



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 11, 2019, 6:00 PM

203 Main Ave East
Twin Falls, ID 83301

AMENDED

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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: May 14, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Java Espresso Eastland Dr SUP
 - Java Espresso Blue Lakes Blvd. N SUP
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Non Conforming Building Expansion Permit on property located at 533 4th Ave West c/o Ray Perron. (PZ19-0038)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow a drive-through and extended hours on property located at 2716 Addison Avenue East c/o EHM Engineers on behalf of Forrest LeBaron. (PZ19-0040) - **WITHDRAWN BY APPLICANT ON 6/7/2019**
By: Brock Cherry, City Planner
 - c) **ACTION ITEM:** Request to vacate platted easements and dedicated right of way within lots, 5, 6, 7, 9, and 10, Block 14 in the Canyon Trails Subdivision No. 5 located at 1725 Park View Drive c/o EHM Engineers, on behalf of Canyon Properties, LLC. (PZ19-0042)
By: Steve O'Connor, City Planner
 - d) **ACTION ITEM:** Request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West c/o Alex Castaneda. (PZ19-0043) - **WITHDRAWN BY APPLICANT ON 6/11/19**
By: Steve O'Connor, City Planner

- e) **ACTION ITEM:** Request for a Special Use Permit to allow storage unit rentals on property located at 2570 Kimberly Road c/o Sky Homes, LLC (PZ19-0044)
By: Brock Cherry, City Planner

5) Upcoming Meeting(s)

- a) **INFORMATIONAL:** Tuesday, June 25, 2019 at 6:00 pm

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, May 14, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

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

Chairperson Titus called the meeting to order at 6:00 pm

A quorum was present.

Members present: Titus, Hansen, Bolton, Kelley, Musser, Perez, Detweiler, Hawkins

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

2) Consent Calendar

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

Unanimously Approved

- a) Approval of Minutes from the following meeting: May 1, 2019

3) Public Hearings

- a) Request for Annexation with a current zoning designation of M-2 for property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029)

Staff Presentation:

City Planner O'Connor presented the request for Annexation with a current zoning designation of M-2 for property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029)

§10-15-2: Annexation

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

There is limited official history on this property other than County property records show the property was developed as of 2002.

This is a request to annex approximately 1.65 acres of property located at 305 Hankins Road South. There is no request to change the zoning of M-2, the Heavy Manufacturing district. The applicant wishes to annex to gain access to city water and sewer services. The property shares an access point off Hankins. However, they wish to change the access point directly off of Highland Avenue East along the south side of the property.

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:

Kevin Faria, applicant's representative, presented the request for annexation.

PZ/Questions & Comments:

- Commissioner Bolton asked staff which parcels in the area are already annexed.
- City Planner O'Connor pointed out on the map which properties are in city limits and which are in the area of impact.
- Commissioner Detweiler asked if there is a business on the property now.
- City Planner O'Connor stated he believes there are a few businesses on the property now.
- Commissioner Kelley asked for clarification on the property to the west, is it city limits.
- City Planner O'Connor clarified the property is in city limits.

Public Hearing: Opened and Closed without comment

Discussions Followed:

- Commissioner Detweiler asked if the city has issues hooking the property up to sewer/water lines.
- City Planner O'Connor stated there are no issues.

MOTION:

Commissioner Bolton made a motion to recommend approval to City Council for the zoning of M-2 for the property located at 305 Hankins Road South on behalf of Maria P. Silva. (PZ19-0029) Commissioner Hawkins seconded the motion.

Unanimously approved

- b) Request for a Special Use Permit to allow a facility with drive-through service on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031)

Staff Presentation:

City Planner Brock Cherry presented the request for a Special Use Permit to allow a facility with drive-through service with extended retail hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031)

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 six (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 building (movie theater) on the subject property was built in 1969.

On December 13, 2016 a special use permit (#1417) was granted to allow the establishment of an automobile dealership.

On May 8, 2018 the special use permit (#1417) to allow an automobile dealership was reactivated.

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at the 100 Block of Eastland Drive. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive through services.

The proposed drive through will be used to facilitate the delivery of food and beverage to customers. The proposed drive through provides approximately six (6) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide. It is anticipated that the drive-through will service one (1) to six (6) cars at a time.

The drive through will be operated from 5:00 A.M. to 11:00 P.M. Monday through Sunday. Two (2) to four (4) employees will be on the premises during operation.

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to the elimination of restroom fixtures in order to provide sufficient water flow for the proposed use. Consideration will be given for eliminated fixtures and reapplied to the new development at a rate determined by the City Engineering Department.

Applicant Presentation

Dave Thibault, EHM Engineers, representing applicant, presented the request for the SUP for the drive through and extended retail hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. He outlined the vehicle stacking for the drive thru. He stated the applicant is in agreement with staff recommendations. He addressed the existing fixtures and stated they are willing to trade fixture for fixture.

PZ/Questions & Comments:

- Commissioner Bolton asked if the bank building will be demolished.
- Mr. Thibault clarified that the bank property is not included in the request.
- Commissioner Detweiler asked how the traffic flow issues are being addressed.
- Mr. Thibault stated there is access to the property from Kimberly Rd. and Eastland Dr. further to north. He stated he does not foresee any traffic flow issues.
- Commissioner Musser asked if the SUP for the car dealership is still in place.
- City Planner Cherry stated the car dealership SUP is still in place. This SUP includes drive thru and extended hours.
- Commissioner Musser asked if this request is from the owner of the dealership.
- Mr. Thibault stated the applicant is the owner of whole property.
- Commissioner Musser asked if gateway arterial landscaping requirement is still in place.
- City Planner Cherry stated yes, the landscaping requirement is still in place.

Public Hearing: Opened and Closed without comment

Discussions Followed: without concerns

MOTION:

Craig Kelley moved to approve the request for a Special Use Permit to allow a facility with drive-through service and extended hours on property located at the 100 block of Eastland Drive on behalf of Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0031). Ed Musser seconded the motion.

Unanimously approved

- c) Request for a Special Use Permit to allow a facility with drive-through service on property located at 708 Blue Lakes Blvd. N on behalf on Java Properties, LLC c/o EHM Engineers, Inc.. (PZ19-0032)

Staff Presentation:

Brock Cherry, City Planner, presented the Request for a Special Use Permit to allow a facility with drive-through service and extended hour on property located at 708 Blue Lakes Blvd. N on behalf on Java Properties, LLC c/o EHM Engineers, Inc.. (PZ19-0032) 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. Java Espresso (the applicant) currently occupies and operates a drive-thru coffee shop on the property.

This is a request to allow a drive through facility and extended retail hours at 708 Blue Lakes Boulevard North. The subject property is located in the C-1 Zoning District. The C-1 Zone requires a special use permit (SUP) for drive-through services.

The existing building on the subject property will be demolished and a new drive through facility will be constructed.

The proposed drive through will be used to facilitate the delivery of food and beverage to customers. The proposed drive-through provides approximately eight (8) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

The drive through will be operated from 5:00 A.M. to 11:00 P.M. Monday through Sunday. Two (2) to four (4) employees will be present during operation. It is anticipated that the drive-through will service one (1) to six (6) cars at a time.

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

1. Subject to site plan amendments as required by City Code Standards.

Applicant Presentation:

Dave Thibault, EHM Engineers, representing applicant, presented the request for the SUP. The property is a C1 commercial zoned property along the Blue Lakes corridor. The plan is to demolish the existing buildings and rebuild a new facility. The stacking is 8 vehicles in the drive through lane. He stated there is a private approach and there will be an improved function and a great improvement.

PZ/Questions & Comments:

- Commissioner Musser asked if there is a concern with vehicle stacking issues.
- Mr. Thibault stated he has observed the traffic flow at the current facility. The flow depends on peak hours/current customers. He stated there is not a lot of flexibility with this location, but they have added significantly more parking spots to accommodate any overflow.
- Commissioner Detweiler asked if there is a current coffee shop at that location.
- Mr. Thibault pointed out on the map that there is a small shop at the north of property.
- Commissioner Detweiler asked if there is an SUP for the current location.
- City Planner Cherry stated there is no SUP for the current location, as it is a legal non-conforming building.
- Chairperson Titus asked if both existing buildings are to be demolished.
- Mr. Thibault stated both buildings will be demolished.
- Chairperson Titus asked about landscaping, curb, gutter, and sidewalk requirements.
- City Planner Cherry stated because this is a new building, new requirements kick in. The curb, gutter and sidewalk currently exist.
- Commissioner Musser asked about issues with left turns onto Blue Lakes Blvd.
- Mr. Thibault stated the current intersection now allows for a left turn and is signal controlled.

Public Hearing: Opened

- Citizen, Charles Collins, is looking forward to the building improvement, but is

concerned about the intersection at Spruce St. and Blue Lakes Blvd. and the difficulty to get across the street.

Public Hearing: Closed

Discussions Followed:

- Commissioner Bolton asked if any traffic studies have been done in the area.
- PZ Director Spendlove stated applicant did not submit a traffic study. He stated the intersection on Blue Lakes Blvd. will most likely be used to access property.
- Assistant Engineer Vitek stated there is no easement there, and it isn't typical to have an intersection at private property.
- Chairperson Titus stated it is an improvement, and can see no further impact as it already exists.
- Commissioner Kelley stated the existing signal provides better traffic flow.
- Commissioner Bolton stated the new building is a substantial improvement.

MOTION:

Commissioner Hansen moved to approve the request for a Special Use Permit to allow a facility with drive-through service on property located at 708 Blue Lakes Blvd N on behalf on Java Properties, LLC c/o EHM Engineers, Inc. (PZ19-0032)
Commissioner Detweiler seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

a) **Worksession - Wednesday, June 5, 2019 - 12:00 pm**

PZ Director Spendlove stated there will be training by the police department and a code rewrite update with the consultant.

b) Tuesday, June 11, 2019 - 6:00 p.m.

5) Adjournment

The meeting adjourned at 6:43 pm.

Kelli Ebersole, Administrative Assistant



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Java Properties, LLC)</u>	)	CONCLUSIONS OF LAW,
<u>c/o EHM Engineers, Inc.</u>	)	
<u>Applicant(s)</u>	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on Tuesday, May 14, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a drive through facility and extended retail hours on property located at the 100 block of Eastland Drive, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 100 block of Eastland Drive
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: April 25, 2019.
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Financial Institution; to the south, Cemetery; to the east, Parking Lot/Movie Theatre/Cemetery; and to the west, Professional Office.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-2, 10-4-8.2, 10-10-10, and 10-7-12 Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 100 block of Eastland Drive is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 100 block of Eastland Drive should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 100 block of Eastland Drive is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the elimination of restroom fixtures in order to provide sufficient water flow for the proposed use. Consideration will be given for eliminated fixtures and reapplied to the new development at a rate determined by the City Engineering

APPLICATION # **PZ19-0031**



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No: PZ19-0031

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **May 14, 2019** to **Java Properties, LLC c/o EHM Engineers** whose address is **621 N. College Rd, Ste. 100, Twin Falls, ID 83301** to allow a drive through facility and extended retail hours on property located at 100 block of Eastland Drive and legally identified with the following Parcel ID: **RPT00107146030**

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

1. **Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.**
2. **Subject to the elimination of restroom fixtures in order to provide sufficient water flow for the proposed use. Consideration will be given for eliminated fixtures and reapplied to the new development at a rate determined by the City Engineering Department.**

Chairman Planning & Zoning Commission

Date

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

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



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

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

SPECIAL USE PERMIT

Permit No: PZ19-0032

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **May 14, 2019** to **Java Properties, LLC c/o EHM Engineers** whose address is **621 N. College Rd, Ste. 100, Twin Falls, ID 83301** to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Blvd. North and legally identified with the following Parcel ID: **RPT5901001001A**

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

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

Chairman Planning & Zoning Commission

Date

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

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



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit, Application,</u>	)	FINDINGS OF FACT,
	)	
<u>Java Properties, LLC)</u>	)	CONCLUSIONS OF LAW,
<u>c/o EHM Engineers, Inc.</u>	)	
<u>Applicant(s)</u>	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on Tuesday, May 14, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: April 25, 2019.
3. The property in question is zoned C-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Mixed Use in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Financial Institution; to the south, Retail; to the east, Parking Lot; and to the west, Eating Place.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8.2 and 10-10-10, Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North is consistent with the purpose of the C-1 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 708 Blue Lakes Boulevard North is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.
3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

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

APPLICATION # **PZ19-0032**



Date: Tuesday, June 11, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Non Conforming Building Expansion Permit on property located at 533 4th Ave West c/o Ray Perron. (PZ19-0038)

Time Estimate:

Five (5) minutes for Staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

Approval Process:

Prior to granting a nonconformance building expansion permit, at least one public hearing shall be held before the planning and zoning commission.

The commission may impose special conditions designed to lessen the impact of the proposed expansion on the surrounding neighborhood and in order to make the proposed expansion more compatible with the same. Violation of such special conditions, when made a part of the terms under which the nonconforming building expansion permit is granted, shall be deemed a violation of this title.

A nonconforming building expansion permit shall not be considered as establishing a binding precedent to grant other nonconforming building expansion permits.

Upon granting or denying an application, the commission shall specify:

- (1) The regulations and standards used in evaluating the application.
- (2) The reasons for approval or denial.
- (3) The actions, if any, that the applicant could take to obtain a permit.

The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided a written appeal is submitted to the council within fifteen (15) days from the commission's action.

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per County records, the primary residence (approx. 1143 SF) on the subject property was built in 1920. The detached accessory building initially built as a garage (approx. 572 SF) was constructed in 1940.

On April 2nd 2019, after receiving notification that the detached accessory building in question was being substantially altered, the Twin Falls City Building Department discovered that the applicant had engaged in substantial building alterations to the building.

After cooperating with both Twin Falls City Planning and Building Departments the applicant agreed to submit a Nonconforming Building Expansion Permit for the work that has already been completed, and to encompass the changes they planned to make to the building.

Analysis:

This is a request for the issuance of a Nonconforming Building Expansion Permit for the subject property located at 533 4th Avenue West.

The applicant wishes to install a new roof on the detached accessory building located at the rear of the subject property. The detached accessory building does not meet current setback standards therefore making the building “legal nonconforming”.

Conclusion:

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.

Attachments:

1. PZ19-0038 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Report Exhibits
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Nonconforming Building Expansion Permit** for property located at 533 4th Avenue West.

Application: PZ19-0038

Applicant:

Ray Perron
 2468 Dorm Drive
 Twin Falls, ID 83301
 208-404-2229
 ray@mfcidaho.com

Public Hearing: June 11th, 2019

Analysis

This is a request for the issuance of a Nonconforming Building Expansion Permit for the subject property located at 533 4th Avenue West.

The applicant wishes to install a new roof on the detached accessory building located at the rear of the subject property. The detached accessory building does not meet current setback standards therefore making the building "legal nonconforming".

Approval Process

Prior to granting a nonconformance building expansion permit, at least one public hearing shall be held before the planning and zoning commission.

The commission may impose special conditions designed to lessen the impact of the proposed expansion on the surrounding neighborhood and in order to make the proposed expansion more compatible with the same. Violation of such special conditions, when made a part of the terms under which the nonconforming building expansion permit is granted, shall be deemed a violation of this title.

A nonconforming building expansion permit shall not be considered as

establishing a binding precedent to grant other nonconforming building expansion permits.

Upon granting or denying an application, the commission shall specify:

- (1) The regulations and standards used in evaluating the application.
- (2) The reasons for approval or denial.
- (3) The actions, if any, that the applicant could take to obtain a permit.

The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided a written appeal is submitted to the council within fifteen (15) days from the commission's action.

History

Per County records, the primary residence (approx. 1143 SF) on the subject property was built in 1920. The detached accessory building initially built as a garage (approx. 572 SF) was built in 1940.

On April 2nd 2019, after receiving notification that the detached accessory building in question was being substantially altered, the Twin Falls City Building Department discovered that

the applicant had engaged in substantial building alterations to the building.

After cooperating with both Twin Falls City Planning and Building Departments the applicant agreed to submit a Nonconforming Building Expansion Permit for the work that has already been completed.

Applicable Regulations or Codes

Per City Code 10-3-4, A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption hereof may continue to be used or occupied.

Per City Code 10-3-4(C), No building or structural alteration, improvement or reconstruction shall be made which expands a nonconforming building or conforming building housing a nonconforming use beyond any part of the existing wall or roofline.

Per City Code 10-3-4(D), The city planning and zoning commission may authorize the issuance of a nonconforming building expansion permit.

Public Hearing: June 11th, 2019

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation seeks to provide a mix of different land uses such as restaurants, retail, community/civic facilities, and residential. Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan

Potential Impacts

Staff does not anticipate an increase of detrimental impacts from this request on the surrounding properties. Per the information the applicant has provided approximately the same amount of building will be within the rear setback.

Conclusion

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.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Report Exhibits



C-B OS

Current Zoning: C-B
Comprehensive Plan:
Commercial

Existing Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: C-B, Commercial

East: C-B, Residential

South: C-B, Residential

West: C-B, Residential

Applicable Regulations

10-3-4 (C) – (D)

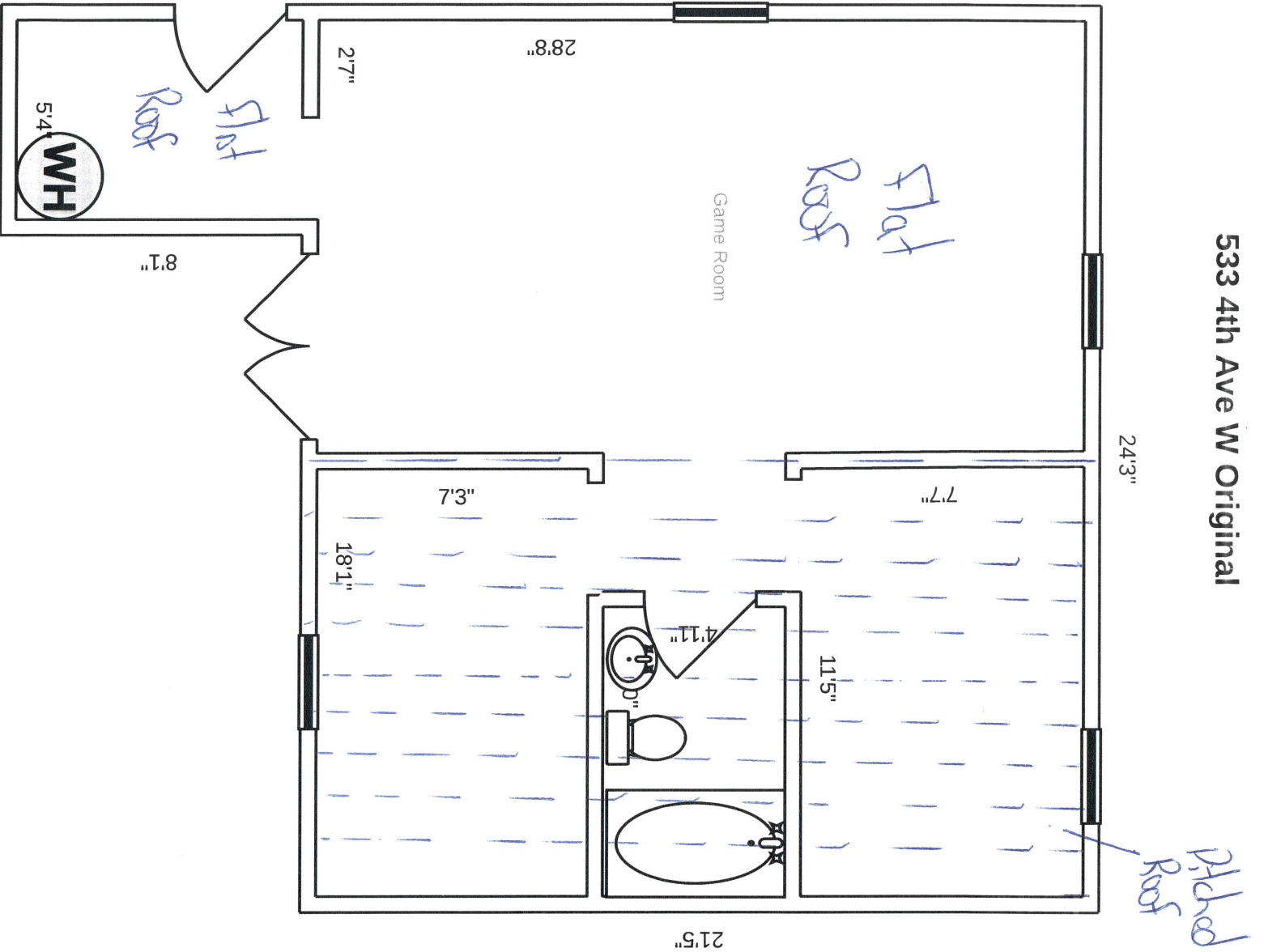
EXPLANATION OF REQUEST

1. Original roof needs completely replaced including the trusses due to the previous owners failure to maintain it.
2. Due to ease of installation we would like to install the new trusses over the existing building as well as the concrete patio. See attached floor plan. Other than the expanded roof line, no other change in the building is requested.

EFFECTS ON ADJOINING NEIGHBORS

1. None

533 4th Ave W Original

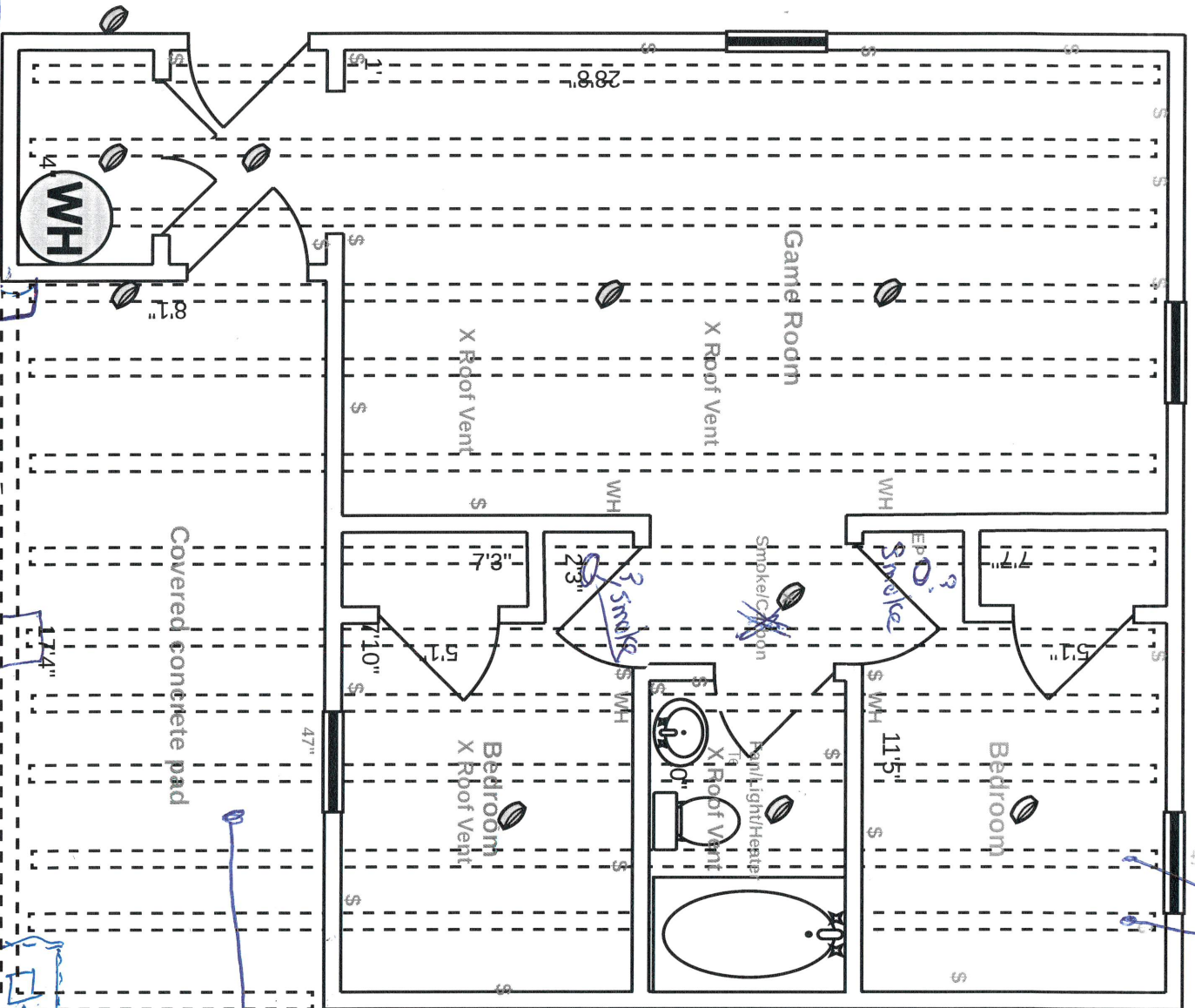


Scale 1:48



533 4th Ave W Twin Falls Idaho

- R-14 Walls, 2x4 16"OC
- 16"OC Engineered Roof Trusses
- R-38 Roof Insulation
- Ceiling Height 7'4"
- EP= Electrical Panel
- WH = Wall Heater
- Light Fixture
- \$ = Light switch / Plug



Proposed Trusses

Proposed Covered patio



Exhibit No. 1 - Existing Subject Property



Exhibit No. 2 - Proposed Changes



Front Facade of Primary Residence





SE Corner looking NW



SW Corner looking NW



Date: Tuesday, June 11, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive-through and extended hours on property located at 2716 Addison Avenue East c/o EHM Engineers on behalf of Forrest LeBaron. (PZ19-0040) - **WITHDRAWN BY APPLICANT ON 6/7/2019**

Time Estimate:

Withdrawn by applicant on 6/7/2019.

Background:

Approval Process:

Budget Impact:

NA

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None



Date: Tuesday, June 11, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request to vacate platted easements and dedicated right of way within lots, 5, 6, 7, 9, and 10, Block 14 in the Canyon Trails Subdivision No. 5 located at 1725 Park View Drive c/o EHM Engineers, on behalf of Canyon Properties, LLC. (PZ19-0042)

Time Estimate:

10-15 minutes between staff and the applicant.

Background:

N/A

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 Canyon Trails No. 5 subdivision was recorded in September 2006, and the subject property was granted a SUP for a car dealership in January of this year.

Analysis:

This is a request to vacate two sections of vehicular access and utility easements in the Canyon Trails Subdivision #5. The purpose is to facilitate the construction of an Auto Dealership which the commission approved a SUP for in January. The vacated easements will be replaced by another access and utility easement as shown in Attachment #3.

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

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. PZ19-0042 VAC Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Exhibit
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: To **Vacate** platted easements and dedicated right of way within lots, 5, 6, 7, 9, and 10, Block 14 in the Canyon Trails Subdivision No. 5 located at 1725 Park View Drive.

Application: PZ19-0042

Applicant & Representative:

Canyon Properties LLC,
 c/o EHM Engineers, INC
 621 North College Rd.
 Twin Falls, ID 83301
 208.734.4888

Public Hearing: June 11th, 2019

Analysis

This is a request to vacate two sections of vehicular access and utility easements in the Canyon Trails Subdivision #5. The purpose is to facilitate the construction of an Auto Dealership which the commission approved a SUP for in January. The vacated easements will be replaced by another access and utility easement as shown in Attachment #3.

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 Commercial. The request complies with the comprehensive plan and the Transportation Master Plan.

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

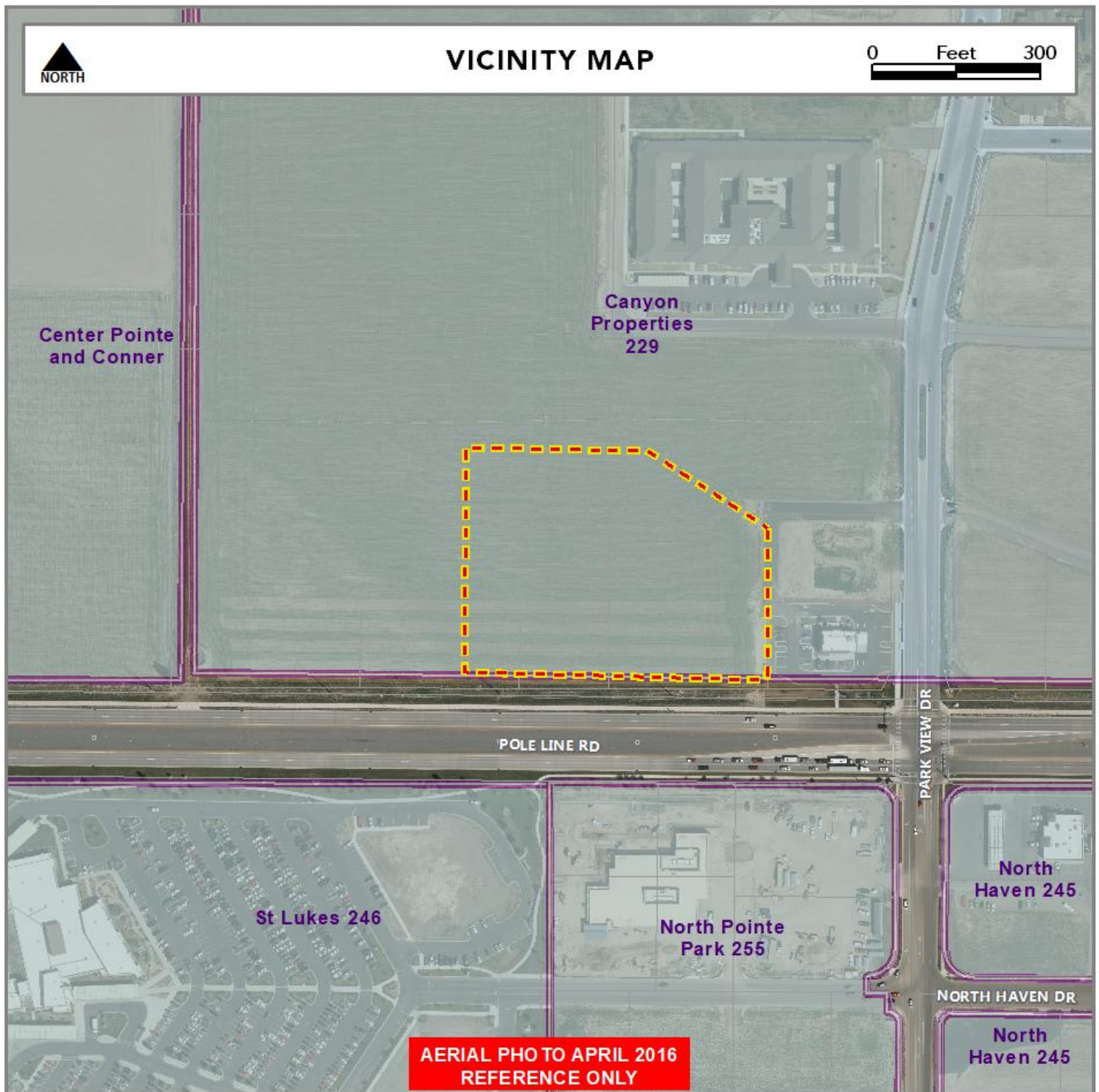
Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

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

Public Hearing: June 11th, 2019



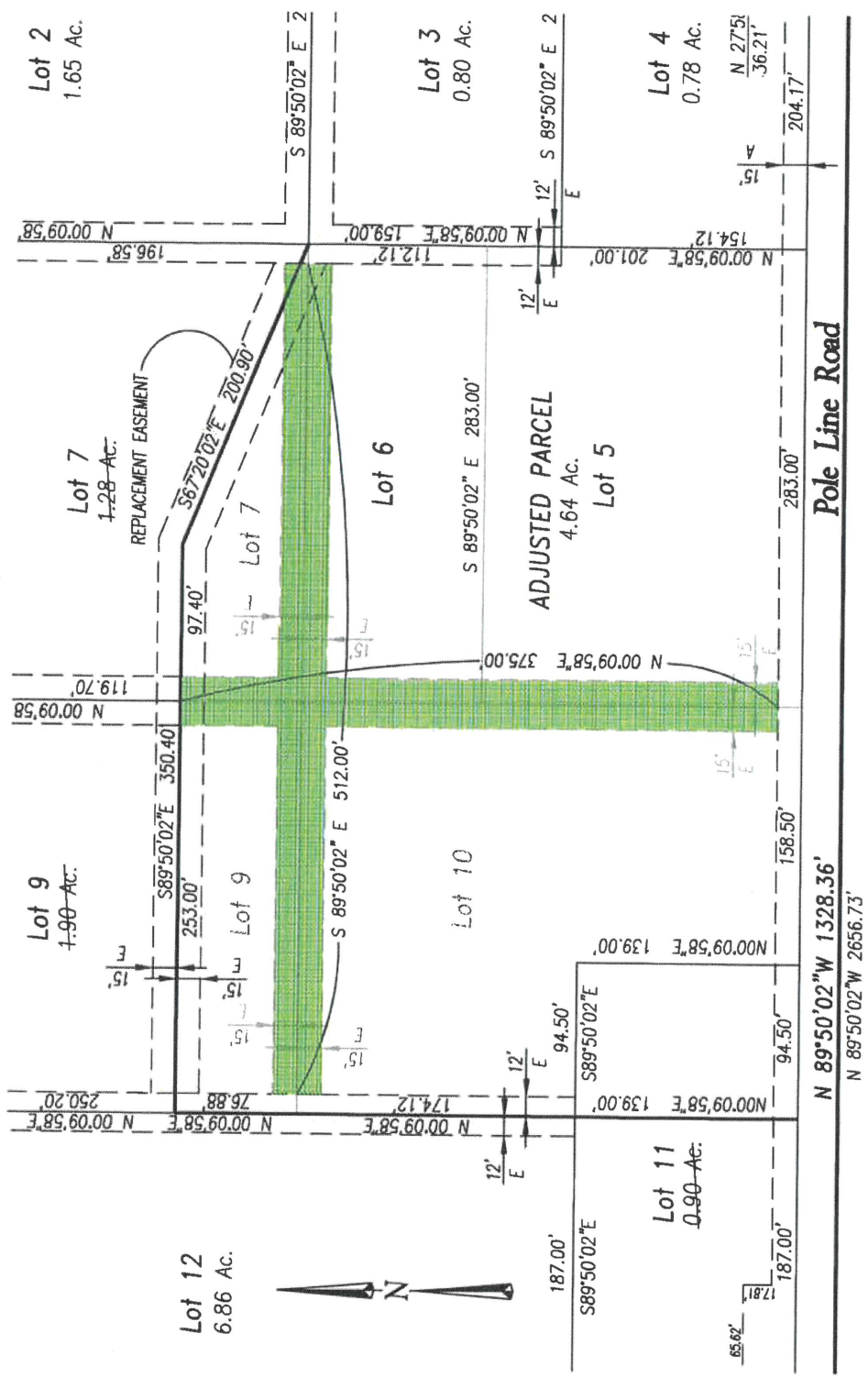
	PUD	Current Zoning: C-1 PUD	Existing Land Use: Vacant
	C-1	Comprehensive Plan: Commercial	Proposed Land Use: Retail Auto Sales
Surrounding Zoning Designations & Land Use(s)			
North: C-1 & R-4 PUD, Commercial & Residential,		East: C-1 PUD; Bank	
South: Pole Line Rd W; C-1, Medical (St. Lukes)		West: C-1 PUD, Vacant	
Applicable Regulations			
10-1-4, 10-1-5, 10-16-1			

Canyon Properties, LLC

Vacation Request

Canyon Properties, LLC is requesting the vacation of easements as noted on the accompanying exhibit and land description within Lots 5, 6, 7, 9, and 10, Block 14 of Canyon Trails Subdivision No. 5. The reason for the request is to provide a larger parcel of land than was originally platted to accommodate a site sufficient in size to be utilized as an automobile dealership for Paul Wareing with Subaru of Twin Falls.

The property is located adjacent to Pole Line Road. Westmark Credit Union exists to the east of this property and all surrounding properties are owned by the applicant. No negative effects are anticipated for adjacent properties. This property was platted for commercial development and this use is one of which that was an intended use and possibility for development on the site. The private driveway to the east will be maintained and additionally extended along the north boundary of the proposed site with easements granted in the relocated roadway alignment. This will allow continuance of a portion of the future loop road originally intended for the overall development.



Easement Vacation Exhibit For Canyon Trails Subdivision No. 5



SE Corner Looking NW



SE Corner Looking N



Date: Tuesday, June 11, 2019
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West c/o Alex Castaneda. (PZ19-0043) -**WITHDRAWN BY APPLICANT ON 6/11/19**

Time Estimate:

20-30 minutes between staff and the applicant

Background:

N/A

Approval Process:

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 six (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.

Budget Impact:

NA

Regulatory Impact:

Granting the SUP for extended hours would allow the establishment to operate to 1 AM.

History:

On February 25, 2003 a special use permit was granted for an indoor recreational facility.

Staff was approached by the police department in March to discuss potential land use issues regarding night club activities at the subject property. The applicant initially meet with members of the Police department and City Staff on March 26th and then City Leadership and Police several times over the last few months. He was informed of the midnight cutoff for the SUP multiple times and promised to end all events by the approved time.

However, you can see from the reports presented by the police department there have been multiple events

which were ongoing even beyond 2 a.m. after March 26th. From December 2018 to May 2019 there were 8 calls for service directly attributable to an event at the subject property.

- **12/07/18 11:50 PM:**

Underage Drinking

- **12/08/18 01:27 AM:**

Disturbance/Fight

- **02/15/19 23:24 PM:**

Drunk Person

- **03/16/19 12:25 AM:**

911 Call

- **03/30/19 12:43 AM:**

Event Ongoing

- **03/30/19 01:12 AM:**

Juvenile Issues (Curfew)

- **04/20/19 11:34 PM:**

Noise Disturbance

- **05/21/19 01:33 AM:**

Event Ongoing

Analysis:

This is a request for a Special Use Permit an indoor recreation facility with extended hours of operation on property located at 241 Maine Avenue West. The subject property is located within the C-B (Commercial Business) Zoning District.

The applicant currently operates an event center and the current SUP requires all events to end by 12:00 am midnight. The applicant provides services for private events such as fundraisers, parties, and business meetings, and wishes to extend the operating hours for events to 1:00 am in the morning.

Extended hours generally do not pose an issues, however, we have seen in the case of a bar or night club use, extended hours tend to bring multiple issues. The circumstances regarding Radio Rondevoo are no different.

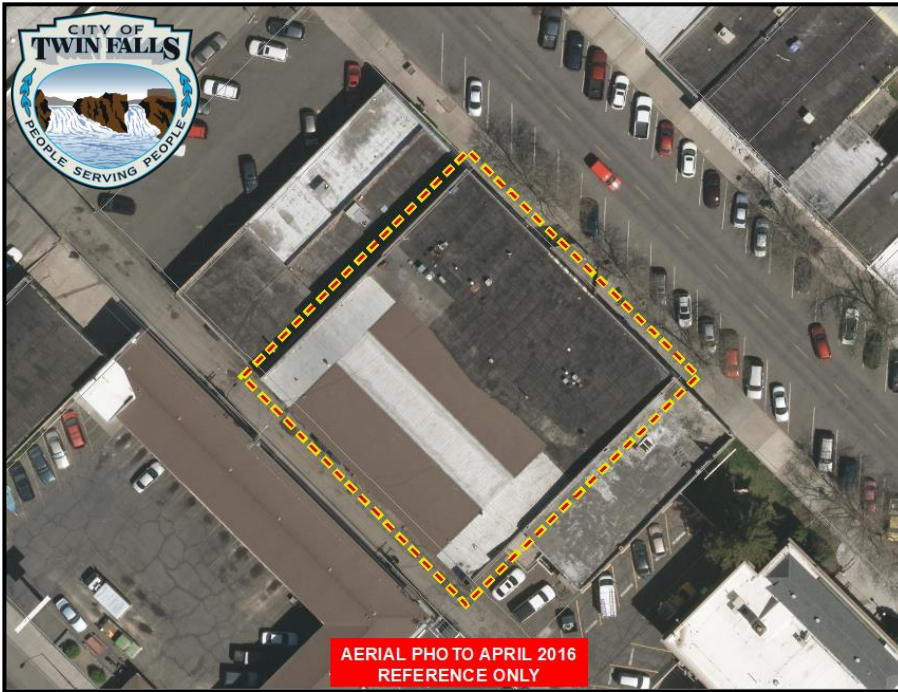
Conclusion:

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 all events being closed to patrons by 1:00 am.
3. Any violation, of condition number 2, initiates immediate revocation process.

Attachments:

1. Staff Report PZ19-0043
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos
6. 5 - Narrative from prior SUP
7. 6 - CFS



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow extended retail hours on property located at 241 Maine Avenue West.
 Application: PZ19-0043
 Applicant & Representative:
 Alex Castaneda, Radio Rondevoo
 247 Main Avenue West
 Twin Falls, ID 83301
 208-732-7840
 alexc@bluelakes.com

Public Hearing: June 11th 2019

Analysis

This is a request for a Special Use Permit an indoor recreation facility with extended hours of operation on property located at 241 Maine Avenue West. The subject property is located within the C-B (Commercial Business) Zoning District.

The applicant currently operates an event center providing services for private events such as fundraisers, parties, and business meetings and the current SUP requires all events to end by 12:00 am midnight. The applicant, and wishes to extend the operating hours for events to 1:00 am in the morning.

Extended hours generally do not pose an issues, however, we have seen in the case of a bar or night club use, extended hours tend to bring multiple issues. The circumstances regarding Radio Rondevoo are no different.

Approval Process

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 six (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.

History

On February 25, 2003 a special use permit was granted for an indoor recreational facility.

Staff was approached by the police department in March to discuss potential land use issues regarding night club activities at the subject property. The applicant initially meet with members of the Police department and City Staff on March 26th and then City Leadership and Police several times over the last few months. He was informed of the midnight cutoff for the SUP multiple times and promised to end all events by the approved time.

However, you can see from the reports presented by the police department there have been multiple events which

were ongoing even beyond 2 a.m. after March 26th. From December 2018 to May 2019 there were 8 calls for service directly attributable to an event at the subject property.

- 12/07/18 11:50 PM: Underage Drinking
- 12/08/18 01:27 AM: Disturbance/Fight
- 02/15/19 23:24 PM: Drunk Person
- 03/16/19 12:25 AM: 911 Call
- 03/30/19 12:43 AM: Event Ongoing
- 03/30/19 01:12 AM: Juvenile Issues (Curfew)
- 04/20/19 11:34 PM: Noise Disturbance
- 05/21/19 01:33 AM: Event Ongoing

Applicable Regulations or Codes

Per City Code 10-4-7. A SUP is required for Indoor recreation facility and extended retail hours.

SUP #805. All events shall end by 12am Midnight.

Public Hearing: June 11th 2019

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown." Staff has determined this request fits this designation per the 2016 comprehensive plan.

Potential Impacts

Though 1 a.m. is generally a reasonable time for most uses, Staff has reservations about the extension of time for the property as it has been proven time and time again that conditions of the current SUP have been violated, as well as what is being requested.

Conclusion

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 all events being closed to patrons by 1:00 am.
3. Any violation, of condition number 2, initiates immediate revocation process.

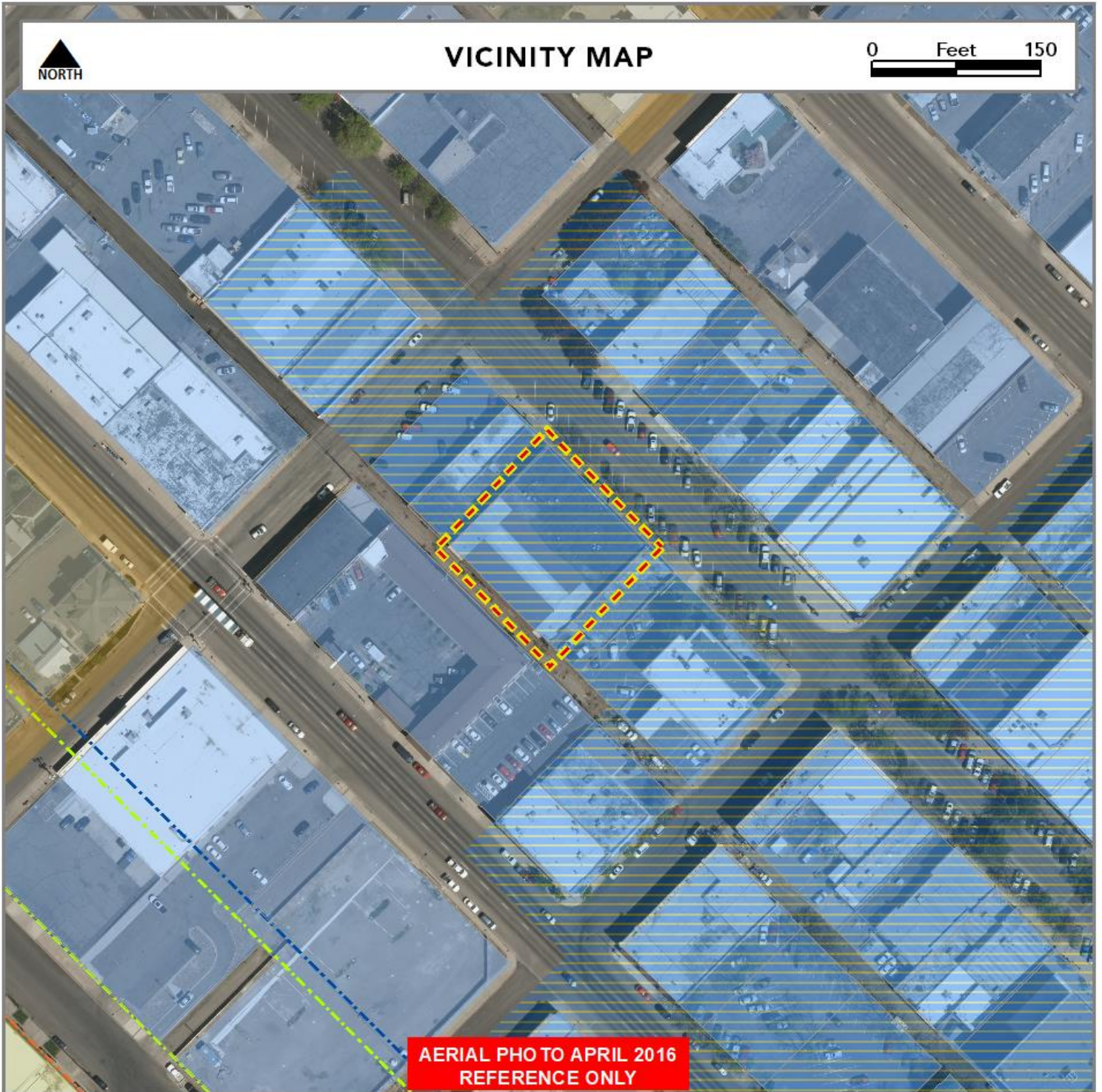
Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos
5. 2003 SUP Narrative
6. Police Calls for Service



VICINITY MAP

0 Feet 150



- | | | | |
|--|------------|---|-----|
|  | DHD |  | M-2 |
|  | P1 Overlay | | |
|  | P2 Overlay | | |
|  | P3 Overlay | | |
|  | C-B | | |

Current Zoning: CB DHD P-1
Comprehensive Plan:
Downtown

Existing Land Use: Storage Facility
Proposed Land Use: Indoor
Recreation with extended hours

Surrounding Zoning Designations & Land Use(s)

North East: Main Ave W/N; CB, Commercial
South East: CB, Commercial

South West: CB, Commercial
North West: CB, Commercial

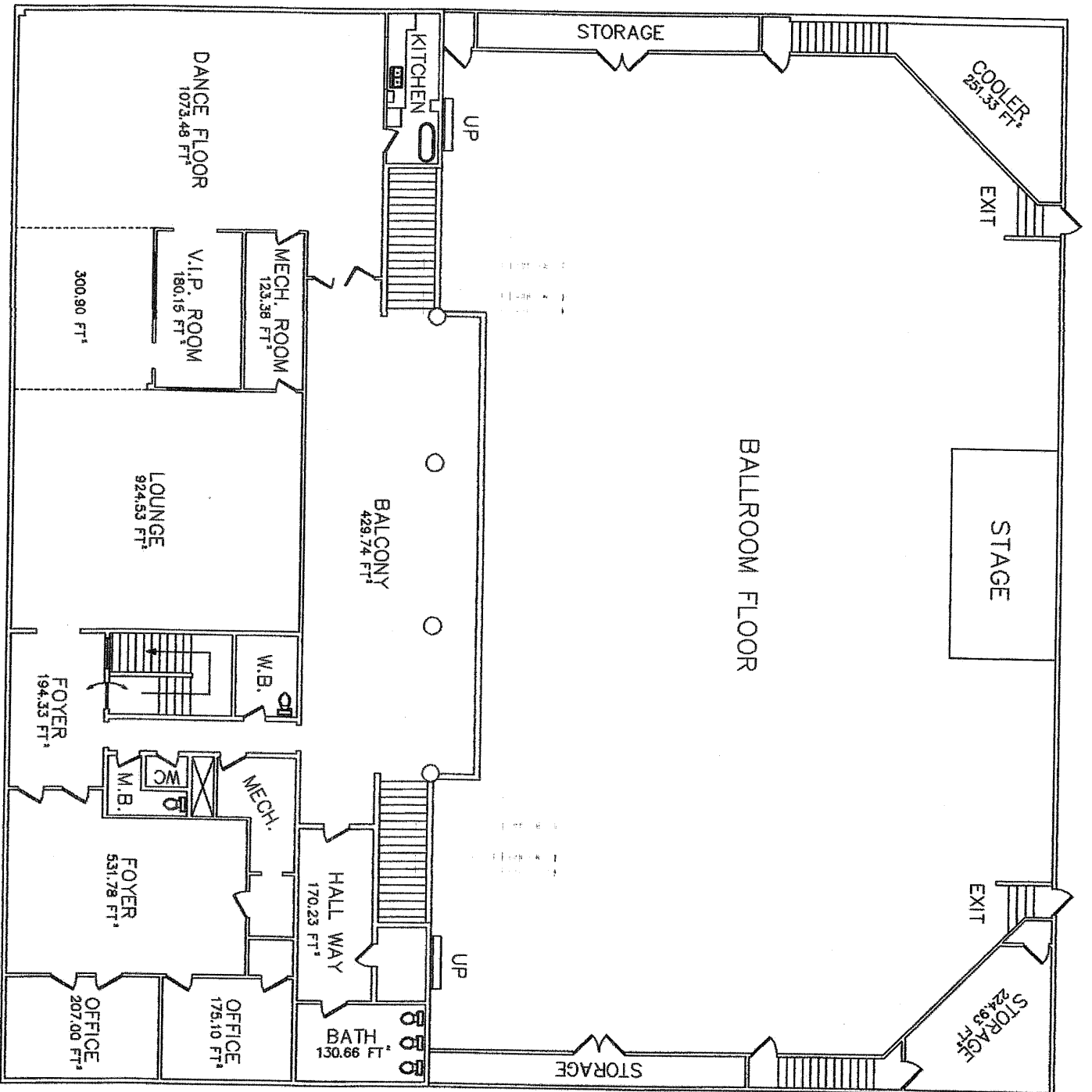
Applicable Regulations

10-1-4, 10-1-5, 10-4-7, 10-10, 10-11-1 thru 8, 10-13

Radio Rondevoo is currently used to hold fundraisers, dances, sporting events, concerts, business meetings, and private events such as quinceañeras, weddings, baptism, confirmations, and family gatherings. We want to amend the hours of operations by one hour and having all events end at 1:00 am. Alcohol will also be provided by an outside caterer. Currently Radio Rondevoo has two employees one who handles all the bookings and the second person handles all the cleaning inside and outside of the building after all events. We do expect that during all events there will be an increase in traffic downtown, however, this provides downtown business additional exposure for new customers.

We have operated Radio Rondevoo for more than 8 years, and it has been operating as an event center for more than 15 years. The only change we are requesting is to change the end time of our events to 1:00 am. Through out these years we have been able to keep all noise within acceptable norms. In discussion with City officials in the past; we have asked what they would like to see with properties like ours their answer to us was to keep doing what we are currently doing.

Both upstairs & downstairs

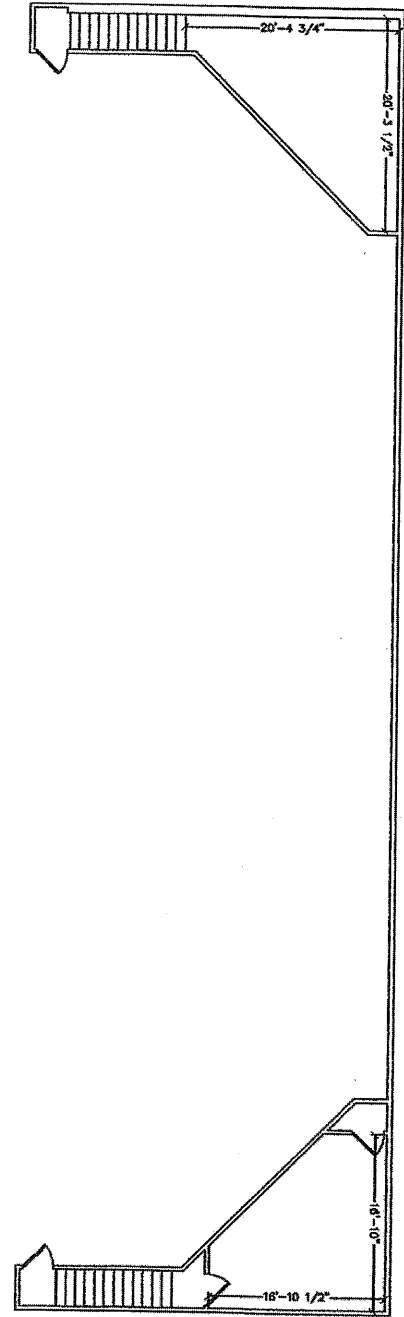
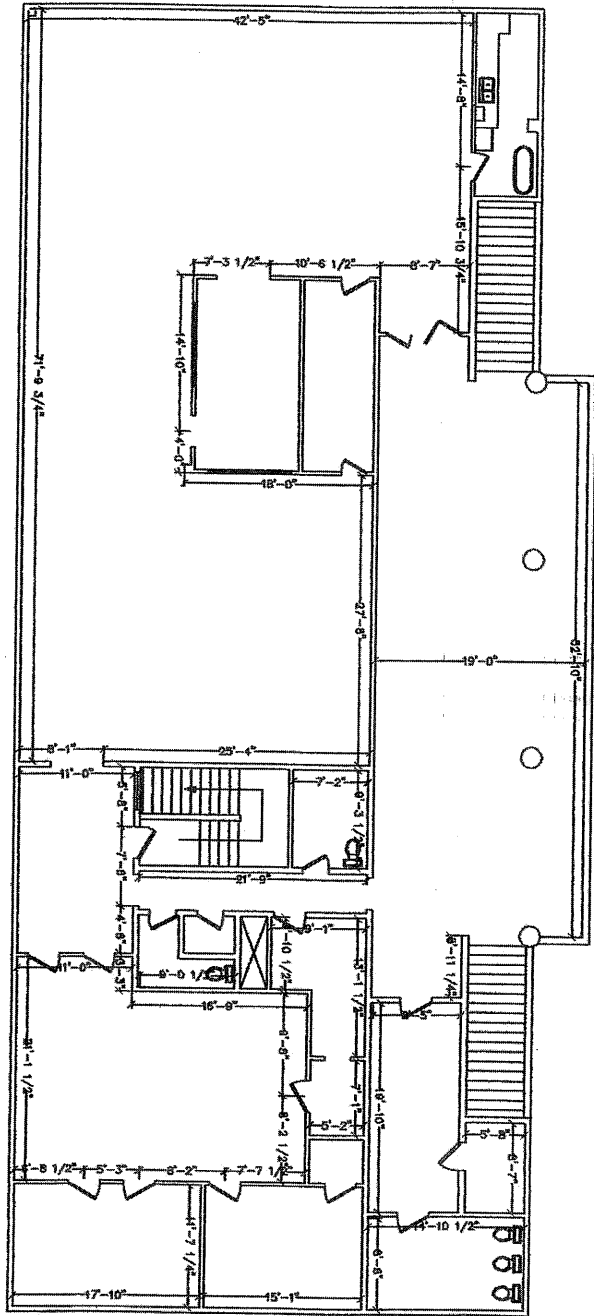


NOTES:

1. KITCHEN: 104.51 SQ. FT
2. MEN'S BATHROOM: 42.13 SQ. FT
3. WOMEN'S BATHROOM: 66.59 SQ. FT
4. CLOSET: 48.64 SQ. FT
5. MECH. ROOM: 94.74 SQ. FT

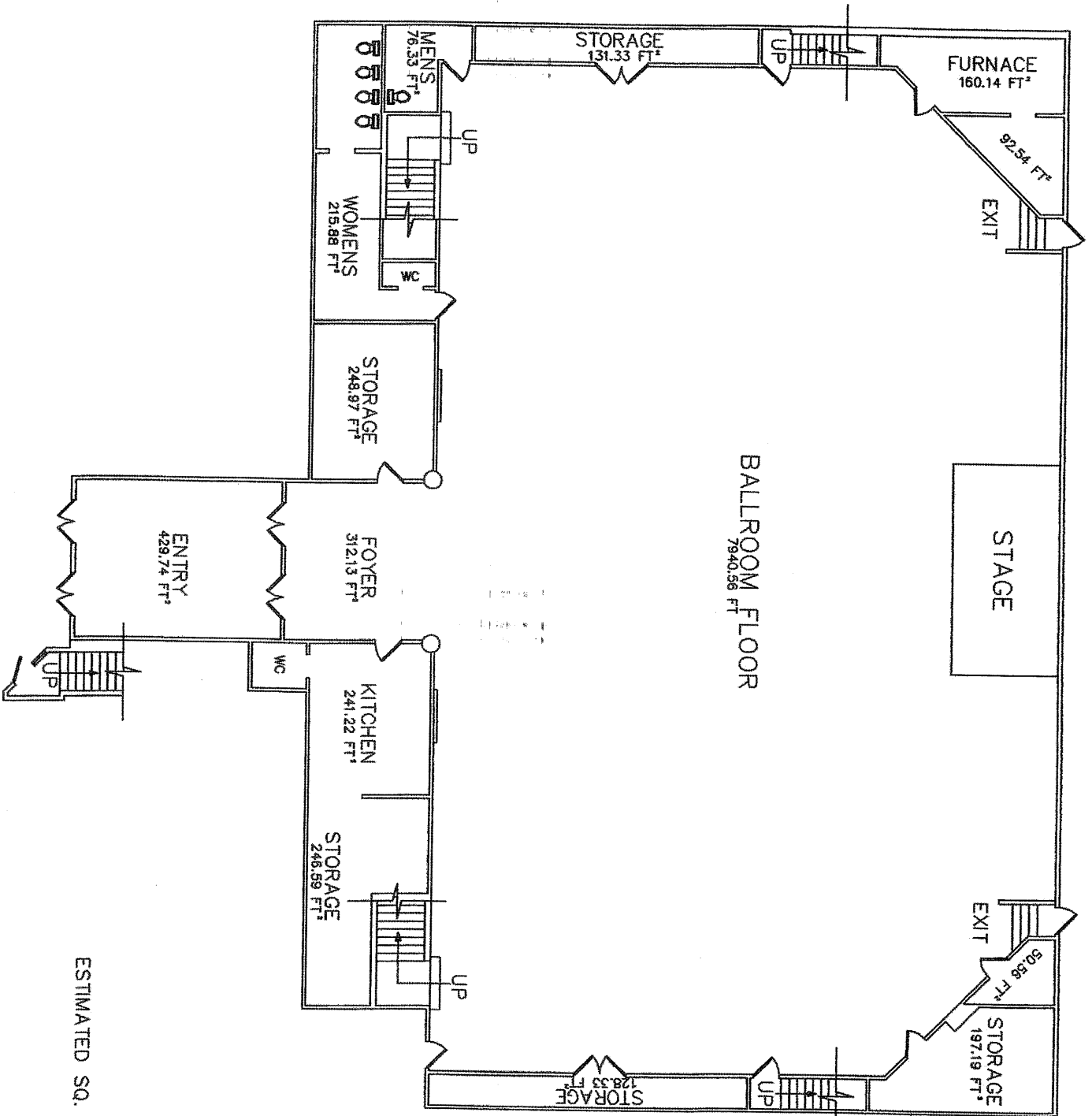
ESTIMATED SQ. FT.

6501.4201



J DESIGNS
Upstairs

DESIGNS
Downstairs



BALLROOM FLOOR
7940.56 FT²

ESTIMATED SQ. FT. 11158.0188



NW Corner Looking SE



Interior Traffic Circle

Radio Rodeo Activities

The Radio Rodeo will be used for events such as, wedding receptions, birthday parties, sporting events (Boxing, wrestling, Hockey, volleyball, Basketball), Dances, music concerts, meetings, any special use where people need to gather. ~~any other use~~

We employ one employee to handle bookings.

The hours of operation will be any time except after midnight. No events past midnight.

Alcohol will be provide from an outside vendor.

The impact on other properties will be a positive because of increased



2538 Addison Ave. E.
Twin Falls, ID 83301
208.733.0300
Fax 208.733.4985

E-mail: mvprint@cyberhighway.net



**TWIN FALLS
POLICE DEPARTMENT**
321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER
1812070166
CALL TYPE
JUV

CALLS FOR SERVICE INFORMATION

AGENCY TFPD	CAD EVENT NUMBER 1812070166	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 12/07/2018 23:50	CALL TYPE JUV	CALL TYPE EXPLAINED JUVENILE PROBLEM	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W				APT/SUITE/BOX	CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118
CALL SOURCE P	LOCATION COMMENT CLUB RADIO (FORMERLY RADIO RONDEVOO)						
COMMENTS RP WAS JUST AT ABOVE FIXING SOME EQUIPMENT ADV HISPANIC PARTY GOING ON / SELLING BEER ON LOCATION RP ADV THERE ARE A BUNCH OF KIDS NOT OVER 20 RP ADV MULTIPLE KIDS ARE DRINKING							
REPORTING PARTY						AREA CODE	PHONE NUMBER
REPORTING ADDRESS							
PRIMARY UNIT 12363	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 23:50:52	ARRIVED 23:53:36	CLEARED 00:10:08	CLOSED 00:10:08			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
12/7/2018 11:50:52 PM	12363	D		241 MAIN AVE W	
12/7/2018 11:50:52 PM	12289	D		241 MAIN AVE W	
12/7/2018 11:51:14 PM	12363	E		241 MAIN AVE W	
12/7/2018 11:51:20 PM	12289	E		241 MAIN AVE W	
12/7/2018 11:53:36 PM	12363	A		241 MAIN AVE W	
12/8/2018 12:00:16 AM	12363	C4			
12/8/2018 12:10:06 AM	12363	C	CLEARED BY CAD3		6
12/8/2018 12:10:08 AM	12289	C	CLEARED BY CAD3		

LINKED NAMES

UNIT	REASON	NAME (OR DL)	DOB
RP			



**TWIN FALLS
POLICE DEPARTMENT**
321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1812080006

CALL TYPE

DIST

CALLS FOR SERVICE INFORMATION

AGENCY TFPD	CAD EVENT NUMBER 1812080006	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 12/08/2018 01:27	CALL TYPE DIST	CALL TYPE EXPLAINED DISTURBANCE	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W		APT/SUITE/BOX		CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118	
CALL SOURCE E	LOCATION COMMENT CLUB RADIO (FORMERLY RADIO RONDEVOO)						
COMMENTS							
RP ADV THERE WAS A PHYSICAL FIGHT 2 MEN NOW WALKING DOWN THE ROAD ONE PURPLE JACKET ONE WITH BLK HAT RP HEADING TOWARDS THE OFFICER RP LSW BLK JACKET AND BLK SHOES AND JEANS [CAD3/112 12/08/18 01:29:21] 370 - RESPOND MEDS FOR A MALE WHO HAS A LACERATION TO HIS FOREHEAD. [CAD1/338 12/08/18 01:29:28] RP ADV TO WAIT AT THE ENTRANCE [CAD1/338 12/08/18 01:29:55] RP ADV THEY MESSED UP HIS GLASSES BUT IS NOT INJURED [CAD3/112 12/08/18 01:31:05] 12370- LOOKING FOR A HISP MALE, LSW A WHI SHIRT, BLK VEST. [MERGED CAD3/112 12/08/2018 01:36:46] MERGED 1812080007 TYPE: VEH STOP LOCATION: 300 2ND AVE W RP: COMMENTS: [REDACTED] [CAD3/112 12/08/18 01:41:00] MEDS ON LOC [CAD3/112 12/08/18 01:45:12] 363 - MEDS CLEAR, SUBJ REFUSED TRANS							
REPORTING PARTY					AREA CODE	PHONE NUMBER	
REPORTING ADDRESS SAA							
PRIMARY UNIT 12370	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 01:27:55	ARRIVED 01:27:57	CLEARED 02:35:03	CLOSED 02:35:03			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
12/8/2018 1:27:55 AM	12370	D		241 MAIN AVE W	
12/8/2018 1:27:55 AM	12363	D		241 MAIN AVE W	
12/8/2018 1:27:57 AM	12370	A		241 MAIN AVE W	
12/8/2018 1:28:59 AM	12363	A		241 MAIN AVE W	
12/8/2018 1:29:28 AM	12304	A		241 MAIN AVE W	
12/8/2018 1:29:28 AM	12383	A		241 MAIN AVE W	
12/8/2018 1:12:13 AM	12304	QV			
12/8/2018 1:32:23 AM	12363	QP			
12/8/2018 1:32:48 AM	12363	QP			
12/8/2018 1:33:24 AM	12304	F	RE-ASSIGNED		
12/8/2018 1:35:26 AM	12363	QP			
12/8/2018 1:36:36 AM	12383	C	CLEARED BY MOBILE		6
12/8/2018 1:33:33 AM	12289	A	REASSIGNED, EVENT MERGED		
12/8/2018 1:33:24 AM	12304	A	REASSIGNED, EVENT MERGED		
12/8/2018 1:36:57 AM	12370	E		300 2ND W	

CFS EVENT DETAIL	TWIN FALLS POLICE DEPARTMENT	CAD EVENT NUMBER 1812080006
------------------	------------------------------	--------------------------------

12/8/2018 1:37:02 AM	12373	A		241 MAIN AVE W
12/8/2018 1:37:59 AM	12363	TM	UNIT TIMER:	
12/8/2018 1:38:24 AM	12304	QP		
12/8/2018 1:39:18 AM	12304	QP		
12/8/2018 1:12:38 AM	12304	QP		
12/8/2018 1:41:25 AM	12304	QP		
12/8/2018 1:43:27 AM	12363	TM	UNIT TIMER:	
12/8/2018 1:45:39 AM	12255	D		241 MAIN AVE W
12/8/2018 1:45:42 AM	12255	A		241 MAIN AVE W
12/8/2018 1:45:51 AM	12373	C4		
12/8/2018 1:45:53 AM	12304	C4		
12/8/2018 1:45:56 AM	12363	C4		
12/8/2018 1:12:35 AM	12304	QP		
12/8/2018 1:12:24 AM	12304	QP		
12/8/2018 1:55:02 AM	12289	C4		
12/8/2018 1:55:06 AM	12373	C4		
12/8/2018 1:55:09 AM	12304	C4		
12/8/2018 1:55:16 AM	12255	C4		
12/8/2018 2:05:09 AM	12363	C4		
12/8/2018 2:05:11 AM	12370	C4		
12/8/2018 2:05:14 AM	12373	C4		
12/8/2018 2:05:16 AM	12304	C4		
12/8/2018 2:11:18 AM	12289	F	RE-ASSIGNED	
12/8/2018 2:13:02 AM	12304	C	CLEARED BY CAD3	
12/8/2018 2:13:21 AM	12255	C	CLEARED BY MOBILE	6
12/8/2018 2:17:03 AM	12370	C4		
12/8/2018 2:17:11 AM	12363	C4		
12/8/2018 2:20:44 AM	12370	C	CLEARED BY MOBILE	6
12/8/2018 2:21:22 AM	12363	C	CLEARED BY MOBILE	
12/8/2018 2:24:25 AM	12373	QP		
12/8/2018 2:24:34 AM	12370	A		241 MAIN AVE W
12/8/2018 2:25:30 AM	12373	QP		
12/8/2018 2:26:29 AM	12373	C4		
12/8/2018 2:34:40 AM	12370	C	CLEARED BY MOBILE	6
12/8/2018 2:35:03 AM	12373	C	CLEARED BY CAD3	

LINKED NAMES

UNIT	REASON	NAME (OR DL)	DOB
	RP		
12363	QP		07/20/1987
12363	QP		04/09/1988
12363	QP		
12304	QP		04/05/1985
12304	QP		
12304	QP		
12373	QP		12/18/1981
12373	QP		12/18/1981

CFS EVENT DETAIL	TWIN FALLS POLICE DEPARTMENT	CAD EVENT NUMBER 1812080006
------------------	------------------------------	--------------------------------

LINKED VEHICLES

UNIT	REASON	LICENSE NO.	ST	MAKE	YEAR	COLOR
12304	QV					I



**TWIN FALLS
POLICE DEPARTMENT**
321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1902150132

CALL TYPE

DRUNK**CALLS FOR SERVICE INFORMATION**

AGENCY TFPD	CAD EVENT NUMBER 1902150132	CASE NUMBER 19001018	AGENCY NUMBER	DATE AND TIME 02/15/2019 23:24	CALL TYPE DRUNK	CALL TYPE EXPLAINED DRUNK PERSON	FINAL CALL TYPE 9
LOCATION 248 2ND AVE W				APT/SUITE/BOX 122	CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118
CALL SOURCE P	LOCATION COMMENT OLD TOWN LODGE						
COMMENTS BEHIND BUILDING MULT PEOPLE DRINKING AND BREAKING BOTTLES ON GROUND AT LEAST 6 PEOPLE -----[CAD5/386 02/15/19 23:25:14] 4 - 5 VEHS NEAR THEM -----[CAD5/386 02/15/19 23:26:05] RED SUV, BLK SEDAN, WHI SUV, UNK REST OF THEM -----[CAD1/391 02/15/19 23:39:18] 8320							
REPORTING PARTY						AREA CODE	PHONE NUMBER
REPORTING ADDRESS SAA							
PRIMARY UNIT 12329	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 23:25:12	ARRIVED 23:26:07	CLEARED 23:41:47	CLOSED 23:41:47			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
2/15/2019 11:25:12 PM	12304	D		248 2ND AVE W #122	
2/15/2019 11:25:12 PM	12329	D		248 2ND AVE W #122	
2/15/2019 11:26:07 PM	12304	A		248 2ND AVE W #122	
2/15/2019 11:26:34 PM	12370	D		248 2ND AVE W #122	
2/15/2019 11:29:21 PM	12370	A		248 2ND AVE W #122	
2/15/2019 11:29:43 PM	12329	A		248 2ND AVE W #122	
2/15/2019 11:35:52 PM	12370	F	RE-ASSIGNED		
2/15/2019 11:37:11 PM	12304	C4			
2/15/2019 11:37:14 PM	12329	C4			
2/15/2019 11:39:09 PM	12329	C4	SET PRIMARY/COMMAND BY OPERATOR		
2/15/2019 11:41:40 PM	12329	C	CLEARED BY CAD1		12
2/15/2019 11:41:47 PM	12304	C	CLEARED BY CAD1		14

LINKED NAMES

UNIT	REASON	NAME (OR DL)	DOB
RP			

CASE NUMBERS

CASE NUMBER	AGENCY	UNIT
19001018	TFPD	12329



**TWIN FALLS
POLICE DEPARTMENT**
321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1903300003

CALL TYPE

INFO**CALLS FOR SERVICE INFORMATION**

AGENCY TFPD	CAD EVENT NUMBER 1903300003	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 03/30/2019 00:43	CALL TYPE INFO	CALL TYPE EXPLAINED INFORMATION	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W				APT/SUITE/BOX	CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118
CALL SOURCE S	LOCATION COMMENT RADIO RENDEVOO						
COMMENTS MULTIPLE CARS AND SUBJS ON LOC, NO APPEARANCE THAT THEY ARE TRYING TO CLOSE BY 0000 HRS -----[CAD3/112 03/30/19 00:44:06] EVENT LOCATION CHANGED FROM RADIO RENDEVOO -----[RMS/12170 03/30/2019 00:50:41] PARTY LIGHTS AND MUSIC WAS STILL PLAYING, VERY EVIDENT IT WASN'T THE EMPLOYEES ONLY ON LOCATION FOR CLEANUP							
REPORTING PARTY						AREA CODE	PHONE NUMBER
REPORTING ADDRESS							
PRIMARY UNIT 12170	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 00:43:58	ARRIVED 00:43:58	CLEARED 00:44:12	CLOSED 00:44:12			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
3/30/2019 12:43:58 AM	12170	A		RADIO RENDEVOO	
3/30/2019 12:44:12 AM	12170	C	CLEARED BY CAD3		6



TWIN FALLS POLICE DEPARTMENT

321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1903300006

CALL TYPE

SD

CALLS FOR SERVICE INFORMATION

AGENCY TFPD	CAD EVENT NUMBER 1903300006	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 03/30/2019 01:12	CALL TYPE SD	CALL TYPE EXPLAINED SPECIAL DETAIL	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W		APT/SUITE/BOX		CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118	
CALL SOURCE P	LOCATION COMMENT RADIO RONDEVOO						
COMMENTS PREMISE SUPPOSED TO CLOSE AT MIDNIGHT BUT STILL OPEN. [RMS/12170 03/30/2019 04:36:25] SPOKE WITH HEAD OF SECURITY, JOSEPH WILKINS AT THE ENTRANCE. HE SAID ADRIAN FROM THE HOOKA PLACE DOWN THE ROAD WAS THE HOST OF THE EVENT AND THAT HE WAS UNAWARE OF THE MIDNIGHT RESTRICTION. ADRIAN ADMITTED HE KNEW THE OWNER, ALEX, HAD A MEETING WITH THE PD BUT DENIED KNOWING ABOUT THE MIDNIGHT RESTRICTION. THEY CLEARED OUT THE ATTENDEES AS WE WERE MAKING CONTACT. IT WAS NOTICED SEVERAL GLASS BOTTLES THROWN ABOUT THE NEARBY GROUNDS. SEVERAL ATTENDEES WERE HOSTILE TOWARD THE POLICE WITH ONE IN PARTICULAR ATTEMPTING TO INSTIGATE A FIGHT WITH THE POLICE AND OTHERS AS HE STOOD ACROSS THE STREET YELLING AT OFFICERS AND YELLING "FUCK THE POLICE". EXPLAINED TO ADRIAN THE CONCERN ALSO OF HIM HOSTING AN EVENT THAT THEN MADE JUVENILES BE IN VIOLATION OF THE CURFEW ORDINANCE. HE WAS INSTRUCTED TO CONTACT 264 AND THE CITY TO ADDRESS FUTURE CONCERNS AS HE STATED HE HAS THE LOCATION RENTED FOR SEVERAL EVENTS THAT WOULD EXTEND PAST MIDNIGHT IT WAS MADE VERY CLEAR TO HIM THAT THE SUP FOR THAT ADDRESS WAS ONLY GOOD TIL MIDNIGHT. WE ALSO ADDRESSED THE REPORT THAT ON A PREVIOUS VISIT DURING THIS EVENT ONE OF THE SECURITY OFFICERS ATTEMPTED TO DELAY/DENY OFFICER ENTRANCE; I ADVISED ADRIAN THAT THIS WAS UNACCEPTABLE AND HE AGREED.							
REPORTING PARTY					AREA CODE 208	PHONE NUMBER	
REPORTING ADDRESS							
PRIMARY UNIT 12170	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 01:13:14	ARRIVED 01:24:56	CLEARED 01:55:05	CLOSED 01:55:05			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
3/30/2019 1:13:14 AM	12170	D		241 MAIN AVE W	
3/30/2019 1:13:14 AM	12383	D		241 MAIN AVE W	
3/30/2019 1:13:14 AM	12373	D		241 MAIN AVE W	
3/30/2019 1:13:14 AM	12363	D		241 MAIN AVE W	
3/30/2019 1:13:14 AM	12303	D		241 MAIN AVE W	
3/30/2019 1:13:23 AM	12370	D		241 MAIN AVE W	
3/30/2019 1:22:01 AM	12304	D		241 MAIN AVE W	
3/30/2019 1:22:11 AM	12255	D		241 MAIN AVE W	
3/30/2019 1:22:24 AM	12304	E		241 MAIN AVE W	
3/30/2019 1:22:27 AM	12370	E		241 MAIN AVE W	
3/30/2019 1:22:30 AM	12373	E		241 MAIN AVE W	
3/30/2019 1:22:32 AM	12303	E		241 MAIN AVE W	
3/30/2019 1:22:34 AM	12363	E		241 MAIN AVE W	
3/30/2019 1:22:36 AM	12383	E		241 MAIN AVE W	
3/30/2019 1:22:38 AM	12170	E		241 MAIN AVE W	
3/30/2019 1:22:43 AM	12255	E		241 MAIN AVE W	
3/30/2019 1:24:56 AM	12170	A		241 MAIN AVE W	
3/30/2019 1:24:56 AM	12255	A		241 MAIN AVE W	
3/30/2019 1:24:56 AM	12383	A		241 MAIN AVE W	
3/30/2019 1:24:56 AM	12373	A		241 MAIN AVE W	
3/30/2019 1:24:56 AM	12303	A		241 MAIN AVE W	
3/30/2019 1:25:02 AM	12304	A		241 MAIN AVE W	

CFS EVENT DETAIL	TWIN FALLS POLICE DEPARTMENT	CAD EVENT NUMBER 1903300006
------------------	------------------------------	--------------------------------

3/30/2019 1:25:02 AM	12370	A	241 MAIN AVE W	
3/30/2019 1:25:02 AM	12363	A	241 MAIN AVE W	
3/30/2019 1:27:43 AM	12304	QP		
3/30/2019 1:03:28 AM	12370	QV		
3/30/2019 1:03:26 AM	12370	QV		
3/30/2019 1:42:57 AM	12255	C4		
3/30/2019 1:42:59 AM	12170	C4		
3/30/2019 1:43:01 AM	12383	C4		
3/30/2019 1:43:04 AM	12373	C4		
3/30/2019 1:43:07 AM	12373	C4		
3/30/2019 1:43:09 AM	12370	C4		
3/30/2019 1:43:11 AM	12303	C4		
3/30/2019 1:43:14 AM	12304	C4		
3/30/2019 1:43:16 AM	12363	C4		
3/30/2019 1:52:34 AM	12370	C	CLEARED BY MOBILE	6
3/30/2019 1:54:13 AM	12170	C	CLEARED BY CAD3	6
3/30/2019 1:54:20 AM	12255	C	CLEARED BY CAD3	
3/30/2019 1:54:29 AM	12363	C	CLEARED BY CAD3	
3/30/2019 1:54:36 AM	12304	C	CLEARED BY CAD3	
3/30/2019 1:54:42 AM	12303	C	CLEARED BY CAD3	
3/30/2019 1:54:54 AM	12373	C	CLEARED BY CAD3	
3/30/2019 1:55:05 AM	12383	C	CLEARED BY CAD3	

LINKED NAMES

UNIT	REASON	NAME (OR DL)	DOB
12304	QP	[REDACTED]	08/26/1998



TWIN FALLS POLICE DEPARTMENT

321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1904200155

CALL TYPE

ND

CALLS FOR SERVICE INFORMATION

AGENCY TFPD	CAD EVENT NUMBER 1904200155	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 04/20/2019 23:34	CALL TYPE ND	CALL TYPE EXPLAINED NOISE DISTURBANCE	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W				APT/SUITE/BOX	CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118
CALL SOURCE P	LOCATION COMMENT RADIO RONDEVOO						
COMMENTS RP ADV IN ALLEY WAY BEHIND ABOVE THERE ARE ARE A LARGE GROUP OF MALES WITH THE DOOR OPEN BLAIRING MUSIC / RP RQ THEM QUIETTED DOWN [CAD6/377 04/20/19 23:35:26] DID RECEIVE A 911 OPEN LINE IN THE AREA AS WELL							
REPORTING PARTY ANON						AREA CODE 208	PHONE NUMBER
REPORTING ADDRESS							
PRIMARY UNIT 12315	DISPOSITION COMMENTS						
E-911	DISPATCH 23:35:22	ARRIVED 00:00:00	CLEARED 23:43:24	CLOSED 23:43:24			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
4/20/2019 11:35:22 PM	12315	D		241 MAIN AVE W	
4/20/2019 11:35:22 PM	12398	D		241 MAIN AVE W	
4/20/2019 11:35:22 PM	12381	D		241 MAIN AVE W	
4/20/2019 11:40:45 PM	12381	C	CLEARED BY CAD3		6
4/20/2019 11:43:18 PM	12315	C	CLEARED BY CAD3		6
4/20/2019 11:43:24 PM	12398	C	CLEARED BY CAD3		6

LINKED NAMES

UNIT	REASON	NAME (OR DL)	DOB
RP		ANON	



**TWIN FALLS
POLICE DEPARTMENT**
321 2ND AVE E
TWIN FALLS, ID 83301
208-735-4357

CFS EVENT DETAIL

CAD EVENT NUMBER

1905210007

CALL TYPE

SD**CALLS FOR SERVICE INFORMATION**

AGENCY TFPD	CAD EVENT NUMBER 1905210007	CASE NUMBER	AGENCY NUMBER	DATE AND TIME 05/21/2019 01:33	CALL TYPE SD	CALL TYPE EXPLAINED SPECIAL DETAIL	FINAL CALL TYPE 9908
LOCATION 241 MAIN AVE W				APT/SUITE/BOX	CITY TWIN FALLS	RESPONSE ZONE 118	RESPONSE AREA 118
CALL SOURCE S	LOCATION COMMENT RADIO RONDEVOO						
COMMENTS -----[CAD3/399 05/21/19 01:33:51] EVENT LOCATION CHANGED FROM RADIO -----[12264/MDT 05/21/19 01:38] EVENT HAS BEEN GOING ON UPSTAIRS ALL NIGHT. PEOPLE STILL COMING AND GOING FROM UPSTAIRS. DROVE BY AT 0000 HOURS WHEN EVENTS ARE SUPPOSE TO BE OVER AND STILL GOING ON. CURRENTLY AT 0137 HOURS EVENT ISNT OVER YET.							
REPORTING PARTY						AREA CODE	PHONE NUMBER
REPORTING ADDRESS							
PRIMARY UNIT 12264	DISPOSITION	DISPOSITION COMMENTS					
E-911	DISPATCH 01:33:44	ARRIVED 01:33:44	CLEARED 01:39:40	CLOSED 01:39:40			

UNITS STATUS RECORDSxxx

TIME	UNIT	STATUS	COMMENT	LOCATION	DISPO
5/21/2019 1:33:44 AM	12264	A		RADIO	
5/21/2019 1:05:38 AM	12264	QV			
5/21/2019 1:05:24 AM	12264	QV			
5/21/2019 1:39:40 AM	12264	C	CLEARED BY MOBILE		6



Date: Tuesday, June 11, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow storage unit rentals on property located at 2570 Kimberly Road c/o Sky Homes, LLC (PZ19-0044)

Time Estimate:

Five (5) minutes for Staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

Background:

NA

Approval Process:

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.

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per City and County records, the subject property is undeveloped/vacant at this time.

Analysis:

This is a request to allow storage unit rentals on property located at 2570 Kimberly Road. The subject property is located within the Commercial Highway (C-1) Zoning District.

The proposed storage unit rental facility will be comprised of approximately 300 – 320 storage units. The

facility will employ two (2) to four (4) employees.

The storage facility's office hours are intended to be Monday through Friday from 10:00AM to 5:30PM, Saturdays from 9:00AM to 3:00PM, and will be closed Sundays. Facility gate hours will be from 7:00AM to 9:00PM seven (7) days a week.

Conclusion:

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 the completion of required improvements on the site including curb, gutter, and sidewalk as determined by the City Engineer.
3. Subject to site water retention occurring on the subject property.
4. Subject to the dedication of twenty-five (25') feet of right of way from the centerline of Dover Lane.

Attachments:

1. Staff Report PZ19-0044
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow storage unit rentals on property located at 2570 Kimberly Road.

Application: PZ19-0044

Applicant & Representative:

Sky Homes LLC
 945 Eastview Drive
 Alpine, UT 84004
 801-669-3500
 terry millsmith@gmail.com

Public Hearing: June 11th 2019

Analysis

This is a request to allow storage unit rentals on property located at 2570 Kimberly Road. The subject property is located within the Commercial Highway (C-1) Zoning District.

The proposed storage unit rental facility will be comprised of approximately 300 – 320 storage units. The facility will employ two (2) to four (4) employees.

The storage facility's office hours are intended to be Monday through Friday from 10:00AM to 5:30PM, Saturdays from 9:00AM to 3:00PM, and will be closed Sundays. Facility gate hours will be from 7:00AM to 9:00PM seven (7) days a week.

Approval Process

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.

History

Per City and County records, the subject property is undeveloped/vacant at this time.

Applicable Regulations or Codes

Per City Code 10-4-8, A Special Use Permit is required for "Storage Unit Rentals" in the C-1 District.

Per City Code 10-7-12, 30' of gateway arterial landscaping is required when vacant or cleared land is being developed along gateway arterials (Kimberly Road).

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates the southern portion of the subject property as "Industrial" and the northern portion as "Commercial".

Per the 2009 Twin Falls Master Transportation Plan the subject property is located along an arterial roadway (Kimberly Road). Staff anticipates that the current

transportation infrastructure will accommodate the proposed use.

Therefore, staff has determined this request is in compliance with the 2016 comprehensive plans.

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on a arterial roadway, staff anticipates that any additional traffic flow will be accommodated.

Impactful noise caused by the drive-through is anticipated to be minimal being that the surrounding uses are commercial in nature and produce similar volumes of noise.

Public Hearing: June 11th 2019

Conclusion

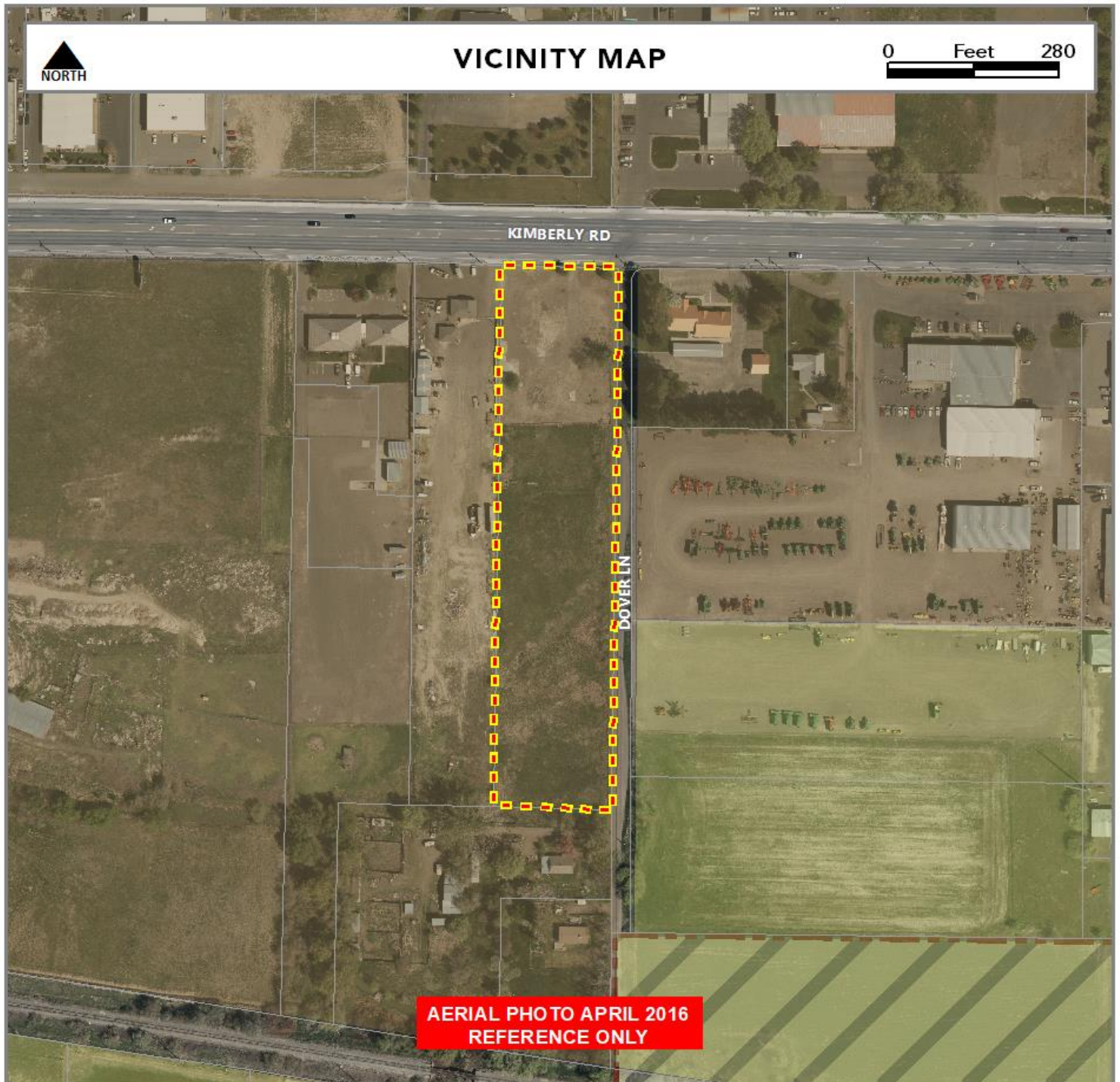
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to the completion of required improvements on the site including curb, gutter, and sidewalk as determined by the City Engineer.
3. Subject to site water retention occurring on the subject property.
4. Subject to the dedication of twenty-five (25') feet of right of way from the centerline of Dover Lane.

5. Subject to the paving of the roadway along Dover Lane as determined by the City Engineer.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos



C-1
 M-2
 AOI

Current Zoning: C-1
 Comprehensive Plan:
 Neighborhood Commercial &
 Industrial

Existing Land Use: Vacant
 Proposed Land Use: Storage Unit
 Rentals

Surrounding Zoning Designations & Land Use(s)	
North: C-1, Funeral Chapel	East: C-1 & M-2 ; Office, Equipment Sales, Rentals and Vacant/Agriculture
South: C-1; Residential	West: C-1; Equipment Sales

Applicable Regulations

10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

Written Statement

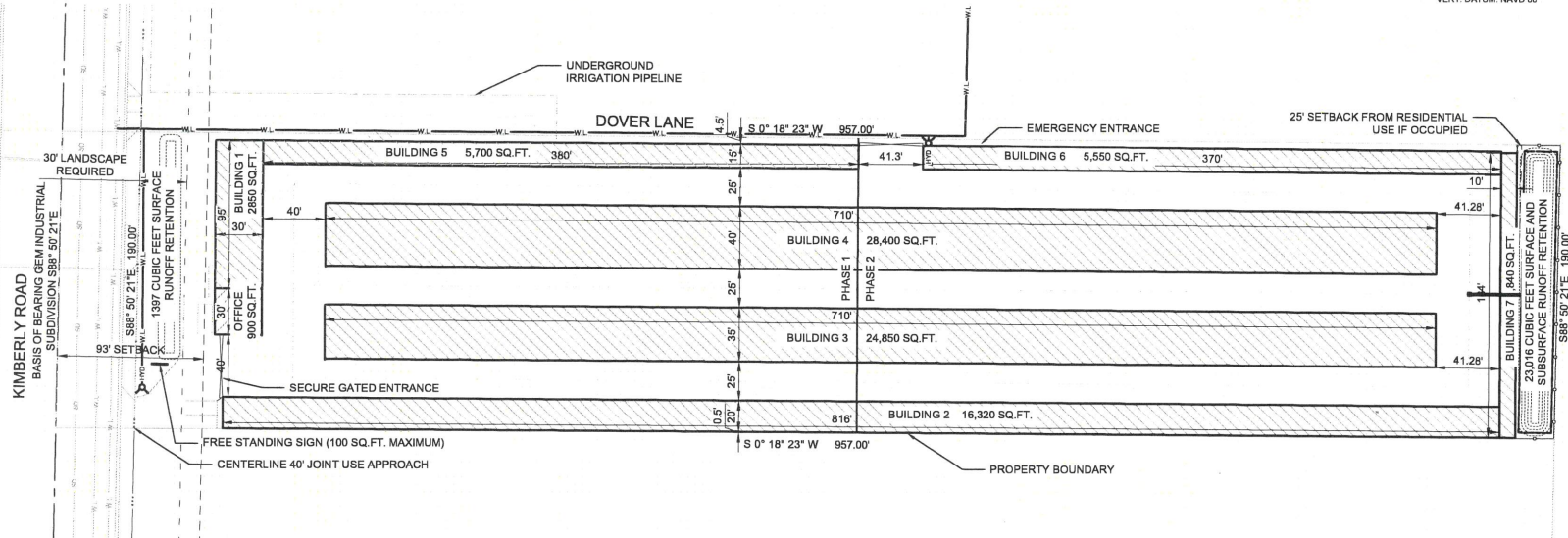
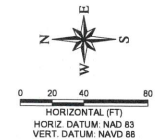
- a. Sky homes is seeking a special use permit in order to build a self-storage facility.
- b. The intended storage facility would contain approximately 300-320 storage units.
 - i) The storage facility's intended office hours would be Monday-Friday from 10:00 AM to 5:30 PM, Saturdays from 9:00 AM to 3:00PM and closed Sundays. The gate hours will be from 7:00 AM until 9:00 PM seven days a week.
 - ii) The projected traffic for this project is low, with approximately 2 cars every hour during gate hours.
 - iii) This facility will employ 2-4 employees.
- c. Evaluation of the effects on adjoining property:
 - i) There is no substantial noise imposed by this self-storage facility.
 - ii) There should be no glare created by this project.
 - iii) There are no odors associated with this project.
 - iv) There will be no fumes or vibration created by this storage facility.
 - v) A self-storage facility would be compatible with this particular district because of the industrial and commercial nature of the surrounding properties. Nearby businesses include a tractor and equipment dealer, plumbing supply house, contractor yard, auto and equipment repair shops. Mini storage has a very low impact on surrounding areas.

SPECIAL USE PERMIT NOTES

1. THE FRONT PROPERTY LINE SETBACK IS 93' FROM THE KIMBERLY ROAD CENTERLINE PER CITY CODE 10-7-6.
2. NO SIDE AND REAR YARD SETBACKS ARE REQUIRED BY CITY CODE 10-4-3 D-1-b.
3. LANDSCAPE AREA SHALL MEET OR EXCEED THE REQUIRED 3% OF PARCEL AREA AS REQUIRED IN CITY CODE 10-4-3 F-1 A 30' WIDE LANDSCAPE STRIP SHALL BE MAINTAINED ALONG THE KIMBERLY ROAD RIGHT-OF-WAY AS REQUIRED BY CITY CODE 10-7-12 (B).
4. TOTAL PROPERTY AREA = 172,330 SQUARE FEET
REQUIRED LANDSCAPE AREA = 5,170 SQUARE FEET
TOTAL LANDSCAPE AREA = 10,451 SQUARE FEET
5. ALL DRIVEWAYS BETWEEN BUILDINGS WILL BE CONSIDERED FIRE LANES AND LONG TERM PARKING WILL NOT BE ALLOWED.
6. 8' TALL CHAIN LINK FENCING WILL BE INSTALLED AROUND THE SOUTH RUNOFF RETENTION AREA. NO OTHER FENCING WILL BE INSTALLED.

KIMBERLY ROAD SELF STORAGE

A Part of the Northeast Quarter of the Northwest Quarter OF Section 23 Township 10 South, Range 17 East, Boise Meridian Twin Falls County, Idaho
Beginning at the Northeast Corner of said NE1/4NW1/4;
THENCE South along the East line of said NE1/4NW1/4 a distance of 957 feet;
THENCE West parallel with the North line of said NE1/4NW1/4 a distance of 190 feet;
THENCE North parallel with the East line of said NE1/4NW1/4 a distance of 957 feet;
THENCE East along the North line of said NE1/4NW1/4 a distance of 190 feet to the point of beginning.
EXCEPTING THEREFROM a strip of land being all that portion of the NE1/4NW1/4, Section 23 Township 10 South, Range 17 East, B.M., lying Northerly of the line parallel with and 50 feet southerly from the following described centerline of Highway 30:
BEGINNING at the Station 77+04 of said Highway Survey which station is a point 190.6 feet west from the north quarter corner of said Section 23;
THENCE South 89°12' East 190.6 feet to a point which is station 78+94.6 which is a point coincident with the North Quarter corner of said section.



STORM WATER RETENTION CALCULATIONS

50-YEAR 24-HOUR STORM = 1.9 INCHES

PROPERTY LOCATION	TOTAL AREA (Square Feet)	RUNOFF AREA (Square Feet)		RUNOFF (Cubic Feet)	RETENTION Surface/ Subsurface
		Impermeable (0.95)	Landscape (0.25)		
North End	13,576	6,776	6,802	1,396	1,397
West Buildings	68,049	65,573	2,476	10,000	Combined w/ East
East Buildings	90,699	84,095	6,604	13,015	23,016

Note: North End East Landscaping Retention will be surface.
South Retention will be a Combination of surface and subsurface.

OWNER:
SKY HOMES, LLC
945 EASTVIEW DRIVE
ALPINE, UTAH 84004
PHONE: 801-669-3500
terrymillsmith@gmail.com

ENGINEER:
TD&H ENGINEERING, INC.
526 SHOUP AVENUE WEST
TWIN FALLS, IDAHO 83301
PHONE: 208-733-2446
EMAIL: rex.harding@tdhengineering.com

SURVEYOR:
ALL-POINTS LAND SURVEY
1049 PLAINVIEW DRIVE
TWIN FALLS, IDAHO 83330
PHONE: 208-733-7557
EMAIL: johnroot@cablone.net

NOT FOR
CONSTRUCTION

REVISION

DATE

REV

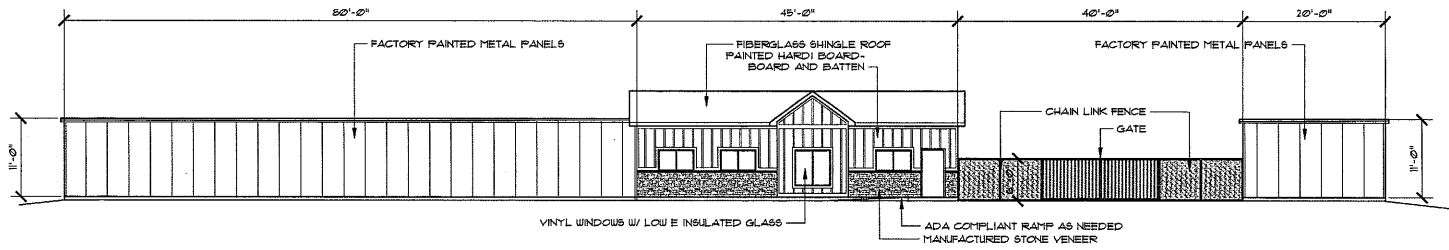


DRAWN BY: RLH
DESIGNED BY: RLH
QUALITY CHECK: CB
DATE: 4/17/2019
JOB NO.
FIELDBOOK

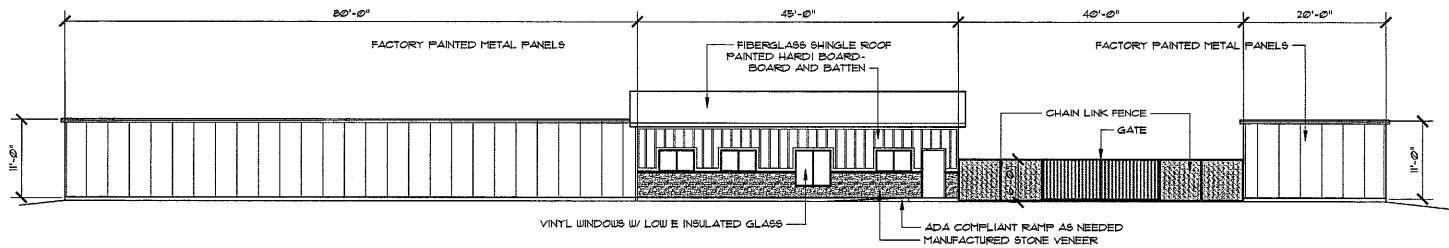
SKY HOMES KIMBERLY ROAD SEWER
TWIN FALLS, IDAHO

SITE PLAN

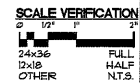
KIMBERLY ROAD PLANS.DWG
SHEET 1



1 BUILDING ELEVATION STUDY 1
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION STUDY 2
SCALE: 1/8" = 1'-0"



drawing title:

BUILDING ELEVATION

date: 04/24/19

sheet:

a1

04/24/19

Nelson-Howden & Associates
architects / planners

300 West 10th St.
Bozeman, MT 59717
406-455-8300
Fax: 406-455-8301

NH&A

STORAGE UNITS FOR
SKY HOMES
KIMBERLY ROAD, TWIN FALLS, IDAHO