



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 22, 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: David Detweiler

- 1) Call In Instructions
 - a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 617 048 905#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.
- 2) Confirmation of Quorum/Call Meeting to Order
- 3) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: August 25, 2020
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle c/o Gerald Martens. (PZ20-0100)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council to vacate a platted easement on property located at 727 Aspenwood Lane c/o Tim T. Mingo. (PZ20-0105)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) Tuesday, October 13, 2020
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair 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 Chair, 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 Chair 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 Chair. 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.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, 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 Chair may limit the time permitted for the answer.
 10. The Mayor or Chair 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 Planning & Zoning Commission Minutes

Tuesday, August 25, 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: David Detweiler

1) Call in Instructions

- a) To call in for Public Comment on the items on this agenda, please call 1-208-939-6718, Conference ID: 957 479 075#. Calls must be received between 6:00 pm - 6:10 pm and will be put into the queue to speak during the Public Hearing portion of the meeting.

2) Confirmation of Quorum/Call Meeting to Order

Vice Chairman Kelley called the meeting to order at 06:00 PM
A quorum was present.

Members present: Kelley, Detweiler, Musser, Perez, Bolton

Staff present: Spendlove, Strickland, Ebersole, Vitek, Hafer

3) Consent Calendar

MOTION: Commissioner Bolton moved to approve the Consent Calendar.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5-0

- a) Approval of Minutes from the following meeting: July 28, 2020 and August 11, 2020

4) Items of Consideration

- a) Preliminary Presentation for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle. (PZ20-0100)

Staff Presentation:

City Planner Strickland gave the Preliminary Presentation for a request to amend PUD #272 to

modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle.

The purpose of the request is to remove the last line "No outside storage is allowed" Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

The request will also modify the allowed uses and prohibited uses as follows:

Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.

1. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.
2. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

The Preliminary Presentation for this request was held August 25, 2020.

A public hearing shall be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Approval of a PUD Amendment requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes.

A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial"

Upon conclusion staff makes no recommendation at this time. Staff will present a full analysis of the request at the public hearing-scheduled for Tuesday, September 22, 2020.

Applicant Presentation:

Gerald Martens presented the preliminary presentation for the PUD Amendment for Latitude 42. He stated this will Allow sales and leasing of equipment, but preclude sales and display of

unfinished product.

PZ/Questions & Comments: none

5) Public Hearings

- a) Request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way, c/o EHM Engineers, Inc. on behalf of Wills, Inc. (PZ20-0087)

Staff Presentation:

City Planner Strickland presented the request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way.

The applicant is requesting to rezone Lot 5, Block 1 of the Fieldwood Subdivision with the intent to further subdivide the lot into 5 duplex lots with an R-2 zoning designation.

In 2019 this property was re-subdivided as Fieldwood Subdivision, within the Fieldstone Professional PUD with a zoning designation of R-4 PRO.

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

Per City Code 10-7-20: Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Per city code 10-14-1 thru 8: Any application for a zoning district change shall follow the procedures outline in these sections. The commission shall ensure any favorable recommendations are in accordance with the objectives and goals of the adopted Comprehensive Plan.

This request will remove Lot 5 Block 1 from the Fieldstone Professional PUD and rezone it with a R-2 designation. Allowing development to follow the R-2 Zoning District uses and development standards.

As this area has developed it has become more residential in nature and staff does not anticipates this request, if approved, would create negative impacts to the surrounding properties.

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification or recommend denial.

Applicant Presentation:

Tim Vawser, EHM Engineers, presented the request for a Zoning District Change and Zoning

Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way. He stated this zoning change will be more harmonious to surrounding properties.

PZ/Questions & Comments: none

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Bolton moved to recommend approval to City Council for the request for a Zoning District Change and Zoning Map Amendment from R-4 PRO to R-2 on property located at Cheney Drive West and Fieldstone Way, as presented, with staff recommendations.

Commissioner Musser seconded the motion.

Unanimously approved by a vote of 5 to 0.

6) Upcoming Meeting(s)

- a) Tuesday, September 22, 2020

7) Adjournment

The meeting adjourned at 6:17 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, September 22, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council for an Amendment to the Latitude 42 PUD to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle c/o Gerald Martens. (PZ20-0100)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to amend the Latitude 42 C-1 PUD Agreement #272. The purpose of the request is to remove the last line "No outside storage as allowed" Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers/ medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14. The amendments are as follows:

Allowed Uses:

1. Outside Storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
2. Permitted retail/trade uses operating between the hours of six o'clock (6:00) AM to ten o'clock (10:00) PM.

Prohibited Uses:

Outside storage and display of unfinished materials such as aggregate, lumber, masonry and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD.

Approval Process:

The Preliminary Presentation for this request was held August 25, 2020.

A public hearing shall then be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Budget Impact:

n/a

Regulatory Impact:

Should the City Council approve the amendment as requested the amended document will be recorded and will be applicable to both Latitude 42 Subdivision No. 1 & 2.

History:

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Analysis:

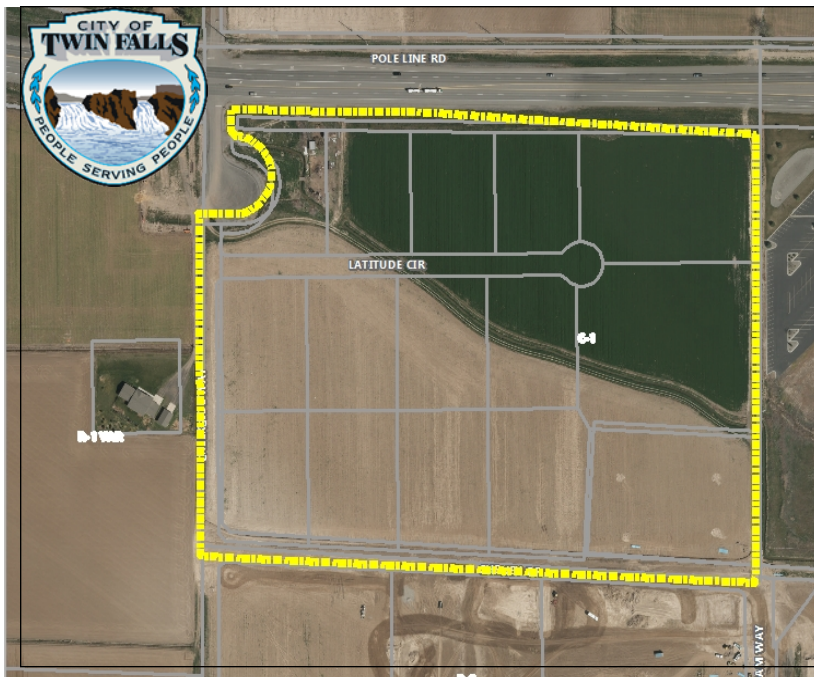
Staff has reviewed the request and does not anticipate any negative impacts related to the changes being requested.

Conclusion:

The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification or recommend denial.

Attachments:

1. PZ20-00100 Public Hearing Staff Report
2. Vicinity Map
3. Narrative_2
4. Latitude 42 PUD #272 Amendment 2



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Lisa Strickland, City Planner

Request: **Preliminary Presentation** for a request to amend PUD #272 to modify allowed uses and remove restrictions on outdoor storage on property located at 1291 Latitude Circle

Application: PZ20-00100

Applicant & Representative:

Gerald Martens
 621 N College Rd Ste 100
 Twin Falls, ID 83301

OutsPublic Hearing: September 22, 2020

Analysis:

This is a preliminary presentation for an amendment to the Latitude 42 C-1 PUD Agreement #272.

The purpose of the request is to remove the last line "No outside storage is allowed" Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers/ medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

The request will also modify the allowed uses and prohibited uses as follows:

1. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
2. Permitted retail/trade uses operating between the hours of six

o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

History:

The Latitude 42 C-1 PUD Agreement #272 contains Latitude Subdivision No. 1 recorded in April 2016 and Latitude 42 Subdivision No. 2 recorded in April 2018.

The PUD Agreement was recorded in April 2016. Recently Lots 6-8 in the Latitude 42 Subdivision No. 2, a PUD was approved for a Special Use Permit to allow for storage unit rental.

Approval Process:

The Preliminary Presentation for this request was held August 25, 2020. A public hearing shall then be held before the Commission for a recommendation to City Council to approve, approve with conditions or deny the amendment request.

Applicable Regulations or Codes:

Should the City Council approve the amendment as requested the amended document will be recorded and will be applicable to both Latitude 42 Subdivision No. 1 & 2.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Commercial" and the request is in compliance with the plan.

Conclusion:

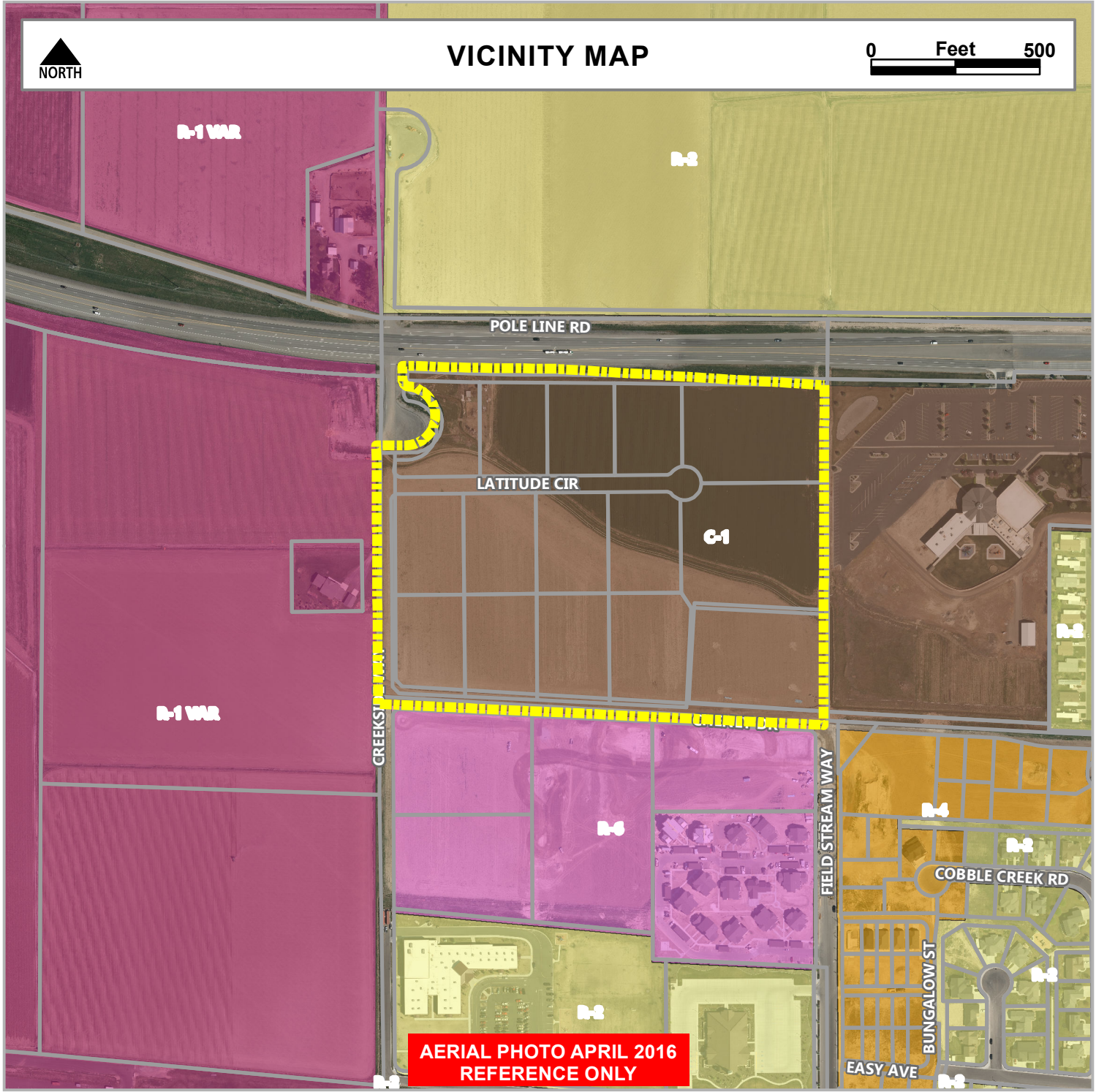
The Commission is tasked with making a recommendation to the City Council. You may recommend approval as requested; recommend a modification or recommend denial.

Attachments

1. Vicinity Map
2. Narrative
3. Latitude 42 PUD #272
4. PUD Amendment Agreement

VICINITY MAP

0 Feet 500



- | | | | |
|--|---------|---|-----|
|  | C-1 |  | R-4 |
|  | R-1 VAR |  | R-6 |
|  | R-2 | | |

Reason for Request

The purpose of the request is to remove the last line “No outside storage is allowed” from section V-D-2 of the Latitude 42 PUD Agreement and replace it with the following:

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

The request is to modify the allowed uses as follows:

1. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
2. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

The request is to modify the prohibited uses as follows:

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

The location, adjacent or clearly visible from US 93 is appropriate location for storage and display of vehicles, construction equipment, and farm equipment.

The sale, rental and display of vehicles, construction equipment, and farm equipment will have no negative impact on adjacent properties.

The storage of this equipment will be on a paved surface eliminating any potential for dust. Noise, glare, and odor will be extremely minimal

AMENDMENT TO C-1 PLANNED UNIT DEVELOPMENT AGREEMENT

LATITUDE 42, PUD

The Amendment to the Agreement is made and entered into as of the _____ day of _____, 20____, by and between the CITY OF TWIN FALLS, a Municipal Corporation (hereinafter called "City") and James and Anna McCormick, Gary Nelson, Blass, Inc., Gary Slette, Gerald Martens, Evan Robertson, Dirk Gibson, Daniel Konen, Stephen George, Kirby Dahl (hereinafter called "Developer"), whose address is PO Box 6004, Twin Falls, Idaho 83303-6004.

RECITALS:

WHEREAS, the City and Developer entered a C-1 Planned Unit Development Agreement for the development of Latitude 42, PUD. dated March 28, 2016.

WHEREAS, the City and Developer amended C-1 Planned Unit Development Agreement for the development of Latitude 42, PUD, dated September 28, 2016.

WHEREAS, the C-1 Planned Unit Development agreement identifies areas to be developed within Latitude 42, PUD.

WHEREAS, the parties hereto desire to amend the above referenced C-1 Planned Unit Development agreement regarding the development of paragraph V-D-2 of the Developer's property in Latitude 42, PUD.

WHEREAS, The City, by and through its City Council on _____, has agreed to paragraph V-D-2 subject to certain terms, conditions and understandings, which terms, conditions and understandings are the subject of the Agreement and are stated as follows:

2. Outside Storage / Loading Docks/Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings or fencing. No outside storage is allowed.

NOW, THEREFORE, the parties hereto, agree to amend the PUD agreement as follows:

Remove the last line "No outside storage is allowed".

Permitted Uses

1. Outside Storage / Loading Docks / Trash Containers. Loading docks, trash containers, medical gas storage and emergency facilities shall be screened from roadways, residential areas and adjacent properties in conformance with City code. Screening may consist of landscaping, masonry walls, buildings, or fencing. Outside storage shall conform with City Code Section 10-7-14.

2. Outside storage and display of equipment rental, large implement and heavy equipment for sale or rent on property located adjacent to or clearly visible from US 93.
3. Permitted retail/trade uses operating between the hours of six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

Prohibited Uses

1. Outside storage and display of unfinished materials such as aggregate, lumber, masonry, and other similar materials shall not be stored on any lots fronting Latitude Circle within the Latitude 42 Subdivision No. 2, a PUD

IN WITNESS WHEREOF, this Amendment Agreement has been executed on the day and year first above written.

City of Twin Falls,
a Municipal Corporation

Developer,

By: _____
Shawn Barigar, Mayor

By: _____
Gerald Martens, Managing Member

STATE OF IDAHO)
 : ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Shawn Barigar, Mayor of Twin Falls, known or identified to me to be the individual whose name is subscribed to the within 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.

NOTARY PUBLIC FOR IDAHO
Residing at _____ Idaho
My commission expires: _____

STATE OF IDAHO)
 : ss.
COUNTY OF TWIN FALLS)

On this _____ day of _____, 20____, before me, a Notary Public in and for said County and State, personally appeared Gerald Martens, known or identified to me to be the individual whose name is subscribed to the within 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.

NOTARY PUBLIC FOR IDAHO
Residing at _____ Idaho
My commission expires: _____



Date: Tuesday, September 22, 2020
To: Planning and Zoning Commission
From: Lisa Strickland, City Planner

ACTION ITEM

Request:

Request for a recommendation to City Council to vacate a platted easement on property located at 727 Aspenwood Lane c/o Tim T. Mingo. (PZ20-0105)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to vacate a portion of a platted utility and irrigation easement. The purpose of the request is so the applicant can have room on his property to construct an accessory building along the westerly property line.

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:

n/a

Regulatory Impact:

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.

History:

The property is located within the Green Tree Estates platted in 1980.

Analysis:

Staff has reviewed this request and does not anticipate negative impacts if approved.

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.
2. Subject to retaining 7 ½ ft of the 15' easement per the Century Link request.

Attachments:

1. PZ20-0105 VAC Staff Report
2. Vicinity Map
3. Narrative
4. Green Tree Estates Subdivision
5. Site Plan
6. Exhibit
7. Utility Company Letters
8. Photo



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Lisa Strickland, City Planner

Request: To **Vacate** a portion of a platted utility and irrigation easement on property located at 727 Aspenwood Lane.

Application: PZ20-0105

Applicant & Representative:

Tim Mingo
727 Aspenwood Lane
Twin Falls, ID 83301

Public Hearing: September 22, 2020

Analysis:

This is a request to vacate a portion of a platted utility and irrigation easement. The purpose of the request is so the applicant can have room on his property to construct an accessory building along the westerly property line.

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 Town Neighborhood. The request complies with City Comprehensive Plans.

Applicable Regulations or Codes:

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.

Analysis/Possible Impacts

Staff has reviewed this request and does not anticipate negative impacts if approved.

Conclusions:

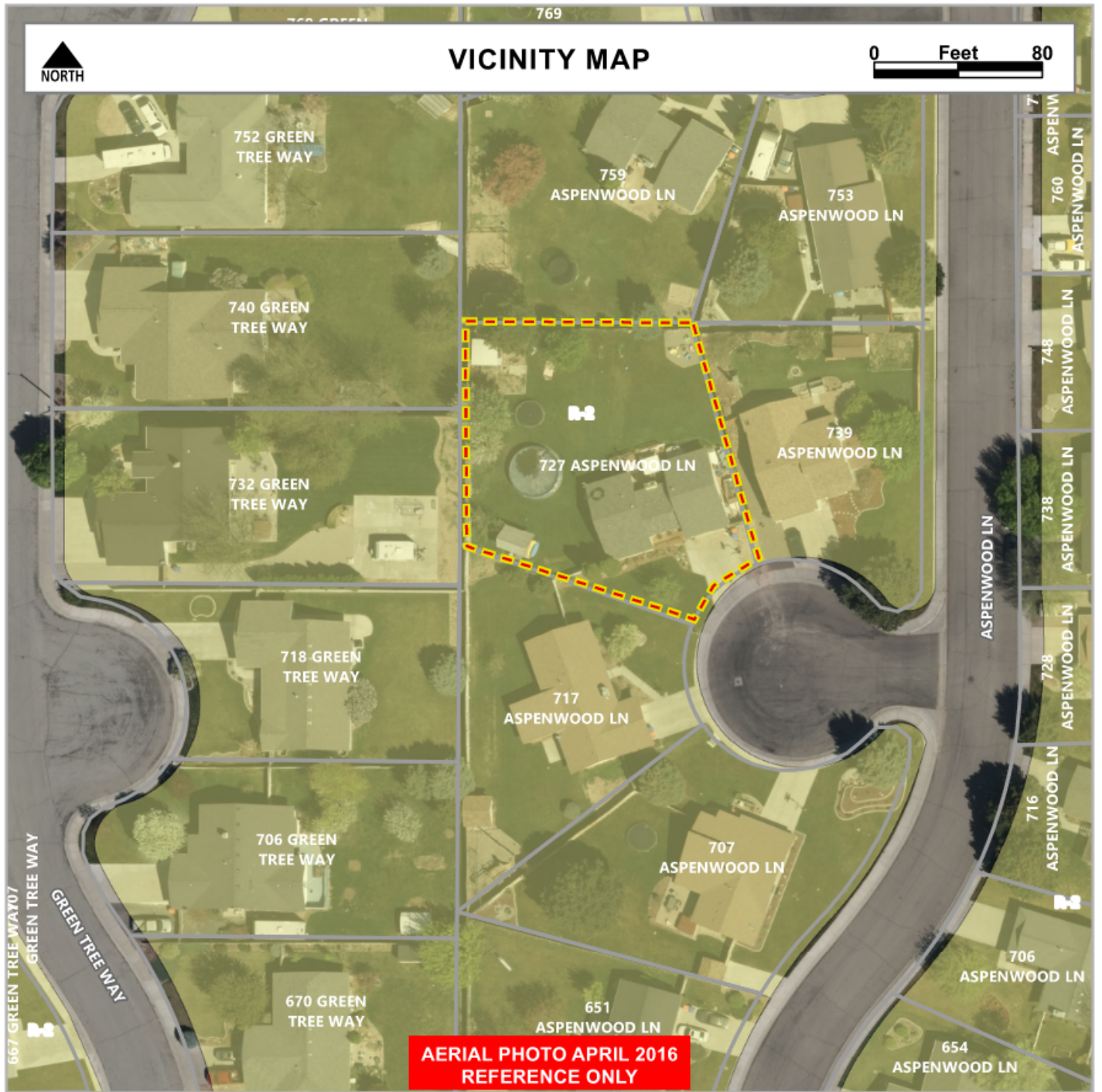
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to retaining 7 ½ ft of the 15' easement per the Century Link request.

2. Narrative
3. Rezone Exhibit
4. Elevations
5. Photos

Attachments:

1. Vicinity Map



 **R-2**

Current Zoning: R-2

Comprehensive Plan: Town Neighborhood

Existing Land Use: Undeveloped

Proposed Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: Residential

East: Aspenwood Lane

South: Residential

West: Residential

Applicable Regulations

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

Hi, my name is Tim Mingo, I am requesting partial vacation of an easement on my property in order to build a storage shed. Enclosed is a detailed map of the location of the shed and the area of the easement requested highlighted in red.

After reviewing the purpose of the easement, I find that there is no effect to adjoining properties.

727 ASPENWOOD LN

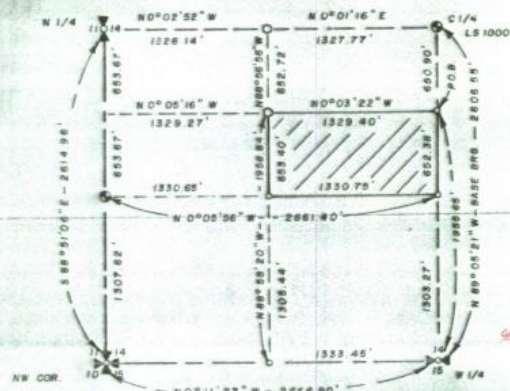
Thank you for your consideration.

Tim mingo.

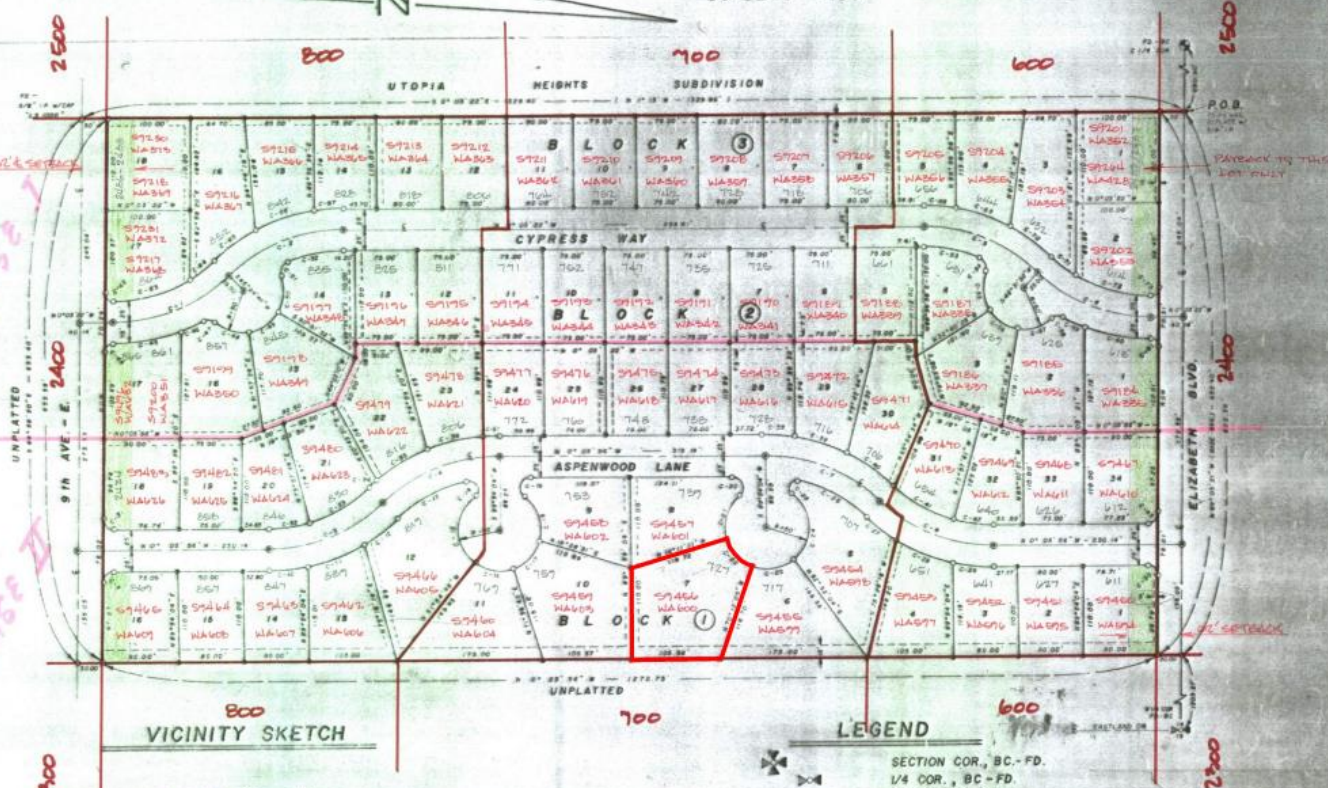
A handwritten signature in blue ink, appearing to read "Tim Mingo", with a long horizontal flourish extending to the right.

GREEN TREE ESTATES

SCALE: 1" = 100'



CURVE DATA

[illegible]

VICINITY SKETCH



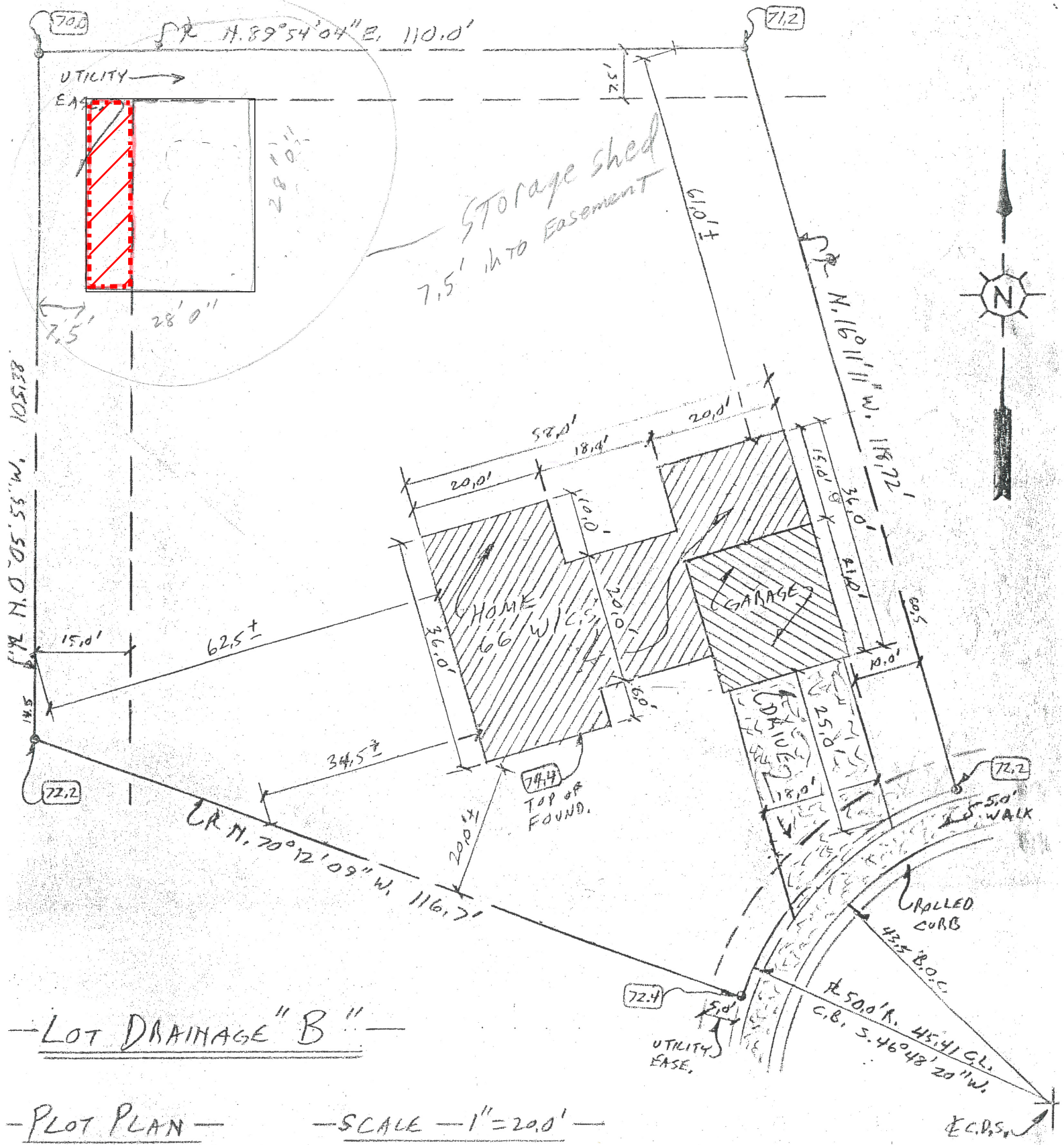
LEGEND

- SECTION COR., BC.-FD.
1/4 COR., BC.-FD.
BRASS CAP.-FD.
5/8" I.P. - FD., LS 1000
RECORDED
3/4" I.P. w/CAP-SET
5/8" I.P. w/CAP-SET
1/2" I.P. w/CAP-SET
SUBDIVISION BOUNDARY
LOT LINE
UTILITY & IRRIGATION EASEMENT

LEE AND REEVES
CONSULTING ENGINEERS
TWIN FALLS, IDAHO

SHEET 1 OF 2

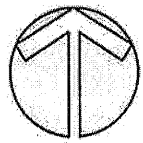
LOT 7 BLOCK 1
 GREEN TREE ESTATES
 TWIN FALLS, IDAHO - 83301
 727 ASPENWOOD LANE



Line Table

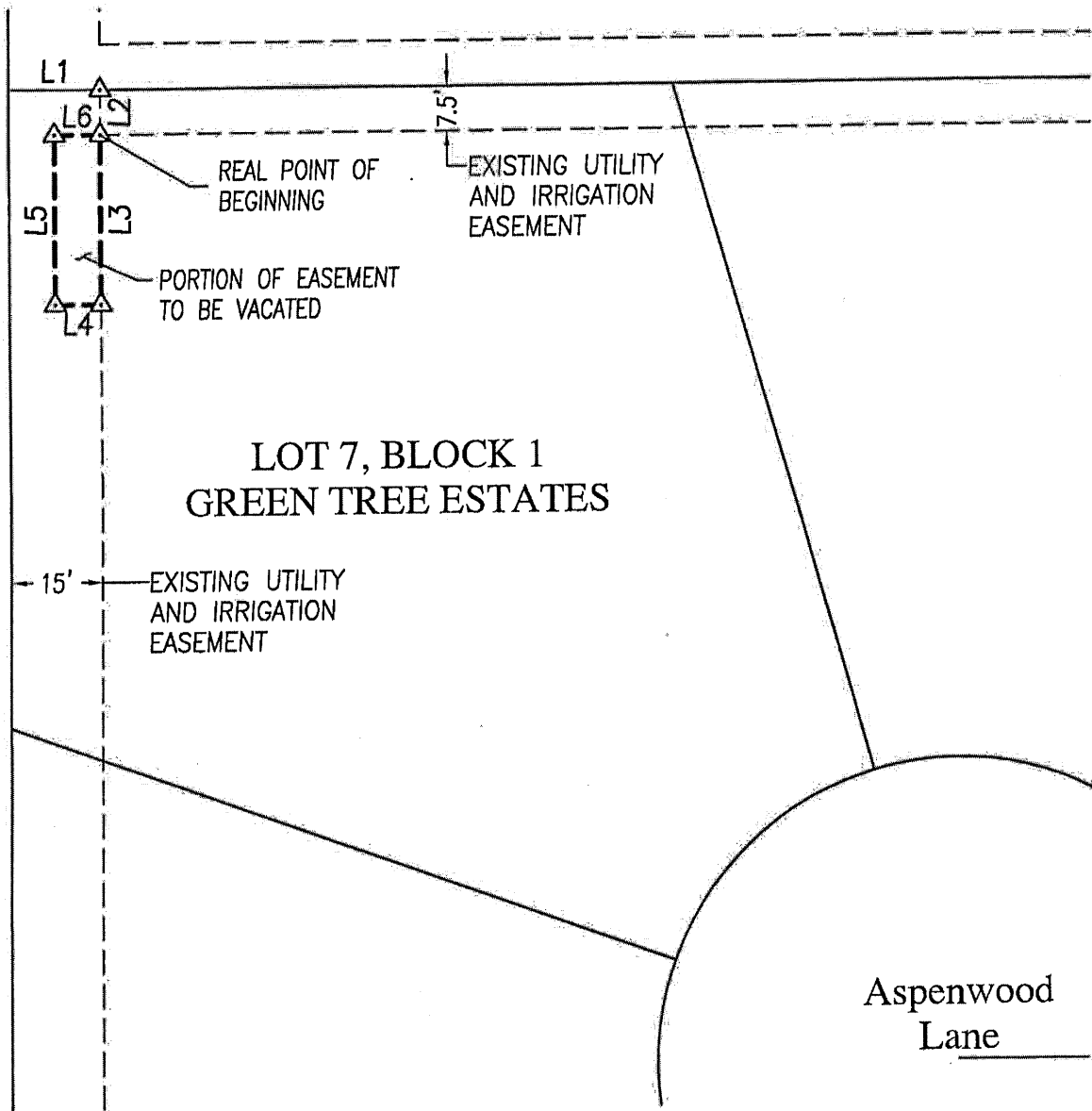
LINE #	BEARING	DISTANCE
L1	N89°54'04"E	15.00'
L2	S0°05'56"E	7.50'
L3	S0°05'56"E	28.00'
L4	S89°54'04"W	7.50'
L5	N0°05'56"W	28.00'
L6	N89°54'04"E	7.50'

Located In
A Portion of
Lot 7 Block 1
Green Tree Estates



NORTH

In
W² SE⁴ NW⁴, Section 14
Township 10 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2020



LOT 7, BLOCK 1
GREEN TREE ESTATES

Aspenwood
Lane

0 15 30 60

SCALE IN FEET

PRELIMINARY

EXHIBIT
PROPOSED EASEMENT VACTION
TWIN FALLS, IDAHO

JOB NO.: 209-2
APPROVED
DESIGN
DRAWN
DATE JUNE 202
SCALE SHOWN
SHEET NO.: 1

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



CenturyLink
Brad McNew
Construction Project Administrator
216 South Park Ave
Twin Falls, Id. 83301

Office (208) 736-8760

Facsimile (208) 736-8755

July 20, 2020

Tim Mingo
727 Aspenwood Ln.
Twin Falls, Id. 83301

RE: Green Tree Estates
Vacation of 15' utility easement
Lot 27 Blk 1, Section 14, T10S, R17E

To whom it may concern:

Reference is made to your request for CenturyLink to vacate a portion of the 15' utility easement lot 27 Blk 1 located in the City of Twin Falls, County of Twin Falls, State of Idaho. Centurylink appears to have no facilities along this portion of ground and would vacate 7 ½' of the easement, retaining the 7 ½' on said Westerly lot line. If existing utilities need to be vacated construction charges would apply for relocation of facilities.

Please call me if you have any questions.

Sincerely,

Brad McNew



TWIN FALLS CANAL COMPANY

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



July 23, 2020

Timoth Mingo
727 Aspenwood LN
Twin Falls, ID 83301

RE: Easement Vacation

Dear Tim,

I have reviewed your property at 727 Aspenwood Lane concerning an easement vacation. This Letter is to inform you that the Twin Falls Canal Company has no facilities in the area and therefore has no issues with the proposed vacation of the easement.

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

Sincerely,

Jay Barlogi
Twin Falls Canal Company



August 5, 2020

Sent via email to tim@brizee.com

Tim Mingo
727 Aspenwood Ln.
Twin Falls, ID 83301

Re: Relinquishment of a portion of Public Utility Easement (PUE) located in Lot 7 Block 1 of Green Tree Estates Subdivision in Twin Falls County, Idaho.

Dear Tim:

This is in response to the relinquishment application received by Idaho Power Company on August 4, 2020, regarding the possible partial relinquishment of the above noted PUE. The attached maps more specifically identifies the "easement area".

Idaho Power's review of the relinquishment application indicated that there are no facilities within the above noted easement area. As such, Idaho Power agrees to relinquish the public utility easement within the area described in the attached documents.

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

Sincerely,

Krista Englund
Assoc. Real Estate Specialist
Land Management and Permitting Department
Corporate Real Estate
Idaho Power Company

208-388-2245
kenglund@idahopower.com

PARTIAL EASEMENT VACATION

Intermountain Gas Company relinquishes any and all of their rights to the following described easement. The west lot line easement on Lot 7, Block 1 of the Green Tree Estates a part of the SE ¼, NW ¼ of Sec. 14 T10S, R17E. BM. Twin Falls County, Idaho.

INTERMOUNTAIN GAS COMPANY

By: [Signature]

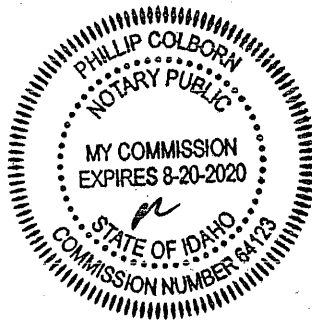
Name: James Murphy

Title: Pocatello District Manager

STATE OF IDAHO)
)
COUNTY OF ADA)

On this 29 day of July, in the year of 2020, before me, the undersigned, personally appeared James Murphy, known to me to be the person whose name is subscribed to the within instrument, who, being by me first duly sworn, did depose and say that he is Pocatello District Manager of Intermountain Gas Company and the he executed the foregoing instrument on behalf of said firm for the use and purposes stated therein.

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



[Signature]
Notary Public for Idaho

Residing at: Bannock County

Commission Expires: 20 Aug, 2020

