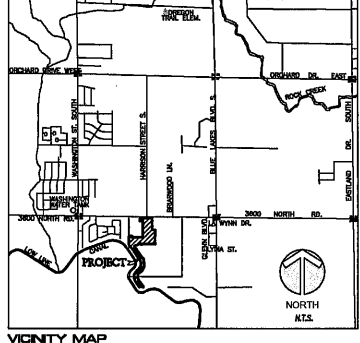
SUNDANCE SUBDIVISION NUMBER 2, A PUD

Located In
A Portion of
E² NW⁴ & W² NE⁴, Section 33
Township 10 South, Range 17 East Boise Meridian
Twin Falls County, Idaho
2020



Legend

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



Survey References

SUNDANCE SUBDIVISION NUMBER 1, A PUD
#2018-007079
#2006-017039

Easement Key

- (A) PUBLIC UTILITY & IRRIGATION EASEMENT
- (B) IRRIGATION EASEMENT

Deed References

#2018-011678
#2015-008904

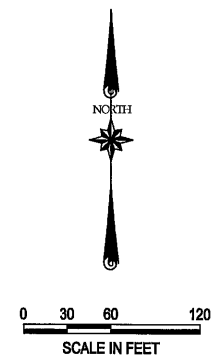
Health Certificate

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

DISTRICT HEALTH DEPARTMENT, EHS

DATE:



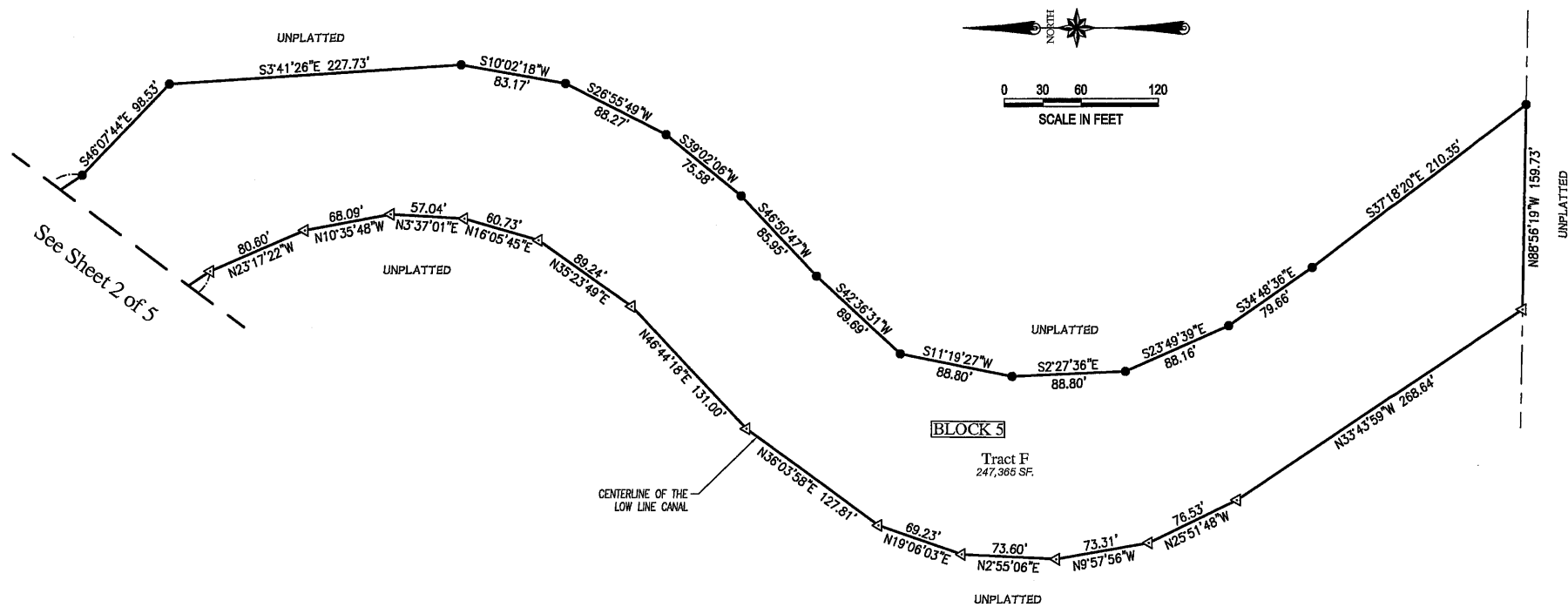
Line Table

LINE #	BEARING	DISTANCE
L22	S57°00'53"W	25.00'
L23	N81°12'20"E	25.00'
L24	N81°12'20"E	25.00'
L25	N0°45'53"E	25.00'
L26	N0°45'53"E	25.00'
L27	N1°33'30"E	25.00'
L28	N1°33'28"E	25.00'

(A) PUBLIC UTILITY & IRRIGATION EASEMENT

(B) IRRIGATION EASEMENT





Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	9°33'33"	210.00'	35.04'	35.00'	17.56'	S4°00'54"E
C2	89°12'24"	20.00'	31.14'	28.09'	19.72'	N43°50'20"W
C3	90°47'36"	20.00'	31.69'	28.48'	20.28'	N46°09'40"E
C4	89°12'24"	20.00'	31.14'	28.09'	19.72'	N43°50'20"W
C5	90°47'36"	20.00'	31.69'	28.48'	20.28'	S46°09'40"W
C6	89°12'25"	20.00'	31.14'	28.09'	19.73'	N43°50'20"W
C7	90°00'00"	20.00'	31.42'	28.28'	20.00'	N45°45'53"E
C8	90°00'00"	20.00'	31.42'	28.28'	20.00'	S44°14'07"E
C9	97°00'00"	20.00'	33.86'	29.96'	22.61'	N42°15'53"E
C10	6°59'59"	291.00'	35.55'	35.53'	17.80'	S2°44'08"E
C11	6°59'59"	250.00'	30.54'	30.52'	15.29'	S2°44'08"E
C12	83°00'00"	20.00'	28.97'	26.50'	17.69'	S47°44'07"E
C13	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°45'53"W
C14	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°14'07"W
C15	90°00'00"	20.00'	31.42'	28.28'	20.00'	N45°45'53"E
C16	90°00'00"	20.00'	31.42'	28.28'	20.00'	S44°14'07"E

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C17	90°00'00"	20.00'	31.42'	28.28'	20.00'	S45°45'53"W
C18	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°14'07"W
C19	21°14'48"	160.00'	59.33'	58.99'	30.01'	S80°08'29"W
C20	12°30'12"	160.00'	34.92'	34.85'	17.53'	S63°15'59"W
C21	90°00'00"	20.00'	31.42'	28.28'	20.00'	S12°00'53"W
C22	33°45'00"	185.00'	108.97'	107.41'	56.12'	S73°53'23"W
C23	12°57'18"	210.00'	47.48'	47.38'	23.84'	S84°17'14"W
C24	14°03'25"	210.00'	51.52'	51.39'	25.89'	S70°46'53"W
C25	6°44'17"	210.00'	24.70'	24.68'	12.36'	S60°23'02"W
C26	90°00'00"	20.00'	31.42'	28.28'	20.00'	S77°59'07"E
C27	24°11'27"	160.00'	67.55'	67.05'	34.29'	S20°53'24"E
C28	24°11'27"	185.00'	78.11'	77.53'	39.64'	S20°53'24"E
C29	7°24'08"	210.00'	27.13'	27.11'	13.58'	S29°17'03"E
C30	14°35'37"	210.00'	53.49'	53.34'	26.89'	S18°17'11"E
C31	11°45'15"	210.00'	43.08'	43.01'	21.62'	S5°06'45"E

Easement Key

- (A) PUBLIC UTILITY & IRRIGATION EASEMENT
- (B) IRRIGATION EASEMENT



CERTIFICATE

OF

OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OR REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED PROPERTY, LOCATED IN A PORTION OF E2 NW4 AND W2 NE4, SECTION 33, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO; SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, SAID POINT LIES SOUTH 88°26'32" EAST 2629.25 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 33 AS SHOWN ON THAT CERTAIN MAP ENTITLED "SUNDANCE SUBDIVISION NUMBER 1, A PUD" RECORDED MAY 8, 2018 AS INSTRUMENT NO. 2018-007079 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY; THENCE, ALONG THE EAST BOUNDARY OF THE NW4 OF SAID SECTION 33, SOUTH 00°45'52" WEST 58.01 FEET TO THE REAL POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST BOUNDARY, SOUTH 00°45'52" WEST 448.04 FEET;

THENCE, LEAVING SAID EAST BOUNDARY, SOUTH 89°00'22" EAST 111.00 FEET;

THENCE, SOUTH 00°45'53" WEST 528.55 FEET;

THENCE, NORTH 89°14'07" WEST 487.00 FEET;

THENCE, SOUTH 76°52'25" WEST 50.55 FEET;

THENCE, NORTH 32°59'07" WEST 60.00 FEET;

THENCE, SOUTH 57°00'53" WEST 150.00 FEET;

THENCE, NORTH 32°59'07" WEST 24.05 FEET;

THENCE, SOUTH 57°00'53" WEST 99.26 FEET;

THENCE, SOUTH 33°40'42" WEST 498.90 FEET;

THENCE, SOUTH 46°07'44" EAST 98.53 FEET;

THENCE, SOUTH 03°41'26" EAST 227.73 FEET;

THENCE, SOUTH 10°02'18" WEST 83.17 FEET;

THENCE, SOUTH 26°55'49" WEST 88.27 FEET;

THENCE, SOUTH 39°02'06" WEST 75.58 FEET;

THENCE, SOUTH 46°50'47" WEST 85.95 FEET;

THENCE, SOUTH 42°36'31" WEST 89.69 FEET;

THENCE, SOUTH 11°19'27" WEST 88.80 FEET;

THENCE, SOUTH 02°27'36" EAST 88.80 FEET;

THENCE, SOUTH 23°49'39" EAST 88.16 FEET;

THENCE, SOUTH 34°48'36" EAST 79.66 FEET;

THENCE, SOUTH 37°18'20" EAST 210.35 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID E2 NW4 OF SECTION 33 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JULY 13, 2006, AS INSTRUMENT NO. 2006-017039 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;

THENCE, ALONG SAID SOUTH BOUNDARY, NORTH 88°56'19" WEST 159.73 FEET TO A POINT ON THE CENTERLINE OF THE LOW LINE CANAL AS SHOWN ON SAID RECORD OF SURVEY;

THENCE, ALONG SAID CENTERLINE, NORTH 33°43'59" WEST 268.64 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 25°51'48" WEST 76.53 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 09°57'56" WEST 73.31 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 02°55'06" EAST 73.60 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 19°06'03" EAST 69.23 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 36°03'58" EAST 127.81 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 46°44'18" EAST 131.00 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 35°23'49" EAST 89.24 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 16°05'45" EAST 60.73 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 03°37'01" EAST 57.04 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 10°35'48" WEST 68.09 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 23°17'22" WEST 80.60 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 33°43'29" WEST 517.02 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 39°34'34" WEST 149.97 FEET;

THENCE, ALONG SAID CENTERLINE, NORTH 49°31'14" WEST 11.78 FEET;

THENCE, ALONG THE WEST BOUNDARY OF SAID RECORD OF SURVEY, NORTH 00°48'49" EAST 350.60 FEET TO THE SOUTHWEST CORNER OF SAID MAP (2018-007079);

THENCE, ALONG THE BOUNDARY OF SAID MAP, SOUTH 89°14'07" EAST 105.63 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 00°45'53" WEST 16.98 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF A TANGENT 210.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°33'33", AN ARC DISTANCE OF 35.04 FEET AND A CHORD DISTANCE OF 35.00 FEET THAT BEARS SOUTH 04°00'54" EAST;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 81°12'20" EAST 50.00 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 89°14'07" EAST 346.53 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 00°45'53" EAST 109.50 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 89°14'07" EAST 16.25 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 00°45'53" EAST 450.84 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 01°33'28" EAST 50.00 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 88°26'32" WEST 102.16 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 01°33'28" EAST 110.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY OF SAID 3600 NORTH ROAD AS DESCRIBED IN DEED, RECORDED JULY 27, 2018, AS INSTRUMENT NO. 2018-011678 IN SAID OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY;

THENCE, ALONG SAID SOUTH RIGHT OF WAY, SOUTH 88°26'32" EAST 448.49 FEET TO SAID REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 18.25 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 RIGHT OF WAY AS SHOWN ON THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

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

SUNDANCE PARTNERS, LLC AN IDAHO LIMITED LIABILITY COMPANY

BY: GERALD MARTENS, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF TWIN FALLS } ss

ON THIS _____ DAY OF _____, 2020, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GERALD MARTENS, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF SUNDANCE PARTNERS, 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 EXECUTED THE SAME.

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

NOTARY PUBLIC

RESIDING AT

COMMISSION EXPIRES



EHM Engineers, Inc.



CERTIFICATE OF SURVEYOR

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



APPROVAL OF CITY COUNCIL

THIS PLAT WAS ACCEPTED AND APPROVED BY THE CITY COUNCIL OF TWIN FALLS, IDAHO AT THEIR MEETING ON THIS _____ DAY OF _____, 2020.

MAYOR _____

CITY CLERK _____

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER _____

ATTEST _____

COUNTY SURVEYOR'S CERTIFICATE

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

GEORGE A. YERION
COUNTY SURVEYOR

DATE _____

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____

ON THIS _____ DAY OF _____, 2020, AT _____ M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC _____

RESIDING AT _____

COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER _____

DATE _____

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. _____

STATE OF IDAHO } ss
COUNTY OF TWIN FALLS

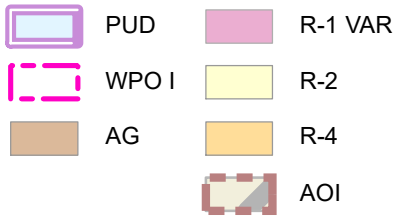
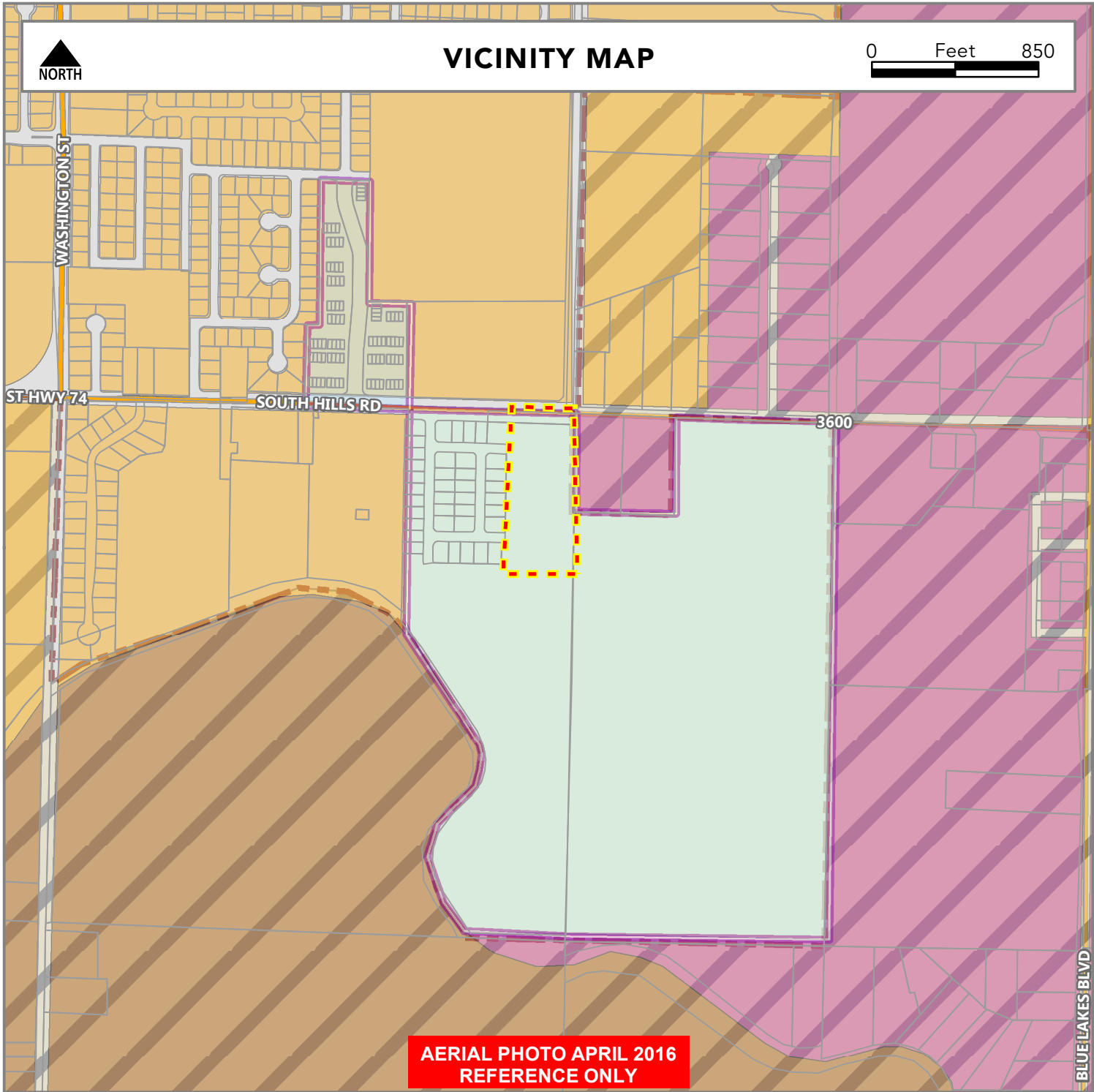
ON THIS _____ DAY OF _____, 2020, AT _____ M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK _____, ON PAGE _____.

DEPUTY _____

EX-OFFICIO RECORDER _____



EHM Engineers, Inc.





Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request to approve the final plat for the Rose Russell Subdivision located at 2469 Addison Avenue East. c/o JUB Engineers on behalf of Joe Russell (App. PZ20-0005)

Time Estimate:

N/A

Background:

N/A

Approval Process:

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

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

This is a request to approve the final plat for the Rose Russell Subdivision approximately 6.89 (+/-) acres located at 2469 Addison Avenue East currently zoned C-1.

This is a subdivision that consists of 1 lot and has been previously used for agricultural purposes and is currently undeveloped. On November 19, 2019 the Planning & Zoning Commission unanimously approved the preliminary plat.

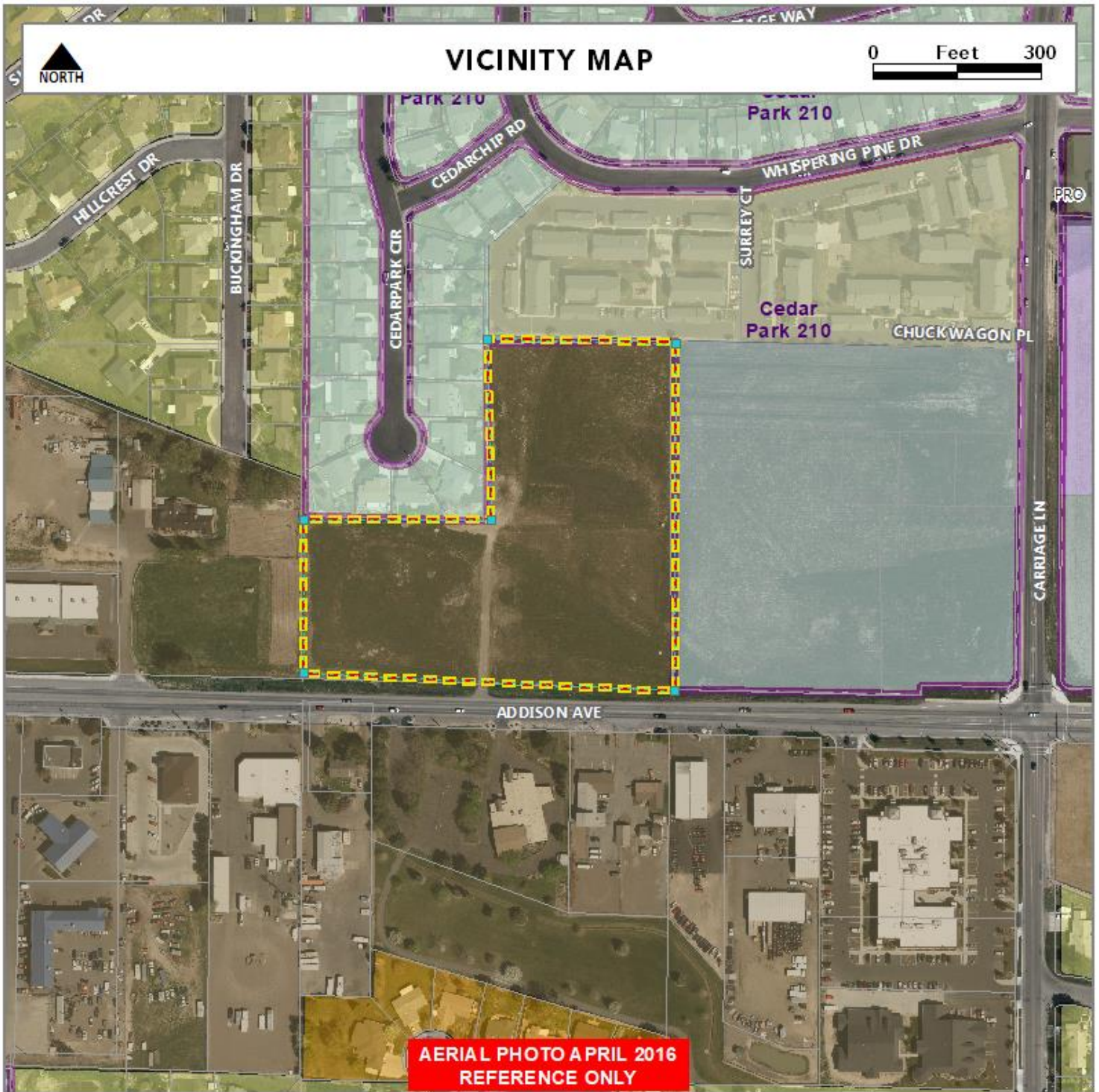
Conclusion:

Staff recommends the City Council approve the Final Plat for Rose Russell, as presented and with the following condition:

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

Attachments:

1. 01-PZ19-0129 Rose Russell Subd Vicinity Map
2. Final Plat - Rose Russell Subd 1-23-20

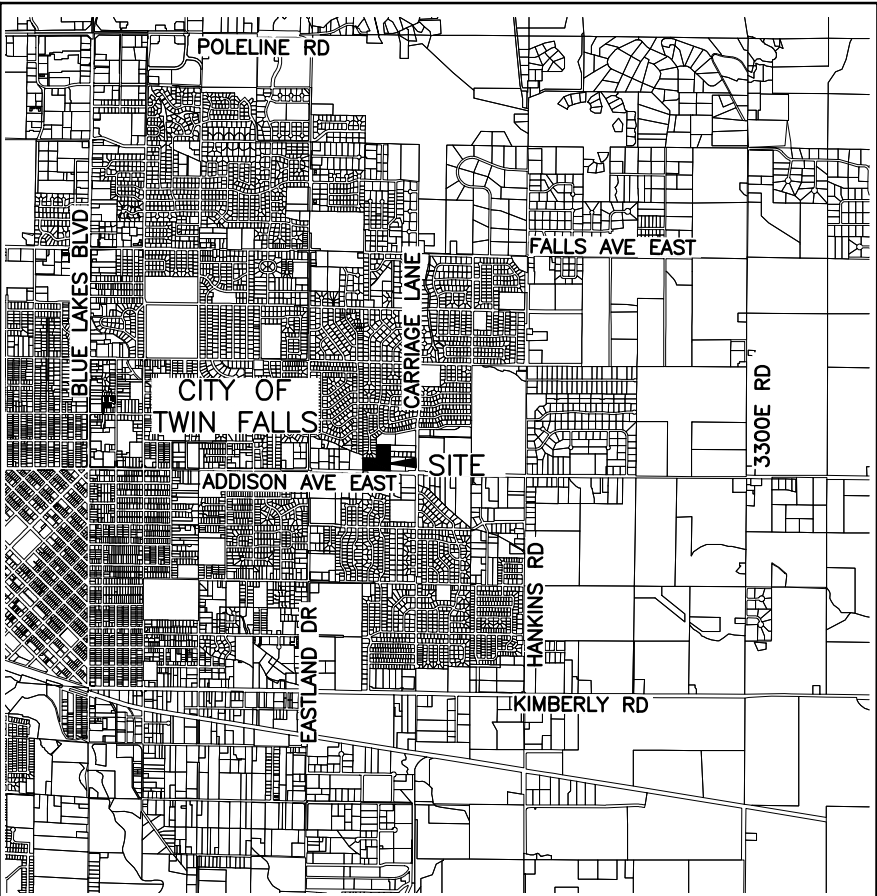


- | | | | |
|--|-----|--|-----|
| | PRO | | R-2 |
| | PUD | | R-4 |
| | C-1 | | R-6 |

Current Zoning: C-1	Existing Land Use: Vacant
Comprehensive Plan: Town Neighborhood	Proposed Land Use: Commercial
Surrounding Zoning Designations & Land Use(s)	
North: R-2; Residential, Heyburn Ave. E	East: C-1; Commercial
South: C-1; Addison Avenue East	West: R-6 & C-1 ZDA; Vacant
Applicable Regulations	
10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-11-1 thru 9, 10-13	

PLAT SHOWING
ROSE RUSSELL SUBDIVISION
2020

LOCATED IN THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 17 EAST
BOISE MERIDIAN, CITY OF TWIN FALLS
COUNTY OF TWIN FALLS, STATE OF IDAHO



VICINITY MAP
NOT TO SCALE

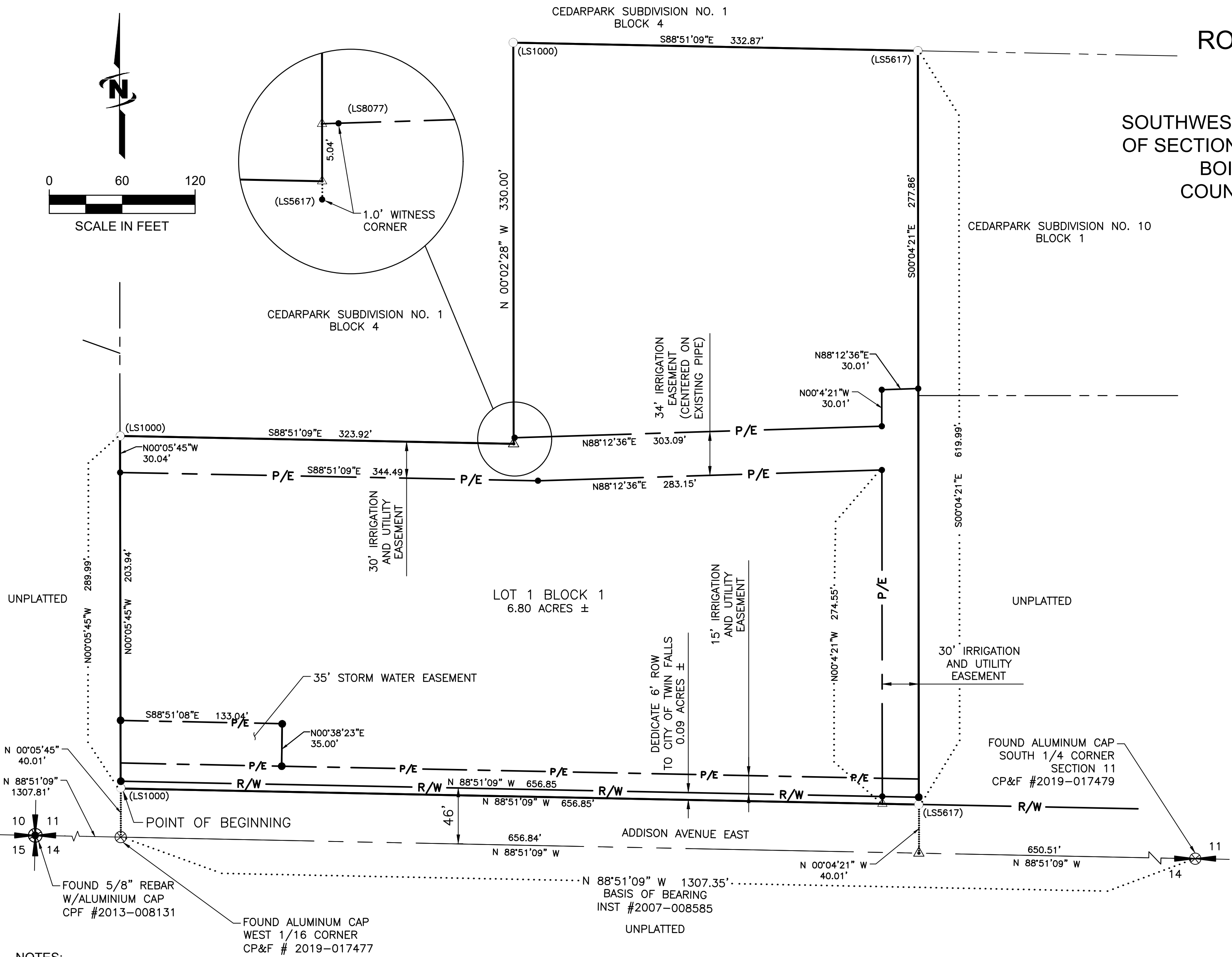
SURVEYOR'S NARRATIVE:
1. THE PURPOSE OF THE SURVEY IS TO SUBDIVIDE THE LAND IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS & SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING MONUMENTS REPRESENTING THE GOVERNMENT CORNERS AND MONUMENTS SET PER RECORD OF SURVEY - INSTRUMENT # 2009-002761.

LEGEND	
●	SET 1/2" REBAR WITH CAP MARKED "EASEMENT" PLS 8077
○	FOUND 5/8" REBAR MONUMENT WITH PLASTIC CAP MARKED AS NOTED
●	SET 5/8" REBAR WITH PLASTIC CAP MARKED PLS 8077
△	COMPUTED POSITION, NOTHING FOUND OR SET
⊗	FOUND BRASS CAP
⊗	FOUND ALUMINUM CAP
+	QUARTER CORNER
+	SECTION CORNER

— — — — —	BOUNDARY
— — — — — P/E	PERMANENT EASEMENT
— — — — — R/W	RIGHT-OF-WAY
— — — — —	QUARTER SECTION LINE
— — — — —	SECTION LINE
— — — — —	ADJACENT PROPERTY LINE

J-U-B ENGINEERS, INC.
TWIN FALLS, IDAHO 60-19-045_FP1
LAST UPDATED: 1/22/2020

SHEET 1 OF 3



- NOTES:**
- ADDITIONAL UTILITY EASEMENTS NOT SHOWN ON THIS PLAT SHALL BE RECORDED SEPARATELY FROM FINAL PLAT TO ALLOW FOR CORRECT UTILITY PLACEMENT DURING FINAL DESIGN AND PROPERTY DEVELOPMENT.
 - PRIOR TO CITY BUILDING PERMIT ISSUANCE, IRRIGATION WATER SHARES SHALL BE PURCHASED FOR THE SUBJECT PROPERTY AT AN AMOUNT OF ONE SHARE PER ACRE AND A PRESSURE IRRIGATION DELIVERY SYSTEM DESIGN SHALL BE APPROVED BY THE CITY ENGINEER.

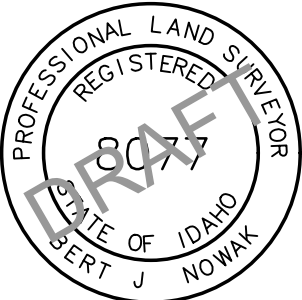
SANITARY RESTRICTION CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

REFERENCE DOCUMENTS

- RECORD OF SURVEY FOR CEDAR PARK, L.L.C.
WARRANTY DEED
CEDAR PARK SUBDIVISION NO. 1
CEDAR PARK SUBDIVISION NO. 10
CEDAR PARK SUBDIVISION NO. 3
CEDAR PARK SUBDIVISION NO. 5
RECORD OF SURVEY FOR R&R RETAIL INVESTMENTS, L.L.C.
RECORD OF SURVEY
RECORD OF SURVEY
QUIT CLAIM DEED
QUIT CLAIM DEED
QUIT CLAIM DEED
- INST # 2015-004282
— INST # 2017-018454
— INST #1997-014360
— INST #2014-007131
— INST #1999-020883
— INST #2000-013529
— INST #2009-002761
— INST #2006-010756
— INST #2007-008585
— INST #2008-026761
— INST #2008-026760
— INST #2008-026841



TWIN FALLS HOUSING AUTHORITY
200 North Elm * PHONE (208)733-5765 * FAX (208)733-5878
TWIN FALLS, IDAHO 83301

January 21, 2020

Honorable Mayor and Councilmembers:

Twin Falls Housing Authority operates a Public Housing Program that was authorized under the United States Housing Act of 1937, to provide safe and sanitary dwellings at affordable rents to low-income families. Public Housing Authorities operate at a local level as a non-Federal public agency authorized by Legislation and established by Action of the City of Twin Falls. Through this process, the Twin Falls Housing Authority was established in 1940, twenty-seven years prior to the Idaho Legislature including the creation of Housing Authorities under Title 50 – Municipal Corporation (50-1905) added in 1967.

In accordance with procedures, the Twin Falls Housing Authority is submitting the recommendation that Richard Brown be appointed to serve a five-year term, having completed a vacated seat for the past three (3) years serving as Resident Commissioner for the Twin Falls Housing Authority. The Housing Authority Board of Commissioners are volunteers and receive no compensation for their service. They provide knowledge, direction, and expertise to the Housing Authority and learn more about our community in the process. Commissioners work and vote on issues vital to furthering the Housing Authority mission, which is: 'To strengthen affordable housing opportunities while providing safe, decent affordable housing to low income families, seniors and disabled individuals'. Commissioners serving on the Board come from all sectors of the community and lend diversity and strength to our effort.

Richard Brown, having served as Commissioner on the Board since March 2017 and has expressed a desire to continue to serve in that capacity. Richard's ability to provide a tenant's perspective has proven to be beneficial for the community, the Housing Authority and its other residents.

The Housing Authority appreciates Richard's willingness to lend his support to the Twin Falls Housing Authority's mission.

Thank you for your consideration.

Sincerely,



Leanne Trappen,
Executive Director



Twin Falls Housing Authority is an equal opportunity provider and employer
(208)733-5875 TDD

CERTIFICATE OF APPOINTMENT OF
COMMISSIONER RICHARD BROWN
TERM EXPIRES MARCH 10, 2020

WHEREAS, the term completed by Richard Brown, a Resident member of the Board of Commissioners of the Twin Falls Housing Authority expires March 10th, 2020.

NOW THEREFORE, pursuant to the provisions of Section 5 of the Housing Authorities Law of the State of Idaho, and by virtue of my office as Mayor of the City of Twin Falls, Idaho I hereby appoint Richard Brown to serve a five-year term, from the 9th day of March, 2020, as per the By-Laws of the organization, be considered as the First Term.

IN WITNESS WHEREOF, I have hereunto signed my name as Mayor of the City of Twin Falls, Idaho and caused the official seal of said City to be attached hereto.

Suzanne Hawkins, Mayor of the City of Twin Falls

Date: _____, 2020

ATTEST:

City Clerk

I, Suzanne Hawkins, Mayor of the City of Twin Falls, Idaho do hereby certify that the foregoing certificate was duly filed in the office of the Clerk of the City of Twin Falls, Idaho on the _____ day of _____, 2020.

Mayor of the City of Twin Falls, Idaho

Date _____, 2020

SEAL:

CERTIFICATE

I, _____, the duly appointed, qualified City Clerk of the City of Twin Falls, Idaho, do hereby certify that the attached copy of the Certificate of Appointment of Commissioner Richard Brown is a true and correct copy of the Certificate of Appointment of Commissioner Richard Brown on file and of record in the office of the City Clerk.

AND I DO FURTHER CERTIFY that the attached copy of the Oath of Commissioner Richard Brown of the Twin Falls Housing Authority, Twin Falls, Idaho is a true and correct copy of the Oath of Commissioner Richard Brown on file and of record in the office of the City Clerk.

AND I DO FURTHER CERTIFY THAT the recently appointed Commissioner Richard Brown by the Honorable Mayor Suzanne Hawkins, to the Twin Falls Housing Authority Board of Commissioners, is not now an officer or employee of the City of Twin Falls, Idaho.

IN WITNESS WHEREOF, I have set my hand and affixed the seal of the City of Twin Falls, Idaho this _____ day of _____, 2020.

City Clerk

SEAL:

OATH OF COMMISSIONER OF
TWIN FALLS HOUSING AUTHORITY
TWIN FALLS, IDAHO

I, Richard Brown, do solemnly swear that, I will support the Constitution of the United States, and the Constitution and Laws of this State; that I will faithfully discharge all of the duties of the Office of Commissioner of the Housing Authority of the City of Twin Falls, Idaho according to the best of my ability, SO HELP ME GOD.


Richard Bown (signature)

STATE OF IDAHO

COUNTY OF TWIN FALLS, SS

I, Karin Heinmiller, Notary Public in and for the County of Twin Falls, State of Idaho, hereby certify that Richard Brown, to me personally known and by me known to be one of the Commissioners of the Twin Falls Housing Authority of Twin Falls, Idaho, appeared before me on the 28th day of February, 2017. And made the above oath.




Notary Public
Residing in Twin Falls, Idaho

My Commission expires: 9/26, 2020

BRIEF HISTORY OF THE TWIN FALLS HOUSING AUTHORITY

Local leaders in the community gathered together to identify housing needs facing the City of Twin Falls with their first official meeting January 11, 1940. In accordance with the United States Housing Act of 1937, which authorized the establishment of Low-Income Public Housing Authorities, the committee met with the Mayor of Twin Falls and identified there was a need for Public Housing to address inadequate housing and need for decent, safe and affordable housing. The Twin Falls Housing Authority was officially named and established with a Cooperative Agreement between the Twin Falls Housing Authority and the City of Twin Falls (City of Twin Falls-Resolution #164) signed by Mayor Joe Koehler on the 30th of October 1940. Per Federal Law, the Cooperative Agreement determined for there to be the demolition and condemnation of a number of unsafe or insanitary dwelling units within the City's jurisdiction limits, to include the development of at least equal in number of new dwelling units to be provided in the project undertaken by the Housing Authority. The Twin Falls Housing Authority was the first Public Housing Authority in Idaho and one of the first in the nation.

There began the development of two projects later known as Washington Courts and Pioneer Square. Pioneer Square was the location of existing housing that was deemed to be overcrowded, unsafe and unsanitary housing conditions and therefore demolished prior to development. Both locations were completed for occupancy in 1942 providing 20 one-bedroom, 48 two-bedroom, 12 three-bedroom and 4 four-bedroom apartments for low-income families with children (84 units). Pioneer Square also features a laundry facility on site. Maximum income for eligibility was \$600 a month with the average rent rate at 9\$ a month for a family of 5 or less.

In 1963, Twin Falls Housing Authority added Sunny View Courts providing 8 efficiency and 22 one-bedroom apartments for elderly and disabled. The establishment of Public Housing Authorities was added to the Idaho Statute in 1967 (Title 50, Municipal Corporations, Chapter 10, 50-1905). Duvall Courts development was underway and completed in 1967 adding an additional 26 efficiency and 24 one-bedroom apartments for elderly and disabled. Terry Courts followed in 1971 adding 32 units designated for elderly/disabled, consisting of 18 efficiency and 14 one-bedroom apartments. These three developments included on-site laundry facilities. The Housing Authority also provides tenants the opportunity for scheduled use of the multi-use facility located at Sunny View Courts.

In August of 1997, the Housing Authority was approached by a developer to sell the property where 20 apartments were located on the west side of Elm Street North (part of the original Washington Courts development). Public Housing governance specified there to be no new development of public housing only allowing the replacement of existing public housing units. Therefore, discussion moved toward a property exchange in which the developer would replace those apartments with modern, energy efficient units on property that would be agreeable. After completing many requirements, special application to the Department of Housing and Urban Development, and a development plan that all parties could agree upon, the Housing Authority received approval to proceed with the exchange on November 3, 1999. Construction finally began in May of 2002 with the exchange of deeds on April 4, 2003 for the development known as Elizabeth Courts. In total, the Housing Authority owns and operates 196 apartments, located on six separate sites throughout the city of Twin Falls.



TWIN FALLS HOUSING AUTHORITY
200 North Elm * PHONE (208)733-5765 * FAX (208)733-5878
TWIN FALLS, IDAHO 83301

2019 Twin Falls Housing Authority Annual Report

Twin Falls Housing Authority has 84 apartments designated as family housing (eligibility based on income and children in the household under the age of 18 years of age) consisting of (20) one bedroom (48) two bedroom, (12) three bedroom and (4) four bedroom apartments located at Pioneer Square, Washington Courts and Elizabeth Courts. 112 apartments are designated for elderly and/or disabled consisting of (52) studio or efficiency apartments and (60) one-bedroom apartments. Eligibility is determined by income; elderly categorized as 65 years of age or older or a documented disability. Sunny View Courts, Duvall Courts and Terry Courts are designated for elderly/disabled housing.

Occupancy

- Newly leased 9 families with children in our family housing during the previous 12 months.
- Newly leased 22 elderly or disabled individuals in housing.
 - 57% of newly leased were elderly; of those 67% were disabled. The remaining 43% were non-elderly disabled.
- Occupancy rate for 2019 was
 - 18% of the Housing Authority residents have been residents for 10 – 20 years
 - 2% have been residents for 20+ years

Demographics

Elderly & Disabled Housing (112 apartments)

Disability

- 90 or 65% of TFHA residents are 62 or older; of those:
 - 37 or 19% of our elderly have no disability
 - 40 or 21% are elderly-disabled
- 66 or 34% are non-elderly disabled

Race/Ethnicity

- 94 % indicated they are white
- 4% Black
- 2% Native Hawaiian / Pacific Islander
- 6% indicated Hispanic Ethnicity

Average Income

- Average annual income for one bedroom and efficiency units is \$13,372 / \$1,114 month
 - 25% of those residents average annual income is \$ 10,012 / \$834 month

Age Range

- 38% are between 22 and 59 years of age
- 46% are 60 – 75 years of age
- 16% are 76 – 92 years of age



TWIN FALLS HOUSING AUTHORITY
200 North Elm * PHONE (208)733-5765 * FAX (208)733-5878
TWIN FALLS, IDAHO 83301

Family Housing / Pioneer Square, Washington & Elizabeth Courts (84 apartments)

Disability

- 14% documented Disability

Race/Ethnicity

- 89 % indicated they were white
- 6% Black
- 5% Native American/Hawaiian/Pacific Islander
- 11% indicated Hispanic Ethnicity

Average Income

- Average overall annual income for families with children is: \$25,290 / 2108 month
- 85% of family's w/children are employed with an average annual employment income of: \$18,032 / \$1502 month

Age Range

- 14% of family housing are children 0 - 5 years of age
- 12% are children 6 – 10 years of age
- 17% are children 11-17 years of age
- 7% ages 18-25 years of age
- 13% ages 26 – 35 years of age
- 15% ages 36 – 50 years of age
- 14% ages 51 – 69 years of age
- 6% ages 70 – 80 years of age
- 2% ages 81 – 91 years of age

Capital Improvements:

Besides ongoing routine maintenance of property and grounds, the Housing Authority was able to upgrade exterior lighting on signage and replace 56 porchlights at Terry and Sunny View Courts.

We have installed custom built kitchen cabinets in three apartments and remodeled 26 bathrooms with new tub/shower surrounds and plumbing.

Made repairs to the sprinkler system and lawn at Sunny View park after the Twin Falls Canal Company brought in ballast to repair and preserve the Perrine Coulee banks.

Trimmed trees on all six properties, removing any that were safety concerns.

Seal coated all parking lots and driveways.

Installed a programmable secure entry system at the Twin Falls Housing Community Room located at Sunny View Courts.

Installed new heat system at Duvall Courts installing 7 new Boilers and interconnecting the old boilers as an emergency back-up heat system.



Twin Falls Housing Authority is an equal opportunity provider and employer
(208)733-5878 TDD

Twin Falls Housing Authority

2019

CURRENT ASSETS

CHECKING & SAVINGS

DL EVANS ICS SHADOW ACCT:	\$	354,111
DL EVANS MONEY MARKET:	\$	171,442
DL EVANS CHECKING:	\$	(11,575)
PETTY CASH FUND	\$	25
TOTAL CHECKING & Savings	\$	514,003

ACCOUNTS RECEIVABLE JEROME	\$	7,180
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LIQUID ASSETS / INVESTMENTS

FIRST FEDERAL CD	\$	118,795
ID CENTRAL CREDIT UNION CD'S	\$	229,664
TOTAL INVESTMENTS	\$	355,639
TOTAL INVESTMENTS & CASH	\$	876,822

FIXED ASSETS

LAND	\$	99,831
BUILDINGS & IMPROVEMENT	\$	8,151,090
FURNISHINGS & IMPROVEMENT	\$	183,690
LESS: ACCUMULATED DEPRECIATION	\$	(7,660,052)
TOTAL	\$	774,559
TOTAL ASSETS	\$	1,651,381

Liabilities

Accounts Payable	\$	(52,341)
Net Pension	\$	(75,867)
Payroll Liabilities	\$	(30,387)
Compensated Absenses	\$	(25,260)
Deferred Inflow of Resources	\$	(52,341)
Security & Pet Deposits:	\$	(36,775)
Total Liabilities	\$	(272,971)

Total Equity	\$	1,378,410
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Twin Falls Housing Authority

December 31, 2019

Revenue

Operating Revenue

Dwelling Rents:	\$ 680,904
Utilities:	\$ 1,876
Maintenance & Cleaning:	\$ 1,986
Laundry:	\$ 7,183
Deposits from tenants	\$ 2,352
Jerome Reimbursables	\$ 38,074
Interest and Other Income	7,886
Total Income before HUD:	\$ 740,260

HUD Revenue

Operating Fund:	\$ 250,892
Capital Fund: CFP 2017	\$ 73,404
Capital Fund: CPF 2018	\$ 259,930
Capital Fund: CPF 2019	\$ -
Total HUD Revenue	\$ 584,226

Total Income **\$ 1,324,486**

Expenses

Payroll & Benefits

Unemployment Taxes:	\$ 1,251
Work Comp Insurance:	\$ 9,776
FICA/Medicare withholding:	\$ 33,573
Payroll/wages:	\$ 339,394
Total Wages, Taxes and Compensation	\$ 383,994

Employer Provided Benefits

Health Benefit:	\$ 66,536
Dental Benefit:	\$ 7,401
PERSI Retirement	\$ 51,700
Employer Contribution Health Savings	\$ 8,756
Life Insurance	\$ 5,567
Accrued Compensated Absences:	\$ 25,260
Misc. Payroll Expenses:	\$ (12,379)
Total Benefits	\$ 152,842
Total Payroll & Benefits	\$ 536,836

General Operating Expenses

Office Expenses	\$ 59,826
Water/Sewer/Electric/Sanitation	\$ 165,691
Materials	\$ 15,993
Routine Maintenance	\$ 17,500
Insurance: ICRMP	\$ 20,304
Taxes (PILOT):	\$ 51,709

Total General Operating Expenditures **\$ 331,022**

Capital - Non-routine Maintenance

Capital Fund: CFP 2017	\$ 73,404
Capital Fund: CFP 2018	\$ 253,030
Capital Fund: CFP 2019	\$ -
Capital Fund Total	\$ 326,435

Total Expenses **\$ 1,194,292**



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Bill Carberry, Airport Manager

Request: Consideration of an Agreement for Engineering Services with J-U-B Engineers for the 2020 FAA Phase II Taxi Lane Construction Project.

Time Estimate: The request will take approximately 5 minutes with additional time needed for questions and answers.

Background: The Airport's FAA Airport Improvement Program (AIP) capital construction program for 2020 includes the construction of a new Northeast Taxi Lane to aid the airport with future hangar development. Phase II of the Northeast Connector Taxiway is approximately 1,300 feet long by 35 feet wide heading north from Taxiway A and tying into Phase 1 (funded under previous grant). It is anticipated that the project will be designed, bid and constructed in FY2020 with construction costs estimated to range around \$1.8 to 2.2 million dollars.

The Airport requested a contract proposal for engineering services from J-U-B Engineers for the project. The enclosed contract is for all services (design, bidding, construction) related to the projects.

When FAA AIP projects include engineering costs in excess of \$100,000, airports are required by the FAA to obtain an independent fee estimate (IFE) from another engineering firm as a means to help compare and negotiate engineering service costs. Staff solicited the assistance of T-O Engineer's aviation personnel in their Boise office to help develop the independent fee estimate based on the defined scope of work for the projects.

Budget Impact:

- The JUB Contract- The cost of the contract, inclusive of all areas of service for the projects, totals \$411,826.65. The independent fee estimate provided by T-O engineers is \$394,253.35. The total fee for the projects provided by JUB is 4.2% higher than the independent fee estimate. The FAA generally considers fee proposals within 10-15% of each other as a reasonable comparison.

Cost Comparison Table

	J-U-B Engineers		T-O Engineers		Percent Difference	
	Cost	Hours	Cost	Hours	Cost	Hours
Labor	\$ 380,441.85	2653	\$348,412.63	2739	8.42%	-3.24%
Direct Expense & Subs	31,384.80	N/A	\$45,840.72	N/A	-46.06%	N/A
Project Total	\$ 411,826.65		\$ 394,253.35		4.20%	

- FAA Funding- J-U-B's contract is eligible for FAA Funding at a level of 93.75%.
- Local Match-The airport construction fund includes the locally required City and County 6.25% matching dollars for FAA grants. The Passenger Facility Charge collections are utilized to fund the local match.

Regulatory Impact:

The FAA has reviewed the contract and has concurred with the contract fees proposed by JUB.

The Engineering contract with J-U-B will be subject to standard requirements and review by the City Attorney.

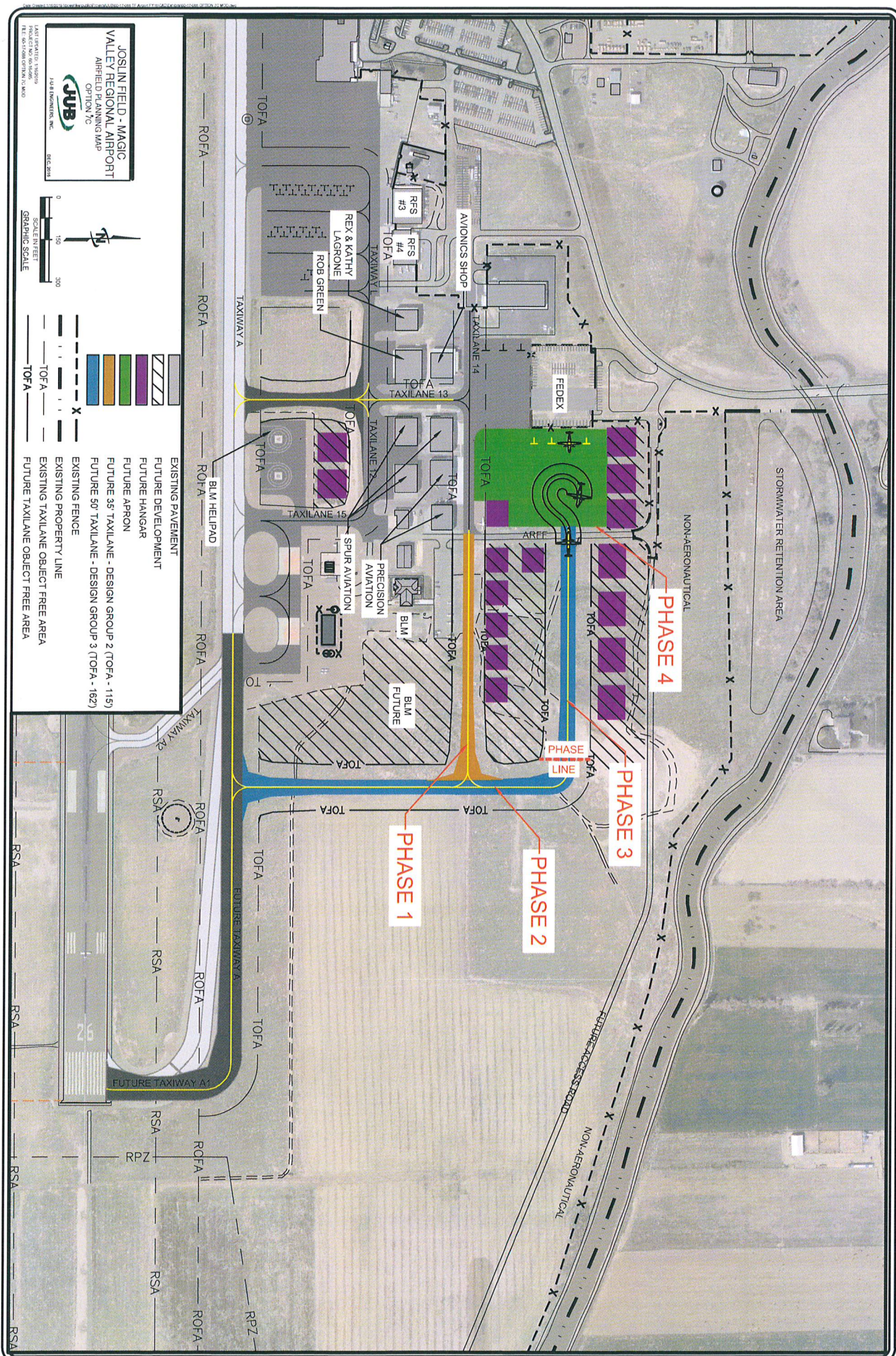
Conclusion:

Through the strong collaboration between the FAA, the Airport, and our consulting firm JUB, we have positioned the community to keep on pace with the airport's capital needs.

After reviewing the proposed contract with the FAA and the Airport Advisory Board, staff recommends that the City Council approve the agreement for engineering services with JUB Engineering for \$411,826.65, contingent upon FAA concurrence and funding.

Attachments:

1. Project Diagram





Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Jon Caton , Public Works Director

ACTION ITEM

Request:

ACTION ITEM: Funding alternatives for Independent Meat Lift Station Replacement.

Time Estimate:

5-10 minutes plus time for Council questions.

Background:

As part of Engineering and PW's Long Term Plan, Keller Associates was hired in FY19 to perform an initial evaluation of the Independent Meat Lift Station. Keller Associates recently completed their evaluation and provided an estimated replacement cost of approximately \$577,000. The evaluation was the first step in the budgeting process, which was to determine the scope and cost for replacement. Staff intended to take this estimate through the LTP process and propose construction in FY21. However, during the evaluation, the consultant discovered that the flow capacity of the station was not adequate and without appropriate redundancy. Because it serves a significant industry and due to its proximity to Rock Creek, staff considers the situation urgent. Rather than wait until FY21, staff recommends escalating the priority of the project and is asking permission to divert existing dollars from other projects along with unanticipated revenues, and replace the lift station as soon as reasonably possible.

Engineering met with Public Works to prepare funding alternatives for Council's consideration. (See below, FY20 Capital Budgets for Wastewater Collections and Wastewater Treatment.)

Staff recommends 1) delaying the purchase of the Jet Truck for 1 year, which defers \$260,000; 2) reducing Mainline Upgrades by \$100,000, 3) instead of purchasing 3 pickups, re-purpose a usable pickup from Water dept. and buy 1 new pickup for WW Treatment, saving \$74,000; and 4) use unanticipated revenue in the form of FY19's Rebate from Jacobs, \$221,000, would free up a total **\$655,000** to fund this project.

Any unused funds could then be returned to the Mainline Replacement Line item or, if the Council wishes, to reserves.

Waste water Collection	Jet Truck	\$260,000
Waste water Collection	CCTV Van and Camera	\$215,000
Waste water Collection	Mainline Upgrades	\$200,000
Waste water Collection	6" Bypass Pump	\$50,000
Waste water Collection	Orbital Screening Plant/Debris Separator	\$23,333
Waste water Collection	Parking Lot Maintenance/Stormwater Retention	\$20,000
Waste water Collection	Pictometry	\$13,748
Wastewater Collection Total		\$782,081
Waste water Treatment	Front-End Loader Exchange	\$90,000
Waste water Treatment	SCADA Upgrades	\$75,000
Waste water Treatment	Misc. Parts (UV Bulbs, Repair Parts)	\$65,000
Waste water Treatment	Pickup Trucks (2)	\$60,000
Waste water Treatment	Utility Service Truck	\$45,000
Wastewater Treatment Total		\$335,000

Approval Process:

Requires Council Approval

Budget Impact:

See Background for details.

The total estimated project cost is \$577,000. Staff is asking Council's permission to redirect \$434,000 of existing budgeted dollars combined with \$221,000 of unanticipated revenues, a total of \$655,000, to fund this project.

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends diverting \$434,000 of existing budgeted funds plus \$221,000 of unanticipated revenues, a total \$655,000, to replace the Independent Meat Lift Station as soon as reasonably possible.

Attachments:

None



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Mark Holtzen, City Engineer

ACTION ITEM

Request:

ACTION ITEM: Request approval to use street impact fee reserves to design and construct a traffic signal at the intersection of Falls Avenue and Madrona Street.

Time Estimate:

5 - 10 minutes plus time for Council questions.

Background:

Falls Avenue is three-lane arterial with a speed limit of 35 mph, except during school stop and start times when the speed limit is reduced to 25 mph. Madrona Street is a two-lane collector with a speed limit of 30 to 35 mph. Based on traffic count data collected in 2018, the 85th percentile speed is approximately 37-38 mph on Falls Avenue and 25-29 mph on Madrona Street.

Over the past five years (2015-2019), there have been 26 accidents at the intersection of Falls Ave. and Madrona St. Five of these resulted in injuries and two of them involved pedestrians. Sawtooth Elementary School, Twin Falls High School and Immanuel Lutheran School are in the vicinity of this intersection. Children attending these schools often use the intersection crosswalks going to and coming from school. As the vehicular and pedestrian traffic volume passing through this intersection has increased over the years, there has been a corresponding increase in the number of citizen concerns voiced regarding safety.

Engineering staff have investigated alternatives to improve the safety of the Falls Ave. and Madrona St. intersection, including an analysis of traffic standards outlined in the Manual on Uniform Traffic Control Devices (MUTCD). We also conducted a site visit with the Streets Department and Police Department to observe the intersection. Based on our evaluation, a new traffic signal is warranted based on the eight-hour vehicular volume and crash experience requirements outlined in the MUTCD.

The City collects street impact fees from new development for the purpose of constructing traffic signals at significant intersections. These street impact fees can only be used for projects that are identified on the Street Capital Improvement Plan (CIP). This intersection is included on the CIP and is eligible for the use of impact fees. Therefore, staff is requesting that the Council authorize the use of street impact fees to design and construct a new traffic signal at the intersection of Falls Ave. and Madrona St. to improve safety.

Staff is also considering other interim solutions to be implemented until a traffic signal can be installed, including reducing the speed limit on Falls Ave. to 25 mph, removing site obstructions, working with the School District to train their crossing guards, flashing pedestrian crossings or stop signs, and/or 4-way stop signs.

Approval Process:

Requires Council approval.

Budget Impact:

This signal was not included in the FY2020 budget. The most recent warrant analysis was completed after the budget was adopted. Therefore, staff is asking Council to authorize a budget amendment to use street impact fee reserves for this project. The estimated project cost for design and construction is \$600,000. However, there are unknown costs associated with potential right-of-way acquisition. The amount of total street impact fee reserves is \$1,842,955.

Regulatory Impact:

N/A

History:

N/A

Analysis:

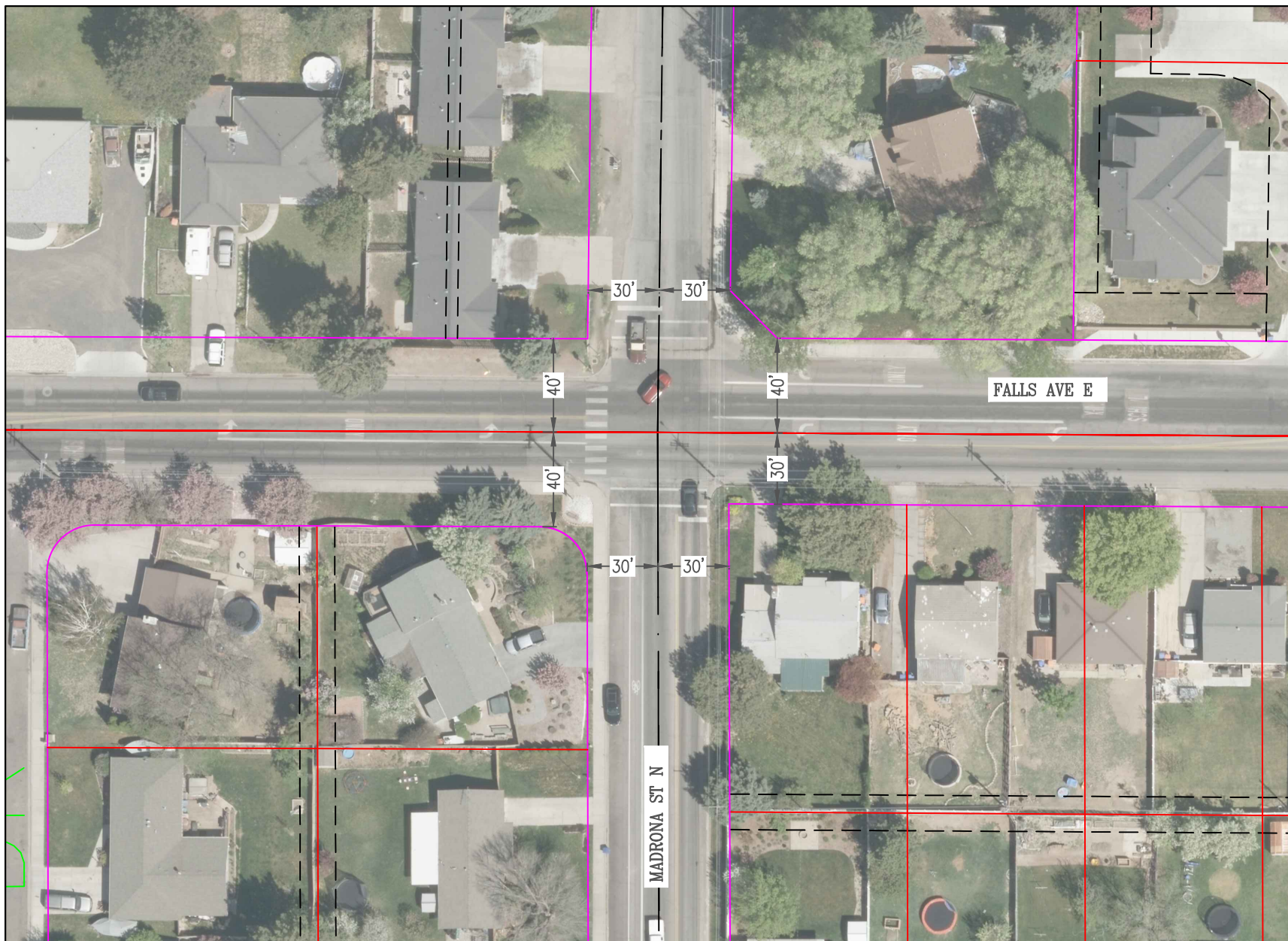
N/A

Conclusion:

Staff recommends using impact fee reserves to design and construct a traffic signal at the intersection of Falls Avenue and Madrona Street.

Attachments:

1. Falls Ave and Madrona St-ROW



REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED
DESIGN CHECKED
DETAILED
W. HABBABA
DRAWING CHECKED

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY
CADD FILE NAME Falls at Madrona 4-Way Stop
DRAWING DATE: FEBRUARY 2020

OWNER
CITY OF TWIN FALLS
203 MAIN AVE EAST
P.O. BOX 1907
TWIN FALLS, ID 83303
TELEPHONE: (208) 735-7287



FALLS AVE E AT MADRONA ST N

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Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Wendy Davis, Parks and Recreation Director

ACTION ITEM

Request:

ACTION ITEM: Request to purchase a Groundmaster 5910 lawnmower for \$102,950 using a Cooperative Purchasing Agreement with Sourcewell.

Time Estimate:

Presentation will take approximately 5 minutes. Staff recommends allowing a few minutes for any questions.

Background:

On December 9, 2019, City Council adopted a resolution authorizing staff to use cooperative purchasing agreements and join cooperative purchasing programs. City staff can approve purchases up to the informal bid limits. If the purchase will be greater than the informal bid limit (\$100,000), city council must approve the purchase. Please see attached a copy of the adopted Resolution 2019-014.

In this case, Sourcewell has secured a bid in the amount of \$102,950 for a 16' Toro Groundmaster 5910 Lawnmower. The City attorney has reviewed and believes Sourcewell is a cooperative program authorized to be utilized by Idaho Code 67-2807. The Parks Department is requesting council approve the purchase of the Lawnmower. \$102,000 was budgeted for this purchase, and the department plans to use \$950 from the office flooring project to cover the difference.

Approval Process:

A simple majority will approve this request.

Budget Impact:

\$102,000 was budgeted for the purchase, and if approved, \$950 will be used from the Parks and Recreation Office Flooring capital project.

Regulatory Impact:

Council approval is required to make a purchase over \$100,000, and to use Cooperative Purchasing agreements for the purchase. Approval will allow staff to purchase the lawnmower.

History:

N/A

Analysis:

N/A

Conclusion:

Staff recommends council approve this request.

Attachments:

1. 16' mower TwinFallsParks 5910 10-10-19 Revised (003)
2. Cooperative Purchasing Resolution 2019-014



**TURF EQUIPMENT
& IRRIGATION** INC

Turf Equipment & Irrigation, Inc.
1630 S. Gladiola St. SLC, UT 84104
P.O. Box 26903 SLC, UT 84126-0903
(801) 566-3256

Prepared by:
Scott Marquart
Dist_CML_SalesManager
208-870-7686
scott.marquart@turfequip.com

Proposal Date: 2019-12-11
Expiration Date: 2020-05-01
Quote ID: Q30337



Count on it.

Todd Anderson
Super
Twin Falls City Parks

SourceWell Contract Pricing

All pricing is valid for thirty (30) days. Time of delivery may vary; please check when placing order.

<u>Qty</u>	<u>Model #</u>	<u>Name</u>	<u>Award</u>	<u>Ext. Award</u>
1	31699	Groundsmaster 5910 (T4)	\$102,950.00	\$102,950.00
1	114-5610	Work Light, Front or Rear (Cab Only)		
1	44958	MVP Kit 1000 Hour (PX Hydraulic Fluid - September 12, 2018 And Up)		
1	132-1391	Atomic Blade Service Pack (11 Blades)		
1	31509	Rotating Beacon		

Equipment Total: \$102,950.00

Does not include Sales Tax, Use Tax, or Personal Property Tax

RESOLUTION NO. 2019-014

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO AUTHORIZING THE CITY OF TWIN FALLS TO PARTICIPATE IN COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS; AND AUTHORIZING CERTAIN CITY OFFICIALS TO ENTER INTO, JOIN, AND APPROVE EXPENDITURES PERTAINING TO COOPERATIVE PURCHASING AGREEMENTS AND PROGRAMS.

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing agreements with the state of Idaho, other Idaho political subdivisions, and other government entities; and,

WHEREAS, Idaho Code §§ 67-2807 authorizes Idaho cities to participate in cooperative purchasing programs established by any association that offers its goods or services as a result of competitive solicitation process; and,

WHEREAS, participation in cooperative purchasing agreements or programs requires approval by the City Council; and,

WHEREAS, the State of Idaho determines the value, in terms of dollars, at which an informal bidding process will be followed; and,

WHEREAS, certain city officials are authorized to approve informal bids on behalf of the City of Twin Falls; and,

WHEREAS, the City Manager has requested authorization to allow these same city officials to enter into cooperative purchasing agreements and programs, and to approve expenditures not to exceed the maximum value, in terms of dollars, set by the State of Idaho for the informal bidding process.

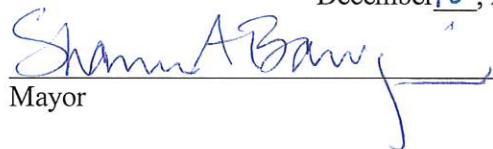
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to enter into cooperative purchasing agreements and join cooperative purchasing programs that offer goods or services as a result of competitive solicitation.

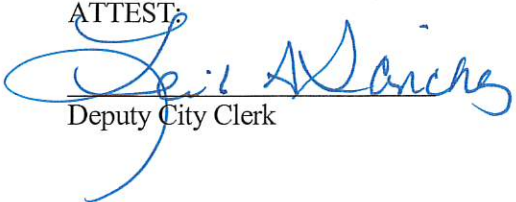
Section 2: That those individuals who are authorized to approve informal bids on behalf of the City of Twin Falls are authorized to approve expenditures as part of a cooperative purchasing agreement or cooperative purchasing program up to, but not to exceed, the maximum amount set by the State of Idaho for the informal bidding process.

PASSED BY THE CITY COUNCIL
SIGNED BY THE MAYOR

December 9, 2019.
December 10, 2019.


Mayor

ATTEST:


Deputy City Clerk



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Les Kenworthy Fire Chief, Ron Aguirre Battalion Chief

ACTION ITEM

Request:

ACTION ITEM: Request to replace aerial platform in the Fire Department, and consider use of lease purchase arrangement.

Time Estimate:

Approximately 10 - 15 minutes.

Background:

The Fire Department purchased a 1989 Grumman Aerial Cat 102' rear mount platform ladder truck on October 1, 1989. The purchase price was \$457,356.00. Over the past 30 plus years this apparatus has served the City of Twin Falls as well as several surrounding agencies as the first due ladder for elevated firefighting practices. This truck also has served as a first out resonance apparatus for all commercial fire alarms and elevated rescue. The City currently has an ISO rating of 3. The ladder serves a vital role in this rating.

NFPA 1911 standard requires the ladder truck to pass a safety and performance certification every 5 years. Due to the age of this vehicle the TFFD requires this certification every year by an independent contractor. The Twin Falls Fire Department and City Shop have adopted a "Zero Defects" policy for emergency vehicles. We believe purchasing quality equipment that best suits the needs of the City and adhering to the "Zero Defects" policy has contributed to the longevity of this apparatus.

The City of Twin Falls is exploring the possibility of using a lease purchase arrangement with a non-appropriations clause for the acquisition of this piece of equipment. We are also exploring the opportunity to use Sourcewell, or another qualified source. The estimated cost ranges between \$1.3 and \$1.5 million.

Approval Process:

50% plus 1 of the members present.

Budget Impact:

The City is exploring the use of a lease purchase arrangement to acquire this capital item outside of the budget process. Staff will share the financial information during the presentation.

Regulatory Impact:

N/A

History:

This apparatus was purchased in 1989 and recommended for replacement in 2019.

On September 6, 2019, the 1989 ladder truck was taken out of service due to 3 category 1 defects that were identified by Diversified Inspections/ITL during the annual inspection.

1. Left side extension cylinder leaking oil. The seals on this cylinder have been replaced twice by City shop personnel. During the seal replacement the shop personnel noticed there was scoring on the cylinder wall and shaft and the gland nut is oval instead of round. The recommendation of the shop and apparatus technicians from KME is to replace the extension rams.
2. Right front outrigger leaking oil. City shop recommendation is to replace the seals.
3. Rotation Gear box is leaking. City Shop recommendation is to replace seals in gear box or possibly replace the gear box.

Analysis:

N/A

Conclusion:

Staff is asking for approval to negotiate for the acquisition of an aerial platform for the Twin Falls Fire Department.

Attachments:

None



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Planning & Zoning Department

ACTION ITEM

Request:

ACTION ITEM: Request for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Properties, LLC.(PZ19-0131)

Time Estimate:

15 - 20 minutes between staff and the applicant.

Background:

The Preliminary Presentation for this request was heard on November 12th.

On Tuesday, December 10, 2019 the Planning and Zoning Commission recommended approval to City Council of this request as presented by a vote of 8 – 0.

This item was previously heard on January 13th, 2020. However, a Due Process error results in that previous Public Hearing, and the decision by the City Council, being null and void.

Approval Process:

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Budget Impact:

N/A

Regulatory Impact:

Approval of this request will add the same developmental rights to lot RPT5041000006A the NE 95' x 180' of Lot 6 in the Snyder Tract, as were previously approved by City Council for the property to the South West.

History:

The original Elizabeth Estates ZDA was approved by City Council on May 8th, 2017.

Analysis:

This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

Conclusion:

The Council may choose to approve, approve with modifications, or reject the requested amendment.

If the Commission recommends approval of this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all original conditions as set forth by City Council on May 8th, 2017.

Attachments:

1. PZ19-0131 ZDA-PUD Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - MDP
5. 4 - Photos
6. 5 - Current Elizabeth Eastates ZDA
7. 12-10-19 PZ Minutes draft



Comprehensive Staff Report

To: City Council

Presenter: Steve O'Connor, City Planner

Request: Preliminary Presentation for an Amendment to the Elizabeth Estates ZDA c/o Gerald Martens.

Application: (PZ19-0131)

Applicant:

Elizabeth Properties, LLC

c/o Gerald Martens

621 North College Rd. Ste 100

Twin Falls, ID 83301

Public Meeting: January 13th, 2020

Analysis

This is a request for an Amendment to the Elizabeth Estates Zoning Development Agreement. This request also constitutes a Zoning District Change and Zoning Map Amendment for the newly acquired property.

The change in this ZDA is to add a lot in the Northeast corner of the develop to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four-plexes.

Approval Process

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6-1 A The procedure for establishing a ZDA or a ZDA amendment shall follow the procedure for zoning map amendments as set forth in Section 14 of Title 10 of Twin Falls City Code.

Per City Code 10-14-4, Requests for an amendment to this title shall be submitted to the commission which shall evaluate the request to determine the extent and nature of the amendment requested;

If the request is in accordance with a comprehensive plan, the commission may recommend and the council may adopt or reject the ordinance amendment under the notice and hearing procedures as herein provided; and (Ord. 2012, 7-6-1981)

If the request is not in accordance with a comprehensive plan, the request shall be submitted to the commission or, in its absence, the council which shall recommend and the council may adopt or reject an amendment to a comprehensive plan under the notice and hearing procedures provided in section 10-7-20 of Title 10. (Ord. 3091, 3-2-2015)

Conclusion

The Council may choose to approve, approve with modifications, or reject the requested amendment.

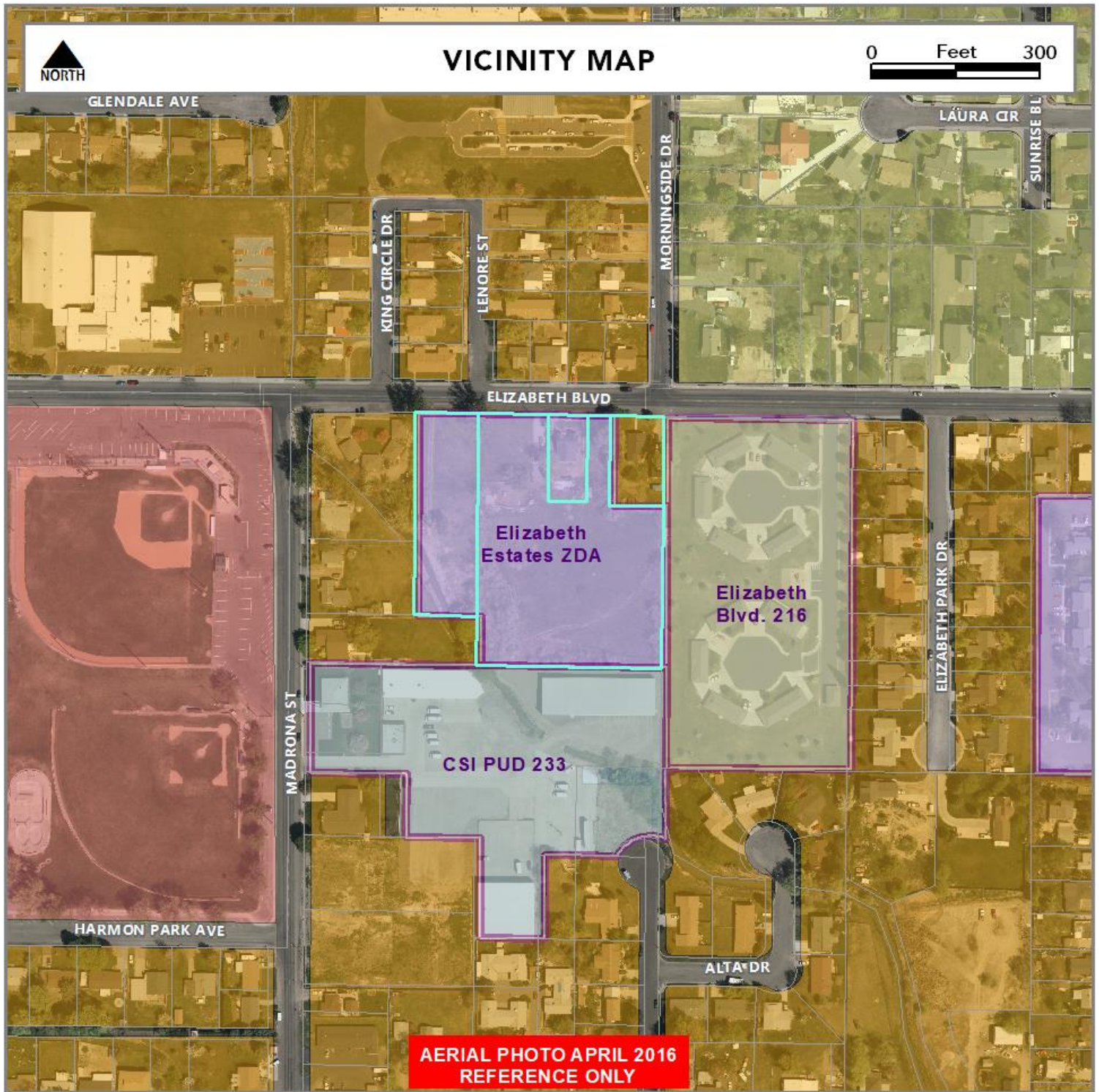
If the Council approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all original conditions as set forth by City Council on May 8th, 2017.

Attachments

1. Vicinity Map
2. Narrative
3. Master Development Plan
4. Photos
5. Current ZDA

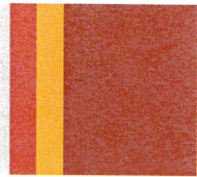
Public Meeting: January 13th, 2020



	PUD		R-2	Current Zoning: R-4 & R-4 ZDA	Existing Land Use: Residential
	C-1		R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Multi Family Residential - ZDA
	OS		R-6	Surrounding Zoning Designations & Land Use(s)	
				North: Elizabeth Blvd.; R-4; Residential	East: R-4 PUD; Elizabeth Blvd PUD (No. 216); Residential
				South: C-1 PUD; CSI PUD (No. 223)	West: R-4; Residential
				Applicable Regulations	
				10-1-4, 10-1-5, 10-4-6, 10-6-1, 10-11-1 thru 8, 10-14-1 thru 7	

Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Date: September 25, 2019

To: City of Twin Falls
Jonathan Spendlove

From: Gerald Martens, P.E.

Via: Hand Deliver

Regarding: Elizabeth Apartments

Please find attached an application to amend the previously approved ZDA to allow construction of two additional 4-plex buildings. (One unit may be utilized as a management office.)

Attached is the revised site plan referencing the two buildings, additional parking and a minor revision to the Elizabeth Street access.

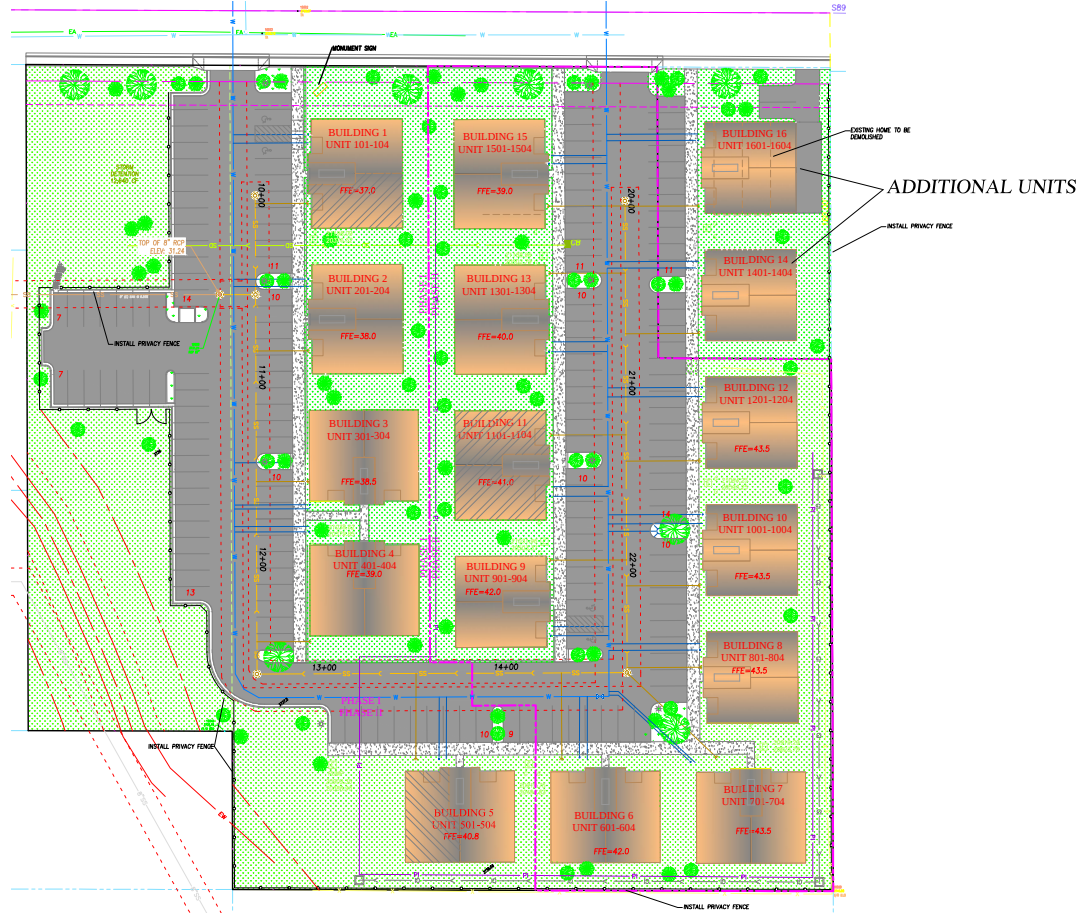
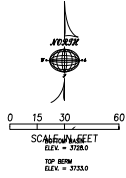
Please call me if there are any questions.

Reason for Request

Add 0.33 acres to the Elizabeth Estates ZDA as approved by the City of Twin Falls, ordinance No.2017-017.

The expansion results in the removal of old residence and logical expansion of the 4-plex residential project and will have no negative impact on neighboring properties.





MASTER DEVELOPMENT PLAN

- NOTES:
1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO CITY OF TWIN FALLS STANDARDS.
 2. ENTIRE DOM. WATER SYSTEM TO BE CONSTRUCTED AS PART OF PHASE 1.

NOTE: BUILDINGS 2 AND 11 WILL INCLUDE TWO ACCESSIBLE UNITS

TYPE "A" UNITS-ALL OTHER GROUND FLOOR UNITS SHALL BE TYPE "B"

PHASE 1:
20 UNITS @ 2.5/UNIT
50 SPACES REQ'D, 55 SPACES PROVIDED
4 ADA SPACES

PHASE 2:
12 UNITS @ 2.5/UNIT = 30 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
76 SPACES REQ'D, 84 SPACES PROVIDED
4 ADA SPACES

TOTAL PROJECT:
40 UNITS @ 2.5/UNIT = 100 SPACES
23 UNITS @ 2.0/UNIT = 46 SPACES
REQ'D 146 SPACES
PROVIDED 152 SPACES

GENERAL NOTES:

1. EXISTING RESIDENCE TO BE REMOVED AS PART OF PHASE 2.
2. ALL LANDSCAPE PLANTING BEDS WITHIN AND ADJACENT TO PUBLIC WAY SHALL BE COVERED WITH A TWO INCH MINIMUM BED OF ROCK MULCH.
3. ALL LANDSCAPE AREAS SHALL BE WATERED BY A PRESSURIZED PRESSURIZED UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. CARE SHALL BE GIVEN IN THE DESIGN OF THE SYSTEM TO ENSURE ZERO OVERSPRAY ONTO HARD SURFACES INCLUDING WALKWAYS, DRIVEWAYS, BUILDINGS AND STREETS. INSTALLATION OF LANDSCAPE AND IRRIGATION SYSTEM SHALL OCCUR PRIOR TO OCCUPANCY OF THE PRIMARY BUILDING.
4. A 6' PRIVACY FENCE SHALL BE CONSTRUCTED ALONG THE SOUTH, WEST AND EAST SIDE OF THE PROPERTY.
5. A MINIMUM OF 3' CLEARANCE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS.

MINIMUM LANDSCAPING STANDARDS: (ON SITE)

1. ONE TREE PER FIVE HUNDRED (500) SQUARE FEET OF LANDSCAPED AREA. ALL TREES SHALL HAVE A HEIGHT OF AT LEAST FOUR (4') WHEN PLANTED.
2. ONE BUSH PER HUNDRED (100) SQUARE FEET OF LANDSCAPED AREA. AT LEAST 50 PERCENT (50%) OF THE REQUIRED BUSHES SHALL BE EVERGREENS.

PLANT LEGEND:

TREES

- NEWPORT PURPLE LEAF PLUM
- ACER palmatum "BloodGood"
- MUGO PINE
- CERROS CANADENSIS

SHRUBS

- KINKINICK
- ROSEWOODS
- JUNIPER, HORIZONTAL

TOTAL AREA = 175,619.08 S.F.
TOTAL LANDSCAPE AREA = 73,958 S.F.
PERCENTAGE = 42%
TOTAL FRONTAGE LANDSCAPING = 7000 S.F.

ELIZABETH FRONTAGE REQUIREMENTS:

PLANTING MINIMUM REQUIREMENTS:	REQUIRED	PROVIDED
1 TREE PER 500 SF		12 DECIDUOUS
50% TO BE EVERGREEN		8 EVERGREEN
1 PLANT per 100 SF		20 DECIDUOUS
50% TO BE EVERGREEN		10 EVERGREEN

ZDA AMMENDMENT ELIZABETH SUITES ELIZABETH BLVD. TWIN FALLS IDAHO

REVISIONS

- 6/28/17 COV
- 7/9/17 COV
- 8/04/17 COV
- 8/16/17 COV
- 8/29/17 COV

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL CONTROLS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES BEFORE BEGINNING OR PROCEEDING WITH ANY WORK.

DATE

08/24/2019

APPROVED: G. MARTENS

DESIGN: G. MARTENS

DRAWN: C. STOCKTON

DATE: 9/24/2019

SCALE: AS SHOWN

ONE-HOT ZDA AMMENDMENT

SHEET

C2.01



SE Corner Looking NW



Interior Looking NE



Current 4-Plex within the Development

ORDINANCE NO. 2017-017

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 AND THE REVISED AREA OF IMPACT.

WHEREAS, Gerald Martens had made application for a rezone of properties located on the south side of the 1800 block of Elizabeth Boulevard City of Twin Falls, and an amendment of the Revised Area of Impact and Comprehensive Plan Land Use Map; 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 11th day of April, 2017, to consider the Zoning Designation, necessary Zoning and Planning Map amendment upon a REZONE of the real property below described, and an amendment to the Revised Area of Impact and Comprehensive Plan Land Use Map; 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 8th day of May, 2017.

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 on the south side of the 1800 block of Elizabeth Boulevard is the subject of a Zoning District Change and Zoning Map amendment from R-4 and R-4 PUD to R-6 ZDA.

"Exhibit A" and "Exhibit B"

SECTION 2. That the Area of Impact and Zoning Districts Map for the City of Twin Falls, Idaho, be and the same are hereby amended to reflect the rezoning designation 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 annexation of this property shall not constitute a commitment by the City to provide water and/or wastewater services.

PASSED BY THE CITY COUNCIL

June 19, 2017.

SIGNED BY THE VICE MAYOR

June 19, 2017.


VICE Mayor

ATTEST:


Deputy City Clerk

PUBLISH: Thursday June 22, 2017

Exhibit "A"

Being a portion of Lots A, B, C and 6 as shown on that certain map entitled "PLAT OF SNYDER TRACT", recorded November 4, 1907 as instrument no. 0000-001949, of official records, in the office of the county recorder of Twin Falls County, more particularly described as follows:

Commencing at the East quarter corner of Section 15, Township 10 South, Range 17 East, Boise Meridian, said corner lies South 89°46'40" East 2651.47 feet from the center quarter corner of said Section 15;

Thence, North 89°46'40" West 1980.12 feet along the North boundary of SE ¼ of said Section 15;

Thence, leaving said North boundary, South 00°12'42" East 30.00 feet to the Northeast corner of said Lot 6;

Thence, North 89°46'40" West 95.00 feet along the North boundary of said Lot 6 and being the REAL POINT OF BEGINNING;

Thence, leaving said North boundary, South 00°12'42" East 160.00 feet along a line parallel with and Westerly of the East boundary of said Lot 6;

Thence, South 89°46'40" East 95.00 feet along a line parallel with and Southerly of said North boundary of Lot 6 to a point on the East boundary of said Lot 6;

Thence, South 00°12'42" East 292.47 feet along said East boundary;

Thence, leaving said East boundary, North 89°50'40" West 330.09 feet to a point on the West boundary of said Lot 6;

Thence, North 00°11'39" West 86.97 feet along said West boundary to the Southeast corner of said Lot C;

Thence, North 89°49'21" West 112.00 feet along the South boundary of said Lot C;

Thence, leaving said South boundary, North 00°11'39" West 365.97 feet along a line parallel with and Westerly of said West boundary of Lot 6 to a point on the North boundary of said Lot A;

Thence, South 89°46'40" East 346.96 feet along said North boundary and along said North boundary of said Lot 6 to said REAL POINT OF BEGINNING.

Containing approximately 4.02 acres.

Exhibit "B"

RECEIVED

JUN 15 2017

CITY OF TWIN FALLS
BUILDING DEPT.

Elizabeth Estates Development, a
ZDA – Zoning Development Agreement
Pursuant to All Parts of the Planning Exhibit

This ZDA Development commitment Agreement is made and entered into this ____ day of June, 2017, by and between the City of Twin Falls, State of Idaho, a municipal corporation, hereinafter called "City" and Gerald Martens, hereinafter called "Developer" for the purpose of developing a residential property as a Zoning Development Agreement (ZDA). The Legal description of the property is 4.02 Acres of a portion of Lots 6, A, B & C, Snyder Tract, a plat located in the northwest quarter, southeast quarter of Section 15, Township 10 South, Range 17 East, Boise Meridian in Twin Falls county Idaho. More specifically described in attached Exhibit "A".

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10-Chapter 4-Section R-6 and Chapter 6-Section -1, and all references to other sections herein, as amended, except for the following:

(3) Property Development Standards:

- (A) Multiple 4-Plex Buildings will be constructed on a single lot.
- (B) The maximum density for the project shall not exceed 68 household dwelling units.

If no development has occurred on the ZDA subject parcel within the time identified, the planning and zoning commission and city council may review the original ZDA development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

- (A) The city may initiate process to change the zoning classification, or
- (B) New ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for the any portion of the ZDA subject parcel.



By: Gerald Martens

STATE OF IDAHO)
)ss
County of Twin Falls)

On this 15th day of June 2017, before me, a Notary Public in and for said county and state, personally appeared **Gerald Martens**, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Martha Tolman

Notary Public for Idaho

Residing at: Twin Falls

My Commission expires: 10/17/18



ELIZABETH ESTATES R-6 ZDA

On May 08, 2017, the City Council held a public hearing on this request. Presentations were given by the applicant's representative and by staff. The public hearing was opened and closed with no public comment. Upon conclusion of the public hearing and deliberations, Councilmember Talkington moved to approve the request as presented with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to Right of Way dedication so that sidewalk is located in the Public Right of Way.
3. Subject to required improvements; curb, gutter, and sidewalk being installed within the first phase of development.
4. Subject to a minimum six foot tall (6') sight obscuring and sound buffering screening fence built along the perimeter of the development.
5. Subject to no development on the western portion of the property, that is within the floodplain until resolution of the floodplain issues by the City Engineering Department.
6. All lighting shall be shielding and downward facing to protect the adjacent properties.

04/05/2017
8:46:09 AM

City of Twin Falls
Planning & Zoning

Located In
A Portion of Lots 6, A, B & C
"Snyder Tract"
in
NW¹ SE¹, Section 15
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2017



DESIGN DATA: =

DEVELOPER/ OWNER	ENGINEER	SETBACKS	ADJACENT ZONING AND DISTRICT
ENR ENGINEERING, INC. 421 NORTH COLUMBIA RD. SUITE 200 TYN FALLS, ID 83301 (208) 734-4668	AS PER TYN FALLS CITY ZONING ORDINANCE 21A	EASEMENTS 10 FEET FRONT LOT LINE 10 FEET SIDE LOT LINE ADJACENT TO ALL STREET FRONT LOT LINE OTHERS SHOWN ON THIS PLAN	AS PER TYN FALLS CITY ZONING ORDINANCE 21A
	UTILITIES	VARIANCES	ADJACENT ZONING AND DISTRICT
4.4 R-4 PLUD R-6 ZIA	CITY SEWER & WATER CITY CABLE TV & TELEPHONE	NO REQUESTED 402 ACRES	AS PER TYN FALLS CITY ZONING ORDINANCE 21A
EXISTING ZONING PROPOSED ZONING	UTILITIES	SUBDIVISION AREA	ADJACENT ZONING AND DISTRICT
R-4 ZIA R-6 ZIA	4.4 R-4 PLUD R-6 ZIA	402 ACRES	AS PER TYN FALLS CITY ZONING ORDINANCE 21A
EXISTING USE PROPOSED USE	UTILITIES	SUBDIVISION AREA	ADJACENT ZONING AND DISTRICT
SINGLE FAMILY UNDEVELOPED	4.4 R-4 PLUD R-6 ZIA	402 ACRES	AS PER TYN FALLS CITY ZONING ORDINANCE 21A
PROPOSED USE	UTILITIES	SUBDIVISION AREA	ADJACENT ZONING AND DISTRICT
MULTI-FAMILY - 402 UNITS	4.4 R-4 PLUD R-6 ZIA	402 ACRES	AS PER TYN FALLS CITY ZONING ORDINANCE 21A

NOTES.—

- A CROSS-USE AND MAINTENANCE RECIPROCAL AGREEMENT WILL BE RECORDED FOR THE LOTS IN THIS SUBDIVISION FOR ACCESS PARKING, STORAGE, AND UTILITIES IF AGREED.
- ALL PARKING SHALL BE PER CITY OF TWIN FALLS ZONING ORDINANCE AND/OR THE ZMA AGREEMENT.
- HAND-CAID PARKING AND ACCESSIBLE RAMP/ROUTES TO BE LOCATED UPON DETERMINATION OF FINAL BUILDING LAYOUTS BY INDIVIDUAL USERS.
- ALTERNATIVE SITE PLANS MAY BE UTILIZED PROVIDED THAT THE TOTAL DENSITY DOES NOT EXCEED 10 RESIDENTS PER LOT/UNIT.

STORMWATER CALCULATIONS=

POST-DEVELOPMENT	91,120 M ² • 1,602 • 0.95 = 115,411
PREVIOUS	104,104 M ² • 1,602 • 0.75 = 2,641
UNPAVED	
TOTAL POST-DEVELOPMENT	115,411
BE-DEVELOPMENT	175,224 M ² • 1,602 • 0.35 = 4,177
BASIC PRE-DEVELOPMENT	
TOTAL PRE-DEVELOPMENT	4,177
TOTAL DEVELOPMENT AREA	175,241 SF

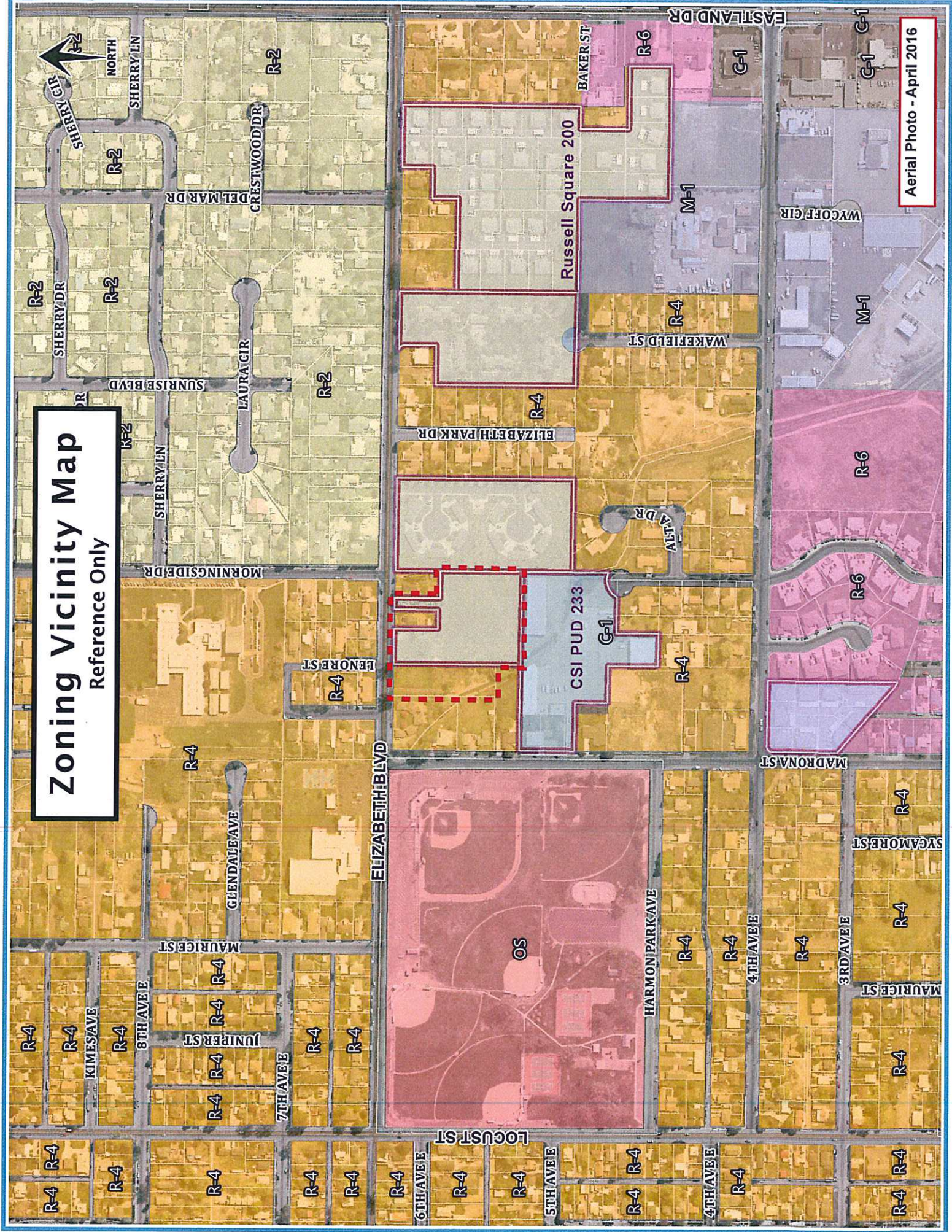


Chen et al. / *Journal of Interpersonal Violence* 26(10)

APPENDIX A

Zoning Vicinity Map

Reference Only



Aerial Map Reference Only

ELIZABETH BLVD

KING CIR DR

MORNINGSIDE DR

NORTH

1803 ELIZA

1831 ELIZA

1895 ELIZA

1909 ELIZA

1816 ELIZA

1866 ELIZA

1872 ELIZA

1940 ELIZA

1830 ELIZA

568 MADRON

550 MADRON

510 MADRON

522 MADRON

1782 ELIZA

MADRONAST

600 ft

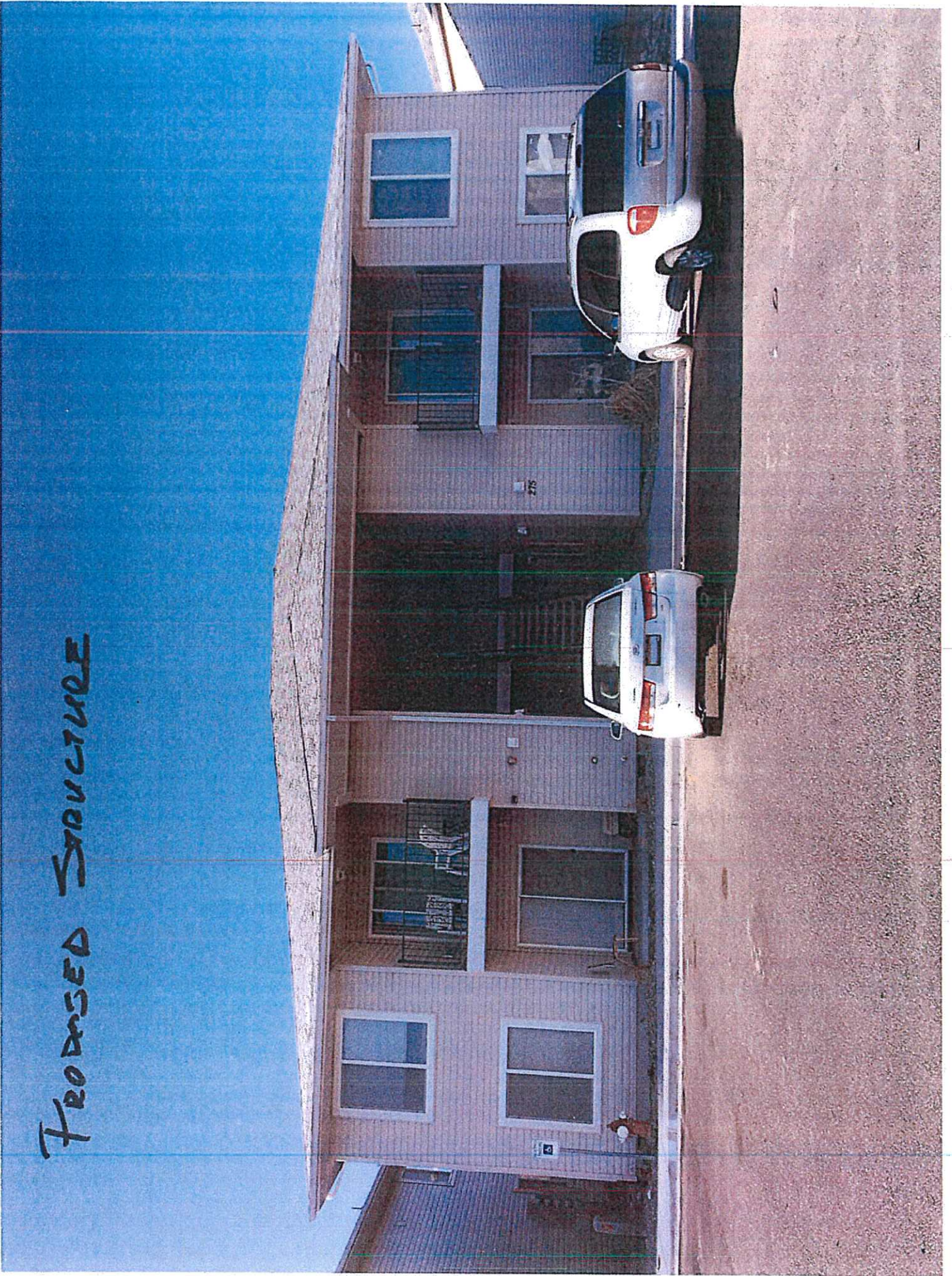
400

200

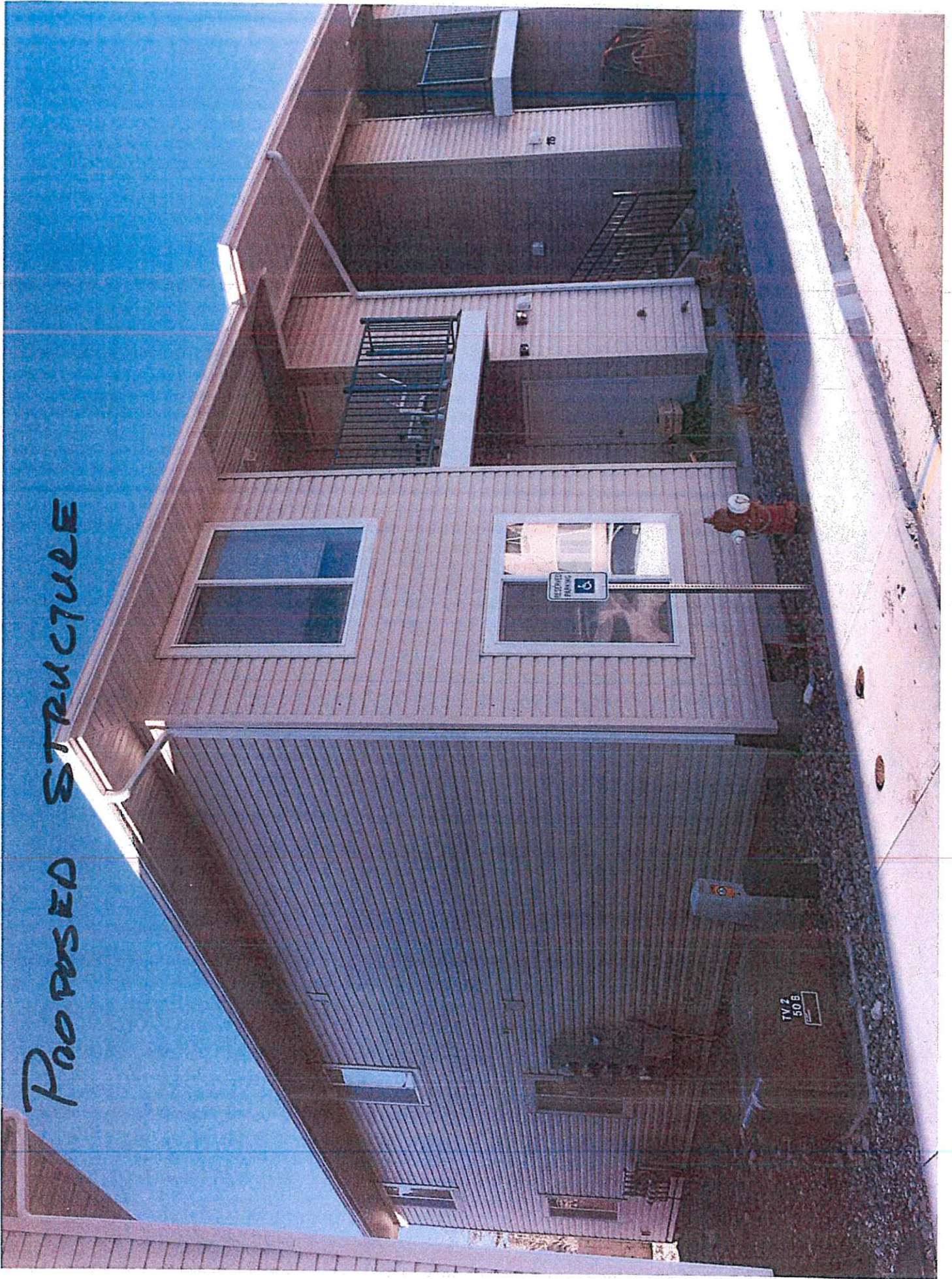
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Aerial Photo - April 2016

FROZEN STRUCTURE



PROPOSED STRUCTURE



Proposed Color





Twin Falls Planning & Zoning Commission Minutes

Tuesday, December 10, 2019, 6:00 PM

203 Main Ave E.
Twin Falls, ID 83301
Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 6:00 PM.

A quorum was present.

Members Present: Hawkins, Musser, Higley, Bolton, Detweiler, Hansen, Kelley, Perez

Staff Present: Spendlove, O'Connor, Cherry, Strickland, Vitek, Nope

2) Consent Calendar

- a) Approval of Minutes from the following meeting: November 19, 2019

Item Tabled to next meeting

3) Public Hearings

- a) Request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

Staff Presentation:

City Planner Steve O'Connor presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. (PZ19-0131)

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The change in this ZDA is to add a lot in the Northeast corner of the development to include two more Four-plexes. Currently there are 7 of the original 14 approved four-plexes built on the property. If approved, this amendment will add an additional 2 units bring the total to 16 total four plexes.

Staff does not foresee the added area, and additional units, creating detrimental impacts beyond reasonable levels to neighboring properties.

The Commission may choose to recommend to City Council that the amendment be approved, approved with modifications, or rejected.

If the Commission recommends approval of this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to all original conditions as set forth by City Council on May 8th, 2017.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC. The old home was recently acquired on the corner of the property. He is asking for an amendment to add two more units. This will allow the completion of the street expansion, curb, gutter, and sidewalk to the west. He stated this will make for a better looking project with slight increase in density. There will be an extra access for manager use only.

Public Hearing: Opened

- Citizen Andy Arenz opposes this request for additional units at complex. He stated there is a large impact to the street traffic and aesthetics of the area. He stated this was once open area, and in his opinion, the development has not added value to the neighborhood.
- Commissioner Musser asked if this change will add to traffic in the area.
- City Planner O'Connor stated with the new units he does not see a sufficient change to the current traffic.
- Assistant City Engineer Vitek stated he does not see further impact to the road.
- Commissioner Perez asked the phase of the project.
- Mr. Martens stated this is part of Phase 2.
- City Planner O'Connor stated they are currently in construction of phase 2.

- Commissioner Bolton asked for clarification on what the commission is asked to approve with this request.
- City Planner O'Connor clarified the request.

Public Hearing: Closed

Discussion followed: without concerns

Motion:

Commissioner Musser made a motion to approve a recommendation to City Council for a Zoning District Change and Zoning Map Amendment from R-4 to R-6 ZDA and to amend the Elizabeth Estates Zoning Development Agreement for property located on the south side of the 1800 block of Elizabeth Blvd. c/o Gerald Martens on behalf of Elizabeth Estates, LLC, PZ19-0131, as presented with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

- b) Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

Staff Presentation:

City Planner O'Connor presented the Request for a Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls. (PZ19-0136)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The property is part of the Sunway Conveyance Plat, recorded in March 2015.

This is a request to establish a Religious Facility on property located on the 1100 Block of Sunway Drive North, Lot 2, Block 1, of the Sunway Conveyance Plat. The property is zoned SUI which requires a SUP for a Religious Facility.

Though the property is part of a plat, it is a Conveyance Plat, which is not a Final Plat. The difference is that a Final plat constitutes a build-able lot. A conveyance plat is just to sell or set aside property for development at a later time. Before a building permit is approved the

property will need to go through the final plat process.

As for the proposed land use as a Religious Facility. Staff believes the change from pasture/farm ground to a developed Assembly type land use will have an increase in light, noise, and Traffic. However, the increases are expected for property near city limits and these impacts will occur mostly during off-peak hours. When developed, the required improvements and standards of development found in City Code should mitigate the majority of any increased impacts to the area.

If the Commission approves this request as presented, then staff recommends the following conditions:

- 1 - Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
- 2 - Subject to recordation of a Final Plat before a building permit is issued.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for the request for a Special Use Permit to allow a religious facility at the 1100 block of Sunway Drive North. There is no plan for a preschool or regular daycare.

PZ/Questions & Comments:

- Commissioner Detweiler asked what portion of the property is for the church.
- Mr. Martens clarified the land in question.
- Commissioner Hawkins asked for clarification of the location of the church.
- City Planner O'Connor clarified where the church will be located.
- Commissioner Higley asked the acreage of the property.
- City Planner O'Connor stated the property consists of 12.7 acres.

Public Hearing: Opened

- Citizen Sarah Harris has concerns about the construction. She would like to see some architectural interest in building. She is not in favor of a vinyl fence. She would like to see Pollinator friendly landscaping and dark sky lighting in parking lot. She stated she is concerned of the increase in traffic on Sunway Drive North and believes there are traffic control issues on the road now.
- Citizen Sarah Hatterlie has concerns. She stated that this is a highly used recreational area with no bike path, narrow shoulders, and no sidewalks. She would like to see widening of the roads, a bike path and sidewalk for recreational area. She stated there is a visibility issue where the canal crosses the road as it is hard to see over crest. She stated the church will border a park and registered sex offenders are not allowed within a certain distance of areas where children are present. She would like to see a fence put up bordering the church and park to help protect children in area.
- Citizen Matt Packham expressed his concerns about the canal that borders his property and the easements. He also asked about accesses to the church and what will be placed in the back corner of property.
- Citizen Carol Sperry has concerns with parking and traffic issues in area.
- Citizen Gary Hatterlie has concerns with traffic safety in the area. He would like to see additional safety provisions put into the conditions of this SUP.

- Mr. Martens addressed the citizen's concerns. There will be a platting process that will address additional right of way, widening of street, addition of curb, gutter and sidewalk. The improvements to the road will take place at building permit process. He addressed dark sky lighting, landscape, screening fence requirements. He does not believe there is a plan for the property in back yet. He stated there will be no access from the east, only from the west side.
- Commissioner Detweiler asked about tiling the canal.
- Mr. Martens stated there is no plan to tile the canal at this time. He stated city water is now extended out to Sunway Park, and access would be of great service to the church.
- City Planner O'Connor stated that this property is in the SUI zone, and does not require them to connect to city services.
- Commissioner Higley asked about annexation.
- PZ Director Spendlove stated to access city services, the church property would have to annex into the city.
- Mr. Martens stated this will be addressed at the plat process.
- City Planner O'Connor explained the changes to the Area of Impact permitting as of January 1, 2020.
- Vice Chair Kelley clarified the SUP request.
- Commissioner Higley asked for clarification on the process of development in regards to streets, curb, sidewalk, and gutter.
- PZ Director Spendlove stated Sunway Road is not a city street and not maintained by City of Twin Falls and do not have jurisdiction over the road, as it lies with Twin Falls Highway District. The other issues will be addressed at the Preliminary Plat stage and can make suggestions to the Highway District at that time. The commission can only look at the mitigating issues of this request for a religious facility at this location.
- Commissioner Musser asked if it would be better to submit this request in January.
- PZ Director Spendlove stated at this point, we are fulfilling obligation for this application.
- Commissioner Perez asked about impact issues on a Sunday.
- PZ Director Spendlove stated take the commission is to only take into account the impacts of this request. He stated there is a process for Special Event permitting and issues or concerns can be addressed at the City Council meetings when the events are on the agenda.
- Commissioner Perez asked for clarification on the Special Event permit processes.
- PZ Director Spendlove clarified the process.
- Commissioner Hansen shared the big event timeline at the park.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated the park is aware of the parking issues and working out the issues.
- Commissioner Perez stated her concern is the added traffic on a certain day, but doesn't see this request as an issue.
- Commissioner Hawkins does not see problems, but understands concerns and hopes they will be addressed down the road.

- Commissioner Musser is supportive, but questions what conditions the commission can add at this time.
- City Planner O'Connor stated the added conditions can only address the property only, not on street, right of way.
- PZ Director Spendlove gave an example and what is outside the scope of the Special Use Permit.
- Commissioner Bolton is in favor of approving this request.
- Commissioner Higley would like to add dark sky lighting condition, and possibly no privacy fence around property.
- Commissioner Hansen thinks this does fit the area, and meets conditions for SUP.

Motion #1:

Commissioner Hansen made a motion to approve the Special Use Permit to allow a religious facility on property located at the 1100 block of Sunway Drive North c/o Gerald Martens on behalf of First Baptist of Twin Falls, PZ19-0136, as presented with staff recommendations. Commissioner Bolton seconded the motion.

Motion #2:

Commissioner Higley made a motion to add condition #3 that parking by lit under dark sky lighting. Commissioner Musser seconded the motion.

Unanimously approved by a vote of 8-0

Discussion Followed:

- Commissioner Perez asked if there can be conditions added regarding landscaping and architectural features.
- City Planner O'Connor clarified the conditions that can be added.
- Commissioner Hansen stated he is not in favor of restricting the fencing of the property.
- Commissioner Musser asked if there is a requirement for fencing along canal.
- City Planner O'Connor stated there is no requirement in code for screening at this facility. He stated the zoning will stay in place at the County level.

Vote on Motion #1, with added condition #3:

Unanimously approved by a vote of 8-0

- c) Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

Staff Presentation:

City Planner Strickland presented the Request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa. (PZ19-0141)

The Special Use Permit process requires a public hearing in which interested persons have the

opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

The location being proposed is part of the original building occupied by Radio Rondevoo and was constructed c. 1940. These two spaces have been occupied for various uses. The most recent use was a retail clothing store.

The applicant has taken into account a few things that may have an impact on adjacent businesses and have addressed these in their narrative. These items include, operating hours, noise, and waste management. The property is located in a commercial zone, and will be operating during normal business hours, and the dogs will not be housed on site after hours.

During business hours the dogs will be housed along the west wall of the building, which is shared with Radio Rondevoo that is not open during the same hours. Noise was one concern from staff, however staff believes the applicants plan will mitigate this concern.

Waste management was another item of concern however, the applicants have explained in their narrative that all waste will be bagged and deposited in the trash, and they will use pet safe disinfectant to keep their grooming salon clean. Staff is confident that this is a reasonable plan for managing the waste.

The applicants currently operate their business at 520 Main Avenue South and are wanting to relocate to grow their business. Staff is not aware of any complaints about their current operation and does not anticipate any negative impacts associated with approval of this request.

Should the Commission approve the request, as presented, staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Sosa stated he and his wife have been doing business since 2016. There is a need to move to a new location due to current issues with their current building. He stated the new landlord in support of this business. He stated that he believes adding this business will increase flow of commerce to the area. He stated that they want to be pleasing to the area. He stated there will be no change to traffic as their current business is on Main Avenue now. He stated he will be aware of the potential impact of noise by the location of the kennels.

PZ/Questions & Comments:

- Commissioner Hansen asked if the applicant is restricted to the operating hours in their narrative.
- PZ Director Spendlove stated they are able to be open during regular operating hours in that area.
- Commissioner Detweiler asked if there are two levels to the building.
- Mr. Sosa stated there are two levels, but they will only use the bottom floor.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve the request for a Special Use Permit to allow Dog Grooming and/or Kennels on property located at 235 and 239 Main Avenue West c/o Randi Kay Sosa, PZ19-0141, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- d) Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen. (PZ19-0142)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per County records the primary residence on the subject property was built in 2018.

This is a request to allow a Home Occupation for a Hydro Dripping business located at 829 Canyon Crest Drive. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant hydro dips a variety of items including firearm components (which requires a current FFL license). The applicant intends to operate within a 210 square foot area inside his garage. The business will operate on a semi-irregular daily basis from 8:00 A.M. to 5:00 P.M.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Applicant Christensen presented his request for a Special Use Permit to allow a Home occupation on property located at 829 Canyon Crest Drive. He stated that one component of the business is firearms. He stated that the weapon is sent to him disassembled before hydro dipping process. He stated the customer is the one who puts firearm back together. He gave other examples of the products he hydro dips. He explained the only traffic to his home would be customers picking up their orders, no different than someone coming over to visit.

PZ/Questions & Comments:

- Commissioner Bolton asked for clarification that there will be no loaded weapons or assembled firearms on premises.
- Mr. Christensen clarified that the firearms that come in to his business will not be assembled or loaded.
- City Planner Cherry stated the applicant must follow ATF regulations.
- Commissioner Perez asked about any fumes/odors coming from the residence.
- Mr. Christensen clarified it is a water based process with low fumes.
- City Planner Cherry stated the city's Environmental Engineer reviewed the process at the pre application and did not find any issues.
- Commissioner Perez asked if the materials used can be conditioned.
- PZ Director Spendlove stated any special materials or processes would have to be reported. The air quality is checked and is included in the conditions.
- Commissioner Musser asked about traffic and neighbor concerns.
- Mr. Christensen stated his neighbors are aware of his business and don't seem to have concerns. If they have had questions, he has invited them over to review the process.
- Commissioner Higley asked about other employees.
- The applicant stated the business consists of he and his wife only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

MOTION:

Commissioner Bolton made a motion to approve the request for a Special Use Permit to allow a Home Occupation on property located at 829 Canyon Crest Drive c/o Braxton Christensen, PZ19-0142, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 8-0

- e) Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

Staff Presentation:

City Planner Cherry presented the Request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections. (PZ19-0147)

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Per County records a Work Release Center was built on the subject property in 1992. The subject property is currently owned and maintained by the Idaho Department of Corrections (DOC).

This is a request to annex parcel RP10S17E207349, a 3 acre +/- parcel located at 594 & 616 Washington Street South. Currently the parcel is zoned M-1 (Light Manufacturing). The applicant is requesting a zoning change with this annexation to M-2 (Heavy Manufacturing).

The Commission is tasked to make a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

Applicant Presentation:

Ben Bernier, representing applicant, presented the request for a recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street. He stated they did get ITD approval with curb, gutter, and widening of the road.

PZ/Questions & Comments:

Commissioner Hansen asked where the location of the Gem State Dairy project approved by commission in relation to this project.

PZ Director Spendlove clarified the location of the Gem State Dairy project.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Musser made a motion to approve the recommendation to City Council for an Annexation with a Zoning District Change from M1 to M2 for property located at 594 & 616 Washington Street South c/o Ben Bernier on behalf of Idaho Department of Corrections, PZ19-0147, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 8-0

4) Upcoming Meeting(s)

- a) Monday, January 8, 2020 (Worksession)
Tuesday, January 14, 2020

5) Adjournment

The meeting adjourned at 07:43 PM.

Kelli Ebersole, Administrative Assistant



Date: Monday, February 10, 2020
To: Honorable Mayor and City Council
From: Brock Cherry, Planner

ACTION ITEM

Request:

ACTION ITEM: Request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)

Time Estimate:

Five (5) minutes for staff and applicant presentation. Five (5) minutes for the public hearing. Five (5) minutes for Commission questions, deliberation, and decision.

Background:

The right of way in question was dedicated in 1907 as part of the Eoff Tract. The alignment of Locust St N was curved towards the east when the Home Depot development was constructed in order to line up with the Magic Valley Mall entrance and avoid some pre-existing buildings. The result is some right of way that is not being utilized and is not foreseen to be needed.

Approval Process:

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

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

Budget Impact:

NA

Regulatory Impact:

If approved this property will become private property of the adjoining owners and will be subject to the applicable City Codes for development and land use.

History:

N/A

Analysis:

This is a request to vacate right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North. Per the applicant the purpose of the proposed vacation is put the surplus of right of way back into private ownership, which would allow the subject

property more landscaping, parking, and signage.

The applicant has provided approval letters from all appropriate utility providers, with no objections.

Conclusion:

On January 14, 2020 the Planning and Zoning Commission forwarded a positive recommendation for Vacating the Right of Way by a vote of 6-0.

The Council is tasked with making a final decision on this request. Staff makes the following recommendation as a condition of approval:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments:

1. PZ19-0145 VAC Staff Report
2. Vicinity Map
3. Narrative
4. Vacation Exhibit
5. Photos
6. 01-14-20 PZC minutes



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: To **Vacate** right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North.
Applications: PZ19-0145 & PZ19-0146
Applicant & Representative:
LC Investment Holdings, LLC c/o
Gerald Martens, EHM Engineers

Public Hearing: January 14th, 2020

Analysis

This is a request to vacate right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North. Per the applicant the purpose of the proposed vacation is put the surplus of right of way back into private ownership, which would allow the subject property more landscaping, parking, and signage.

The applicant has provided approval letters from all appropriate utility providers, with no objections.

Approval Process

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

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

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as Mixed Use. The request complies with City Comprehensive Plans.

Regulatory Impacts

Approval of this request will remove the limitation, or entitlement, for the specific area, as described on the Plat. This area will become private property, and subject to current rules and regulations for taxes, zoning code compliance, and development.

Conclusion

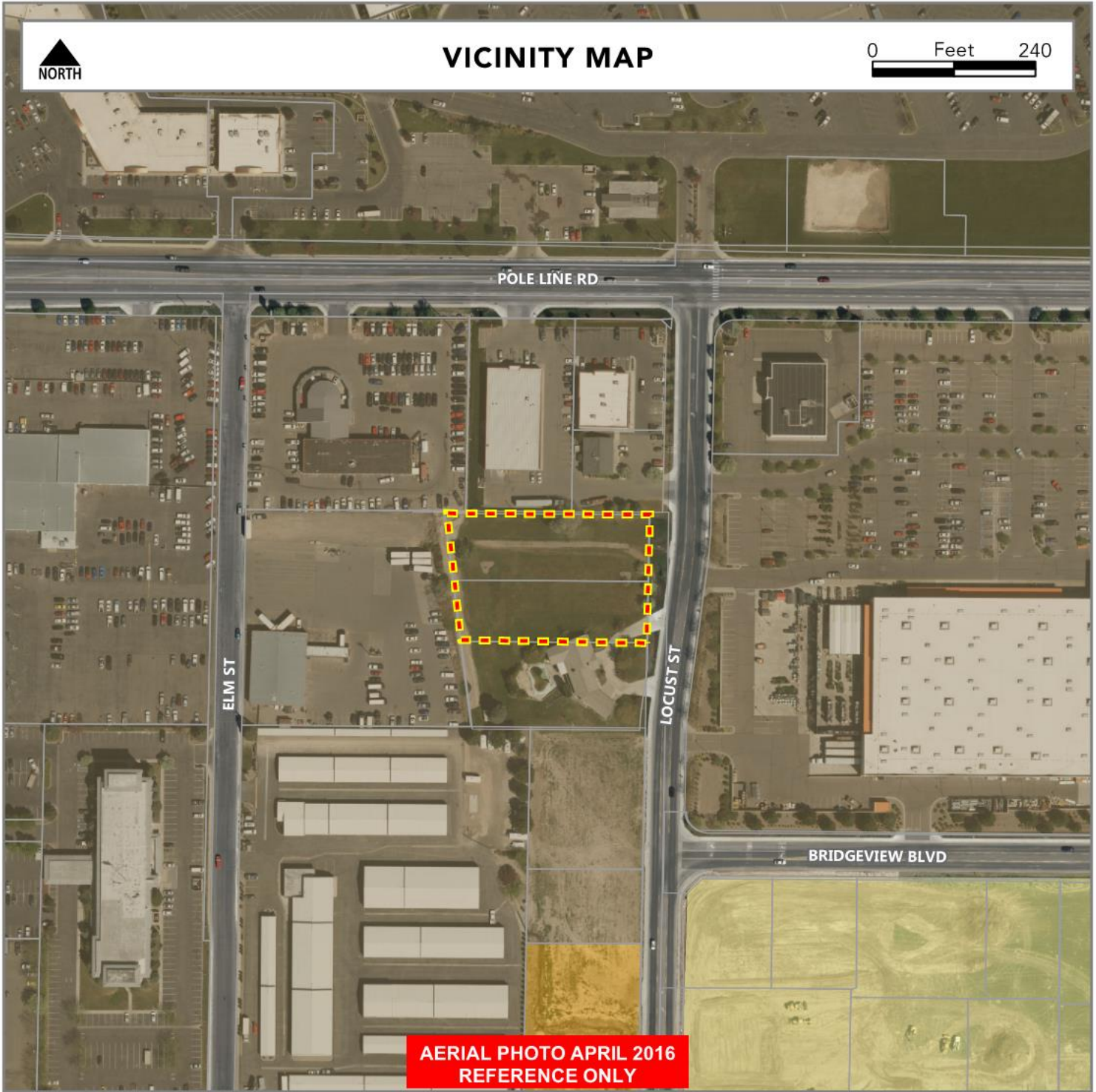
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Attachments

1. Vicinity Map
2. Narrative
3. Vacation Exhibit
4. Photos
5. Concerned Entities Letters

Public Hearing: January 14th, 2020



C-1 R-4

R-2

Current Zoning: C-1

Comprehensive Plan: Commercial

Existing Land Use: Commercial

Proposed Land Use: Commercial

Surrounding Zoning Designations & Land Use(s)

North: R-2, Residential

East: C-1, Retail

South: C-1, Retail

West: C-1, Transit Center

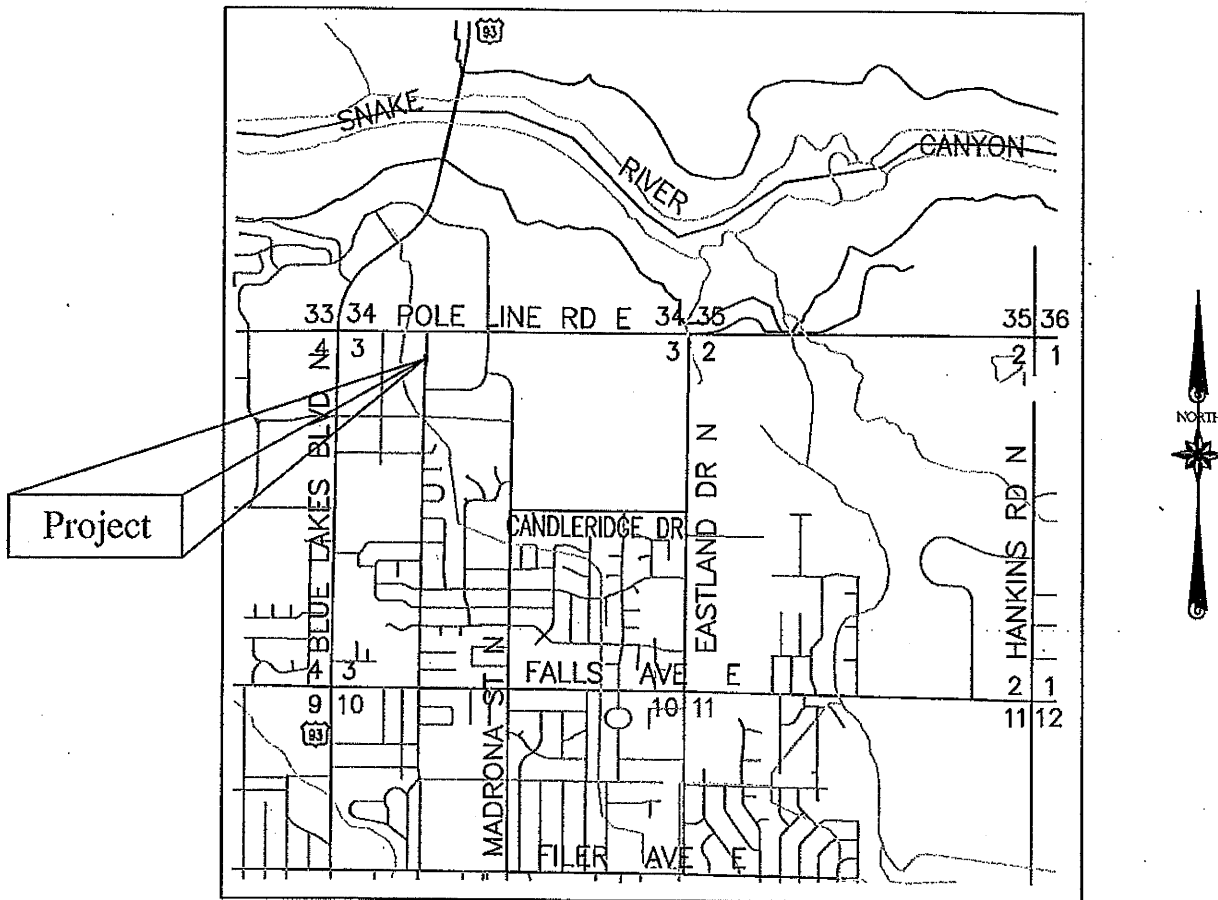
Applicable Regulations

10-1-4, 10-1-5, 10-16-1

REASON FOR REQUEST

The reason for requesting vacation of the surplus right of way is to put it back into private ownership. The right of way is not needed for the public street or public utilities. The adjacent property owner who is required to landscape and maintain the property wishes to utilize the property for landscaping, parking and signage.

A further benefit to the public will be the property will generate public funds through the property tax assessment.



Vicinity Sketch:

n.t.s.

Sheet No.:	245-17
JOB NO.:	245-17
APPROVED:	
DESIGN:	
DRAWN:	
DATE:	SEPT 2019
SCALE:	SHOWN

SURPLUS RIGHT OF WAY VACATION
COMPTON B.R. PROPERTIES, LLC
 TWIN FALLS COUNTY, IDAHO



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

Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 p (208)-734-4888 fax (208)-734-6049 web: ehmine.com

REX SUBDIVISION
FIRST AMENDED
#2010-015493

COMPTON B.R. PROPERTIES, LLC
ALL OF LOT 1 AND
A PORTION OF LOT 2, BLOCK 1
LOCUST GROVE NORTH SUBDIVISION
WD #2018-017885

PORTION OF LOCUST
STREET NORTH.
1,888 S.F.±

N89°43'46"W
14.63'

N0°56'46"E 98.51'

S89°43'47"E
21.00'

S0°56'46"W 30.70'

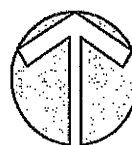
S7°26'46"W 44.28'

$\Delta = 006^{\circ}30'00''$
 $R = 211.00'$
 $A = 23.94'$
 $LCB = S4^{\circ}11'46''W$
 $C = 23.92'$

39'

LOCUST STREET NORTH

PRELIMINARY



NORTH



LOCUST STREET NORTH
CITY OF TWIN FALLS

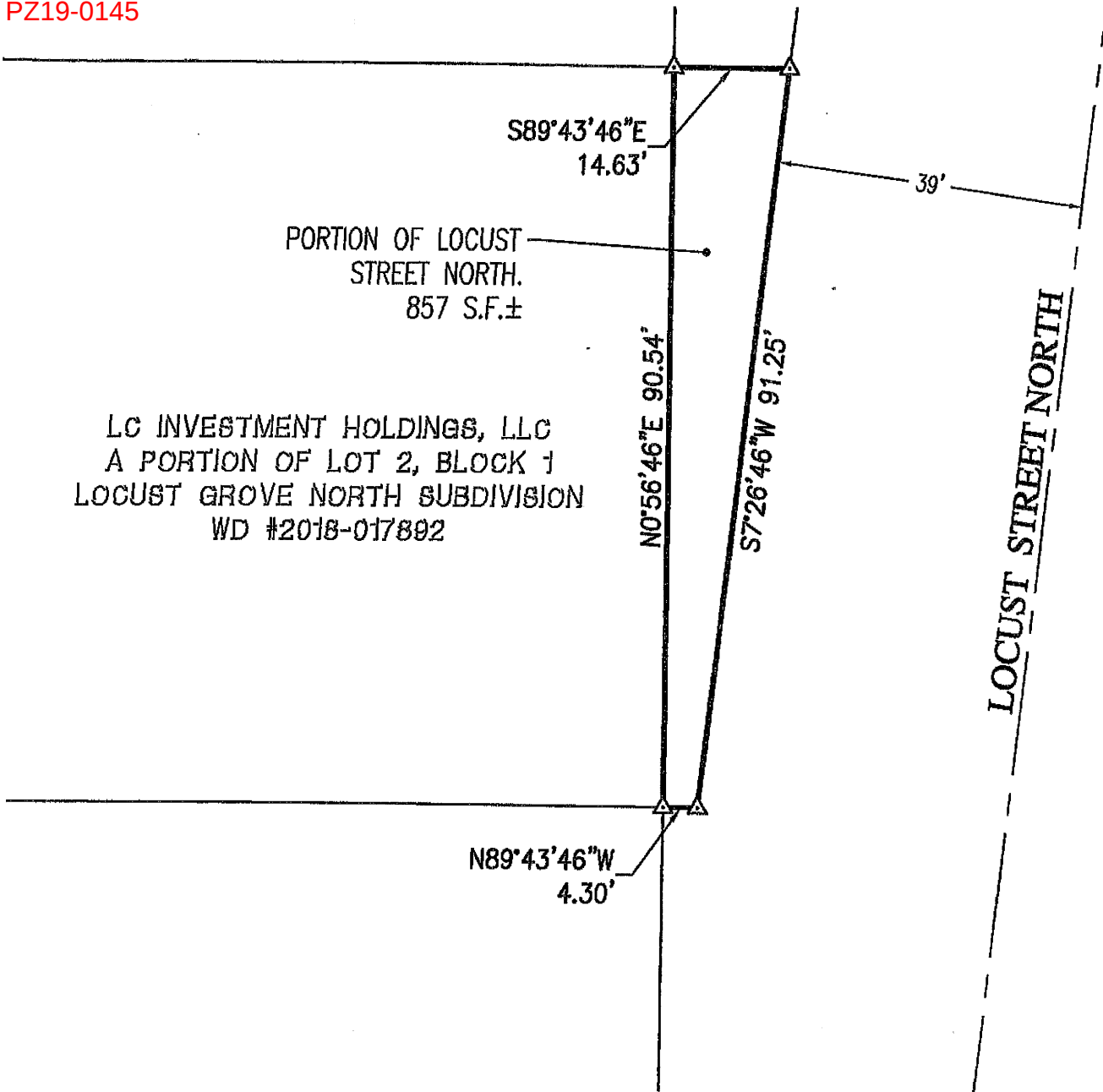


EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE

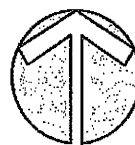
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301

JOB NO.:	245-
APPROVED APPROX	
DESIGN	
DRAWN	
DATE	AUG 21
SCALE	SHC
7-245-17 PRELIMINARY	
Sheet No.:	1

PZ19-0145



PRELIMINARY



NORTH



LOCUST STREET NORTH
CITY OF TWIN FALLS

TWIN FALLS, IDAHO



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

Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301

JOB NO.: 245-
APPROVED APPROV
DESIGN
DRAWN
DATE AUG 20
SCALE
SHEET NO. 1
SHEET NO.



NE Corner looking SW



SE Corner looking NW



Approximate Vacation Area



Twin Falls Planning & Zoning Commission Minutes

Tuesday, January 14, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm
A quorum was present.

Members Present: Titus, Kelley, Perez, Musser, Higley, Hansen

Staff Present: Spendlove, O'Connor, Cherry, Ebersole, Vitek, Nope

2) Consent Calendar

Commissioner Kelley made a motion to approve the consent calendar, as presented.
Commissioner Hansen seconded the motion.

Unanimously approved

- a) Approval of Minutes from the following meeting: November 19, 2019
- b) Approval of Minutes from the following meeting: December 10, 2019
- c) Approval of Minutes from the following meeting: January 8, 2020 WS

3) Items of Consideration

- a) Request for the approval of the preliminary plat for El Milagro Phase 1 Subdivision, approximately 8.95 (+/-) acres consisting of one lot located at 1122 Washington Street South c/o Civil Science on behalf of Community Council of Idaho, Inc. (PZ19-0155)

Staff Presentation:

City Planner O'Connor presented the request for the approval of the preliminary plat for El Milagro Phase 1 Subdivision, approximately 8.95 (+/-) acres consisting of one lot located at 1122 Washington Street South c/o Civil Science on behalf of Community Council of Idaho, Inc. (PZ19-0155)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in

writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

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

Applicant Presentation:

Steven Anderson, representing applicant, presented the request for the approval of the preliminary plat for El Milagro Phase 1 Subdivision. He stated the roadway approaches will line up with El Camino Avenue across the street.

PZ/Questions & Comments:

- Commissioner Hansen asked what has been approved on this property recently.
- City Planner O'Connor clarified when this property came before the commission previously.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Kelley made a motion to recommend approval of the request, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously Approved

4) Public Hearings

- a) Request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)

Staff Presentation:

City Planner Cherry presented the request for Vacation of the Right of Way on property located at 1629 and 1643 Locust Street c/o EHM Engineers, Inc. on behalf of Compton B.R. Properties, LLC and LC Investment Holdings, LLC. (PZ19-0145 and PZ19-0146)

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

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

or it may recommend that the vacation be denied.

This is a request to vacate right of way within a portion of Lots 1 & 2, Block 1 of the Locust Grove North Subdivision located at 1629 & 1643 Locust Street North. Per the applicant the purpose of the proposed vacation is put the surplus of right of way back into private ownership, which would allow the subject property more landscaping, parking, and signage.

The applicant has provided approval letters from all appropriate utility providers, with no objections.

Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Gerald Martens, representing applicant, presented the request for a vacation of the right of way on property located at 1629 and 1643 Locust Street. He stated the owners would like use of the right of way for parking, landscaping, and signage. He presented the benefits to the City.

PZ/Questions & Comments:

- Commissioner Hansen asked if the land has been landscaped.
- City Planner Cherry clarified what is in the right of way currently. There is a desire to build signage in the right of way.
- Commissioner Musser asked if this occurs further along the street.
- PZ Director Spendlove clarified where the right of way exists.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen made a motion to recommend approval to City Council of the request, as presented, with staff recommendations.

Commissioner Higley seconded the motion.

Unanimously approved

- b) Request for a Special Use Permit to allow a Home Occupation on property located at 850 Cambron Avenue c/o Maricruz Davis. (PZ19-0150)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow a Home Occupation on property located at 850 Cambron Avenue c/o Maricruz Davis. (PZ19-0150)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per County records the primary residence on the subject property was built in 2018.

This is a request to allow a Home Occupation for a Med Spa Business located at 850 Cambron Avenue. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to provide med spa services including facials, Botox, hair removal, and hair restoration. The services will be provided in an approximate ninety (90) square foot room in the applicant's home.

The applicant will serve one (1) to two (2) customers at a time. Hours of operation will be Monday through Friday from 9:00 AM to 6:00 PM and Saturdays by appointment only.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

If the Commission approves this request as presented, then staff recommends the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Maricruz Davis, applicant, presented her request for a Special Use Permit to allow a Home Occupation. She stated she would have clients come to her residence for medspa services. She stated this is a temporary situation, as she wants to open a store front eventually. Clients would be seen by appointment only and she would service one customer at a time. She stated she is licensed with all agencies necessary. There will be no signage.

PZ/Questions & Comments:

- Commissioner Hansen asked for the maximum customers the applicant would see in a day.
- Applicant Davis stated 10 customers would be the maximum number of customers in a day, but not at this time as she is establishing clientele.
- Commissioner Perez asked for the timeline for her to move to storefront.
- Applicant Davis stated she is hopeful that she can be in a storefront in six months or less, as that is still in the early stages.

Public Hearing: Opened

HOA president, Robert Taylor, stated the concerns of the neighbors in the development. He

stated these residents purchased their homes as retirement homes, intentionally away from commercial development. He stated there is a concern that more home businesses will follow, increasing noise and traffic to the area. The neighbors are concerned that home occupations in the neighborhood will increase traffic, create parking issues, and change the quality of life in the upscale development. There is also a concern that she will expand her business in her home past the stated square footage. He stated the development is currently 1/3 and there is much construction going on now. He stated the neighbors understand the desire to have business, but don't want to be burdened with traffic or other businesses in neighborhood. There is a concern with the proper licensing and disposal of bio-hazard materials (chemicals/needles). He concluded that the neighbors would like to request strict limitations for future exemptions that would change quality of life, such as hours of operation, length of time allowed to operate out of the home.

Applicant closing statement:

Applicant Davis stated she realizes there are concerns by her neighbors. She stated that her property is not in a high traffic area and as the traffic from construction will subside as home are completed. She stated the only the people on her block would be affected. She stated there are three parking spots at her property to accommodate customers. The room size will accommodate her services. There is no plan for expansion. She stated she cannot speak to other business coming in to the neighborhood. She addressed the medical waste concern, as she is licensed and will dispose of the medical waste properly. She is willing to work with the hours of operation.

Public Hearing: Closed

Discussions Followed:

- Commissioner Higley stated he understands concerns, but feels there are ways to find a happy medium.
- Commissioner Perez stated she would be okay with restrictions, and believes the applicant is motivated to comply and move to store front out of house.
- Commissioner Hansen asked how the CCR's come into play.
- City Attorney Nope stated the city has no bearing on CCR's, and if the SUP is approved, does not supersede the CCR's.
- Commissioner Hansen asked if the roads are private or public.
- PZ Director Spendlove stated the roads are public.
- Commissioner Higley suggested putting a limit to a one year SUP, no more than four (4) customers a day, and no employees.
- Commissioner Hansen asked if 10 cars a day would be excess. He stated he does not believe it is excessive with construction going on now.
- Chairperson Titus stated she does not believe as 1/3 complete, ten (10) cars is not excessive with the current construction going on and does not believe limiting to four (4) customers is reasonable.
- PZ Director Spendlove stated studies on trip generation and 9.44 trips per each single family dwelling a day is the average. The impact would be as of one extra home habitable in the neighborhood.
- PZ Director Spendlove stated they can bring SUP to reevaluate in one year.
- Commissioner Perez agreed limiting the number of customers would inhibit business and is okay with a reevaluation.

Motion #1:

Commissioner Hansen made a motion to approve the request for a Special Use Permit to allow a Home Occupation on property located at 850 Cambron Avenue c/o Maricruz Diaz, as presented with staff recommendations.

Commissioner Musser seconded the motion.

Motion #2:

Commissioner Higley made a motion add a condition to reevaluate the Special Use Permit one year from the date of approval.

Commissioner Musser seconded the motion.

Vote on Motion #2:

Unanimously Approved

Vote on Motion #1:

Unanimously Approved

- c) Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 296 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ19-0152)

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 296 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ19-0152)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Per City and County records the initial Special Use Permit was approved on March 31st 1981 for the Head Start (daycare) Center. The initial Head Start Facility was constructed in 1983. Since that time the subject property has been operated as a school/daycare facility. This is a request to allow the expansion of an existing school/daycare facility located at 296 Falls Avenue West (or per County Records 308 Falls Avenue West). The subject property is located within the R-4 (Residential Medium Density) Zoning District.

Per the applicant the expansion includes a new 6,257 square foot building, 47 space parking

lot, a new fenced playground, and a reconstructed driveway entrance.

The expansion will continue to serve the approximately 100 children already enrolled in CSI Head Start programs. Upon completion of the project 40 children will be moved to the new building and the other 60 will remain in the existing facilities. The applicant employs approximately 27 employees. The applicant intends to operate from 8:00 AM to 5:00 PM Monday through Friday.

Staff determines that the applicant's request is in accordance with City Code and City Comprehensive Plans.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant presentation:

Mr. Wayne Thowless, LKV Architects, representing app, presented the request for a Special Use Permit to allow the expansion of an existing school/daycare for CSI Head Start/Early Head Start. The facility now services 100 students with a 1/2 day program. With the new building, they would be able to offer a full day program for those students. Mr. Thowless explained the layout of the property. There will be screening around the complete property, with landscaping to city code.

PZ/Questions & Comments:

- Commissioner Perez asked staff about the proposed screening material and would chain link be sufficient.
- PZ Director Spendlove stated code states required between residential and manufacturing/trade use, but it may be required with a SUP process at the commissions discretion to dictate type and if required.
- City Planner Cherry stated there are a variety of fencing in the area.
- Mr. Thowless stated most of the surrounding residences have their own fencing, and they are not relying on that screening. He is proposing chain link with slats around the property.
- Commissioner Kelley asked is proposed screening is within compliance of current code.
- PZ Director Spendlove gave commission their three choices on how they could go with the screening: require screening and certain material, require screening, or approve as presented.
- Chairperson Titus asked applicant if the existing playground is fenced.
- Applicant Ruby Allen clarified the current screening around the playground.
- Commissioner Musser asked if existing SUP required fencing.
- City Planner Cherry clarified what is on the current SUP. There was no screening requirement.

Public Hearing: Opened and closed without input

Applicant Final Statement:

The applicant stated they are excited to expand their services within facility.

Discussions Followed:

- Commissioner Kelley stated he is content with proposed screening.
- Commissioner Hansen he agreed and would vote to accept as presented.
- Commissioner Perez stated her concern is the parking lot goes to back of property and headlights shining into residences. She would be okay with a screening requirement.
- Commissioner Kelley stated being on Falls Ave, he believes landscaping and parking is required by code and is good as presented.
- Chairperson Titus agreed the additional foliage will help, and this will be a vast improvement to site.

Motion:

Commissioner Kelley made a motion to approve the request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 296 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ19-0152)
Commissioner Higley seconded the motion.

Unanimously Approved

5) Upcoming Meeting(s)

- a) Tuesday, January 28, 2020.

6) Adjournment

The meeting adjourned at 7:15 pm.