



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 23, 2019, 6:00 PM

203 Main Ave 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
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: July 9, 2019
 - b) **ACTION ITEM:** Approval of Findings of Fact and Conclusions of Law:
 - Jason Reading SUP
 - Brett Thompson SUP
- 3) Public Hearings
 - a) **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)
By: Steve O'Connor, City Planner
 - b) **ACTION ITEM:** Request for a recommendation of approval to City Council for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) Wednesday, August 7, 2019 at 12:00 pm (Worksession)
Tuesday, August 13, 2019 at 6:00 pm
- 5) 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, July 9, 2019, 6:00 PM

203 Main Ave. E
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

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

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

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

2) Consent Calendar

Commissioner Perez made a motion to approve the consent calendar, as presented. Commissioner Detweiler seconded the motion.

Consent Calendar approved 3-0-2

a) Approval of Minutes from the following meeting: June 25, 2019

b) Approval of Findings of Fact and Conclusions of Law:

- Westpark Subdivision #1 Preliminary Plat
- Diana and Michael Blaylock SUP

3) Public Hearings

a) Request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Staff Presentation:

City Planner O'Connor presented the request for a recommendation to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048)

Per Twin Falls City Code 10-6-1.7 Approval of a ZDA Sub-District requires a preliminary

presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed and may grant the public the ability, to ask questions and give suggestions to the applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Both the Perrine Point PUD and Plat were recorded in May 2008.

This is a request for a PUD Amendment for the Perrine Point PUD #251, located at the NW corner of Falls Ave. W. and Grandview Dr. N.

There are three general land use changes to the PUD the applicant is requesting to allow:

- Multiple attached units and buildings within the area identified as R-6 B Zone on the amended Master Development Plan.
- Remove the perimeter landscaping requirement for all zones and revert any landscaping requirements to the underlying zoning district
- Amend the Pressure Irrigation Development agreement by relocating PI infrastructure from the southeastern portion to the western portion of the development.

The developer also requested there be five foot (5') wide attached rolled curb sidewalks for all internal pedestrian circulation within the R-6 B Zone. The PUD also currently prohibits chain-link fencing within the boundaries of the PUD. This amendment would allow for chain-link fencing with privacy slats to surround the pressure irrigation pump station, and then through a written agreement, it would be allowed in the zoned designated as Neighborhood Commercial (NCO) on the amended master development plan.

Per the City Engineering Department, the requirement for the development of the traffic signal at Falls Ave W and Grandview Dr. N. was removed. The purpose of this is to allow Impact Fees to be utilized to fund the future development of the traffic signal at the proper time in the future.

City staff has worked extensively with the applicant and the representatives to get the language of the proposed amendments to meet city code and policies while also allowing the applicant to develop the property as they desire.

Should the commission recommend approval for this request, staff recommends the following condition(s):

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

Applicant Presentation:

Tim Vawser, EHM Engineers, and Blake Jolley, representing applicant, presented the request for an amendment to the Perrine Point PUD #251. He stated the PUD amendment follows in line with the vacation that was previously approved. The changes to PUD come into play with the purchase of this property. The PI pump station move is better for the subdivision, putting it

in a location where it can be fenced and screened. He stated the Canal Co. is in agreement with this move. The change to the landscaping requirement make sense as it is clear and defined.

PZ/Questions & Comments:

- Commissioner Bolton asked if the Planning and Zoning Commission has ever recommended approval of a parking plan such as requested, where driveway parking is included.
- PZ Director Spendlove stated they vacated the roads, making them private roads to make room for parking on the road counting towards the parking requirement. There is one spot in the driveway and one space on the private road as off street parking space. The streets are wide enough for two way traffic, parking and emergency/utility service access.
- City Planner O'Connor stated there is parking allowed only on one side of street.
- Commissioner Bolton asked if the community is gated.
- Mr. Jolley presented the cross section view of the layout. Twenty four (24) ft. drive aisle for two way traffic with 9 ½ ft. parking aisle. He stated the community is not gated at this time.
- Commissioner Perez asked why there is a request for 5' sidewalk/rolled curb.
- Assistant City Engineer Vitek stated it was a city improved option negotiated with the engineering staff.

Public Hearing: Opened

Citizen Rich Waitescarver asked for the count of single family residences in the community. Are they 4 plexes or 6 plexes? How many parking spaces per unit and how enforced?

Public Hearing: Closed

Discussions Followed:

- Mr. Jolley stated there are twin home style, 4 plexes, 5 plexes, and 6 plexes. The area is zoned R6. He explained the difference between the types of units and the average parking per unit. The total unit count is 125 units with onsite office. They are one bedroom/1 bath and 2 bedroom/1 bath units. The units are built to residential code as single family residences. He stated the total unit count will not exceed the original agreement.
- Mr. Vawser stated the majority of the development is single family residences (approx. 371).
- Commissioner Bolton asked if the onsite manager will police the parking.
- PZ Director Spendlove stated the police do not enforce parking on private roads. Violations on the public roadway will be enforced. There are 2 parking spaces per unit.
- Commissioner Detweiler asked if this is outside city limits.
- PZ Director Spendlove stated the development is in city limits.
- Commissioner Detweiler asked if private roads are allowed in the city and if the whole development is on private roads.
- City Planner O'Connor suggested to consider it a like single level apt complex. All roads in this section will be private roads.
- Commissioner Bolton likes the movement of PI and the affordable housing option.
- Commissioner Detweiler likes the movement of PI and believes there is adequate parking.

Motion:

Commissioner Bolton made a motion to recommend approval to City Council for an amendment to the Perrine Point PUD #251 to allow multi-family units, amend landscaping requirements, and update the Pressure Irrigation agreement on property located at the NW corner of Falls Ave W. and Grandview Dr. N. c/o EHM Engineers, Inc. on behalf of Tres Gringos, LLC (PZ19-0048). Commissioner Hansen seconded the motion.

Unanimously approved

- b) Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)

Staff Presentation:

City Planner Cherry presented the Request for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading. (PZ19-0064)

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 Country records, the primary building on the property was built in 2016.

Previously a drive-through operated on the subject property in conjunction with a restaurant in 2001.

This is a request for a Special Use Permit to allow a drive through facility on property located at 3292 Addison Avenue East. The subject property is located with the C-1 (Commercial Highway) Zoning District.

The pharmacy drive through will be open Monday through Friday from 9:00 AM to 6:00 PM and Saturdays from 10:00 AM to 2:00 PM. It is anticipated that the drive through will serve twenty (20) cars daily Monday through Friday and ten (10) cars on Saturday. 3 car stacking with 9 ft escape lane.

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

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

Applicant Presentation:

Applicant Jason Reading, R&R Pharmacy, is working with the owner of the property to bring in pharmacy. He stated there is a need for a drive through pharmacy for the sick, parents with small children, and elderly. The property originally had a drive through and the property is suited for it. There is no detriment to surrounding businesses.

Public Hearing: Opened and Closed without input**Discussions Followed: without concerns****Motion:**

Commissioner Detweiler made a motion to approve the Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East c/o Kyle James on behalf of Jason Reading(PZ19-0064). Commissioner Musser seconded the motion.

Unanimously approved

- c) Request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)

Commissioner Hansen recused himself from this item.

Staff Presentation:

City Planner Cherry presented the request for a Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066)

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

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

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

The subject property is currently being used for automobile repair.

This is a request to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West. The subject property is located within the C-B (Commercial Business District).

The applicant is requesting a special use permit to allow automobile sales for specialty recreational vehicles. The use will be in operation with the existing automobile repair use.

The applicant intends to be open from 8:00 AM to 5:00 PM Monday through Friday. The applicant intends to have two (2) employees and provide services for one (1) to (2) customers per day.

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 required site improvements, including the installation of ADA compliant sidewalk ramps (3) located along at the SE corner southern border of the subject property.

Applicant presentation:

Applicant Brett Thompson presented his request for an SUP to allow auto and truck sales at his current location. The location is a fabrication shop now and he would like to sell a few of the vehicles.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the applicant if there is room to park the few vehicles he plans to sell a month.
- Mr. Thompson stated he plans to purchase the vehicles, upgrading them, and resell them. He presented where the cars will be parked.
- Commissioner Bolton asked if there is street parking for customers.
- Mr. Thompson stated there is street parking, but there is room in parking lot for customers and vehicles for sale.

Public Hearing: Opened

- Citizen Ellsworth Bora stated his concerns.

Public Hearing: Closed

Discussions Followed:

- Commissioner Musser asked if there are landscaping requirements with the SUP.
- City Planner Cherry stated there are improvements that need to be made with this SUP.
- Commissioner Bolton stated she is in favor of this request.

Motion:

Commissioner Bolton made a motion to approve the Special Use Permit to allow Automobile and Truck sales and/or rentals on property located at 303 4th Avenue West Lots 6, 7, and 8 Block 142 of the Twin Falls Original Townsite c/o Brett Thompson. (PZ19-0066) Commissioner Perez seconded the motion.

Unanimously approved

Commissioner Hansen returned to his seat.

4) Upcoming Meeting(s)

a) Tuesday, July 23, 2019

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</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Jason Reading</u>	)	CONCLUSIONS OF LAW,
<u>c/o Kyle James</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on July 9, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a drive through facility on property located at 2392 Addison Avenue East, 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: June 20, 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 Neighborhood Commercial 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, Vacant; to the south, Vacant; to the east; Motorcycle Sales; and to the west, Automotive Services.
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, 10-7-12, 10-10-10, 10-11-1 thru 8, and 10-13, 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West 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 # PZ19-0064



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. PZ19-0064

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **July 9, 2019** to **Jason Reading c/o Kyle James** whose address is **PO Box 5809, Twin Falls, ID 83301** to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West and legally identified with the following Parcel ID: **RPT2005001001B**

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</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Brett Thompson</u>	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on July 9, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West, 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: June 20, 2019.
3. The property in question is zoned C-B pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Commercial 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, Residential; to the south, Heavy Truck Service; to the east; Vacant; and to the west, Vacant.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-8, 10-7-12, 10-10-11, 10-11-1 thru 8 and 10-13, 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West is consistent with the purpose of the C-B 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West 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 automobile and truck sales and/or rentals on property located at 303 Fairfield West 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 # PZ19-0066



**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. PZ19-0066

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **July 9, 2019** to **Brett Thompson** whose address is **PO Box 137, Jerome, ID 83338** to allow automobile and truck sales and/or rentals on property located at 303 Fairfield West and legally identified with the following Parcel ID: **RPT00011420080**

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.



Date: Tuesday, July 23, 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)

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.

In March, Staff was approached by the police department 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 11:24 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 the applicant's narrative and/or testimony given during the approval process.
- 3 - Subject to all events being closed to patrons by 1:00 am.
- 4 - Any violation, of condition number 3, may initiate revocation process.

5 - This SUP will repeal and replace SUP #0805

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: Jonathan Spendlove, Planning & Zoning Director

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 Rondevo
 247 Main Avenue West
 Twin Falls, ID 83301
 208-732-7840
 alexc@bluelakes.com

Public Hearing: July 23rd, 2019

Analysis

This is a request for a Special Use Permit for 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 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 beyond 1:00 am tend to bring multiple issues. The circumstances regarding Radio Rondevo 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.

In March, Staff was approached by the police department 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 11:24 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: July 23rd, 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

Operations open to 1 a.m. is generally a reasonable time for similar uses. In the past, the City has had issues with bar and night club uses operating beyond 1:00 am.

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 applicant's narrative and/or testimony given during the approval process.
3. Subject to all events being closed to patrons by 1:00 am.
4. Any violation, of condition number 3, may initiate revocation process.
5. This SUP will repeal and replace SUP #0805

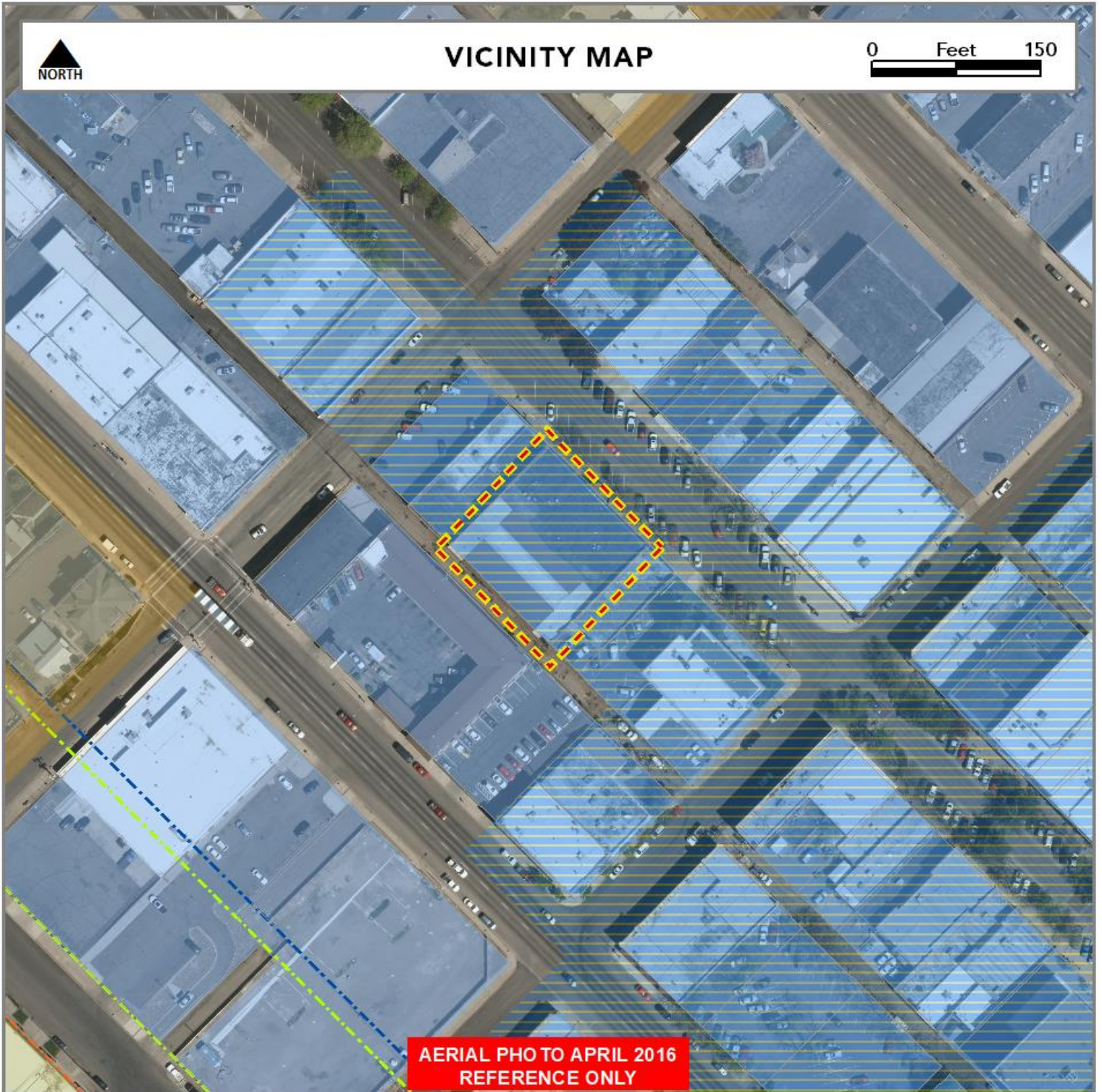
Attachments

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

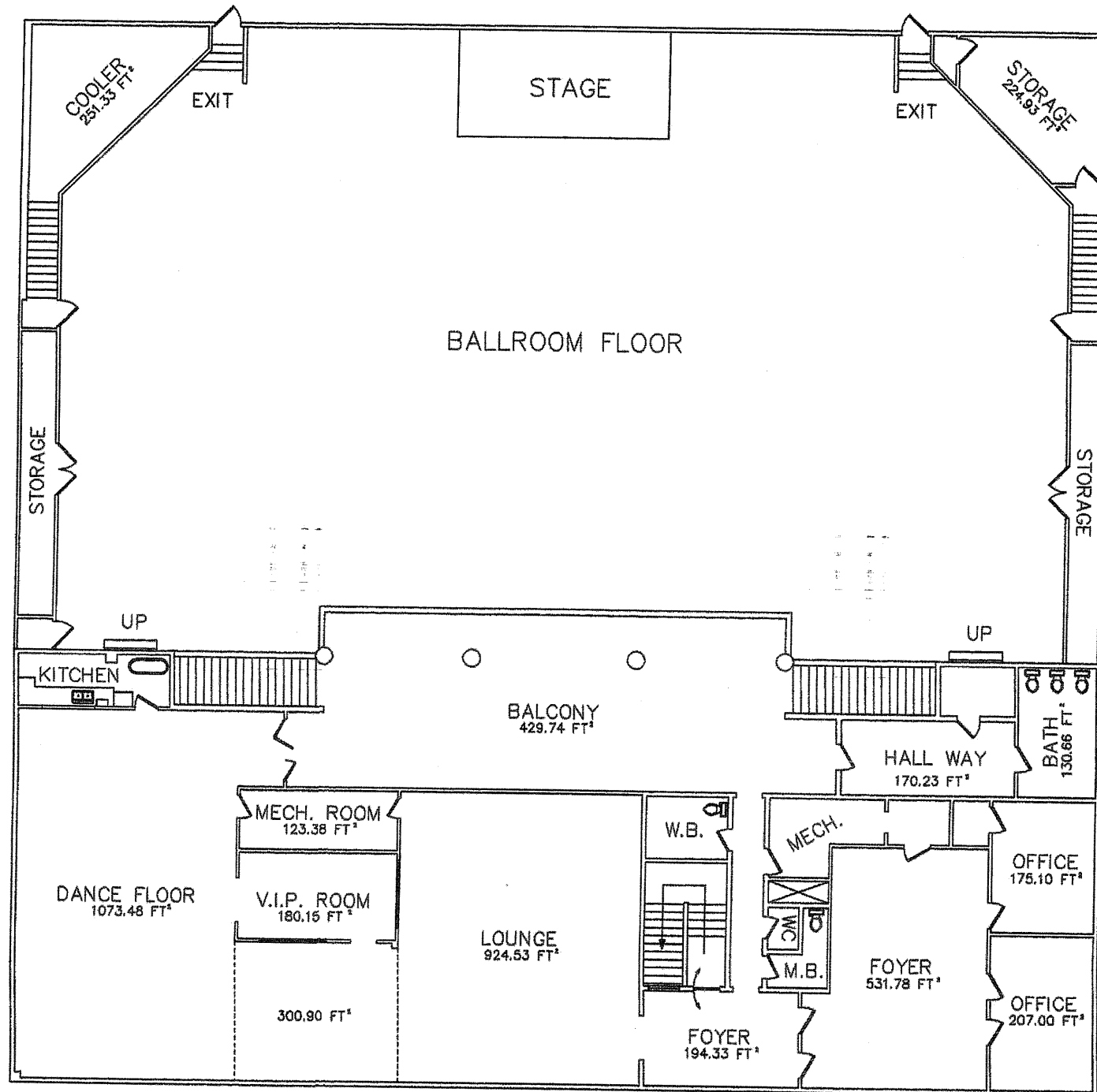
South West: CB, Commercial
North West: CB, Commercial

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.



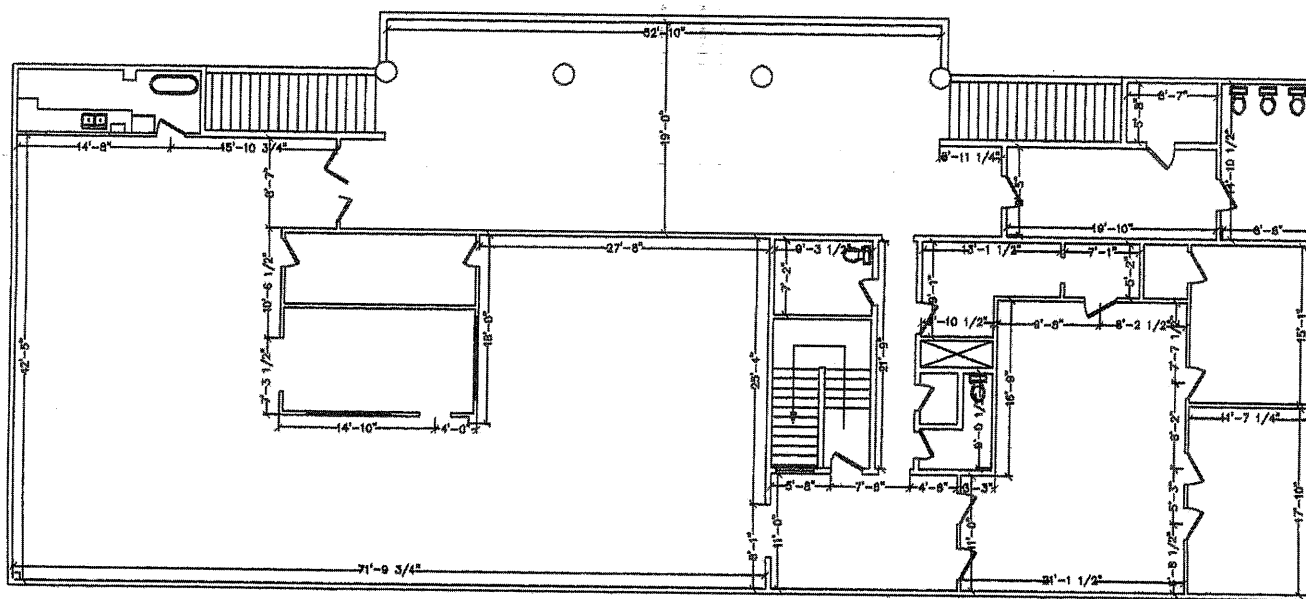
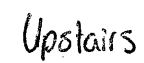
J **DESIGNS**

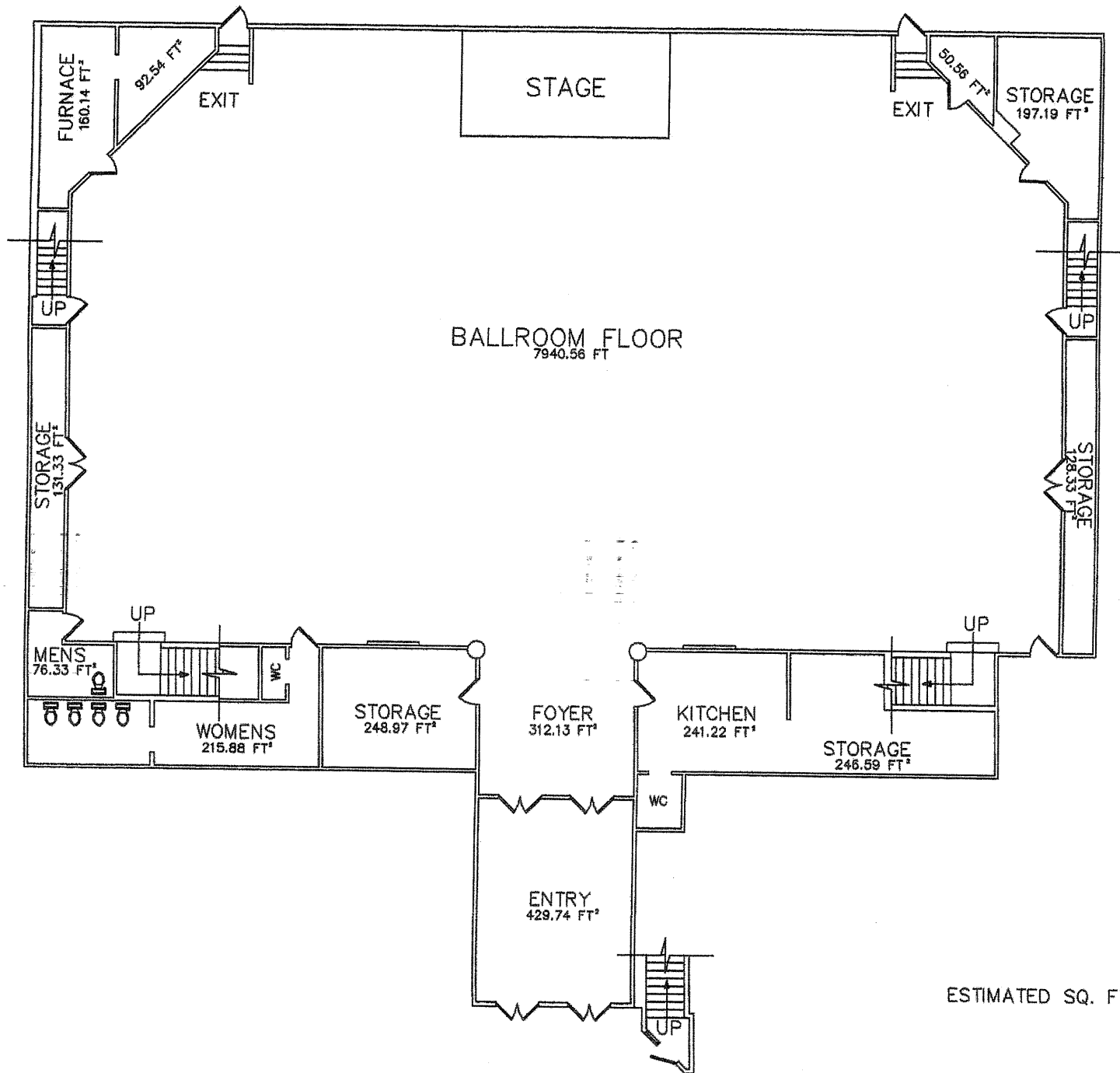
Both upstairs & downstairs

NOTES:

1. KITCHEN: 104.51 SQ. FT
2. MENS BATHROOM: 42.13 SQ FT
3. WOMENS 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**
Downstairs

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
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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
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LINKED VEHICLES

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



**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
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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, July 23, 2019
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a recommendation of approval to City Council for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. (PZ19-0085)

Time Estimate:

Ten (10) minutes for Staff and Applicant presentation; Ten (10) minutes for Commission questions, discussion, deliberation, and decision.

Background:

NA

Approval Process:

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

Budget Impact:

Regulatory Impact:

NA

History:

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (Mercantile, County Court House, etc.).

However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

Analysis:

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

Conclusion:

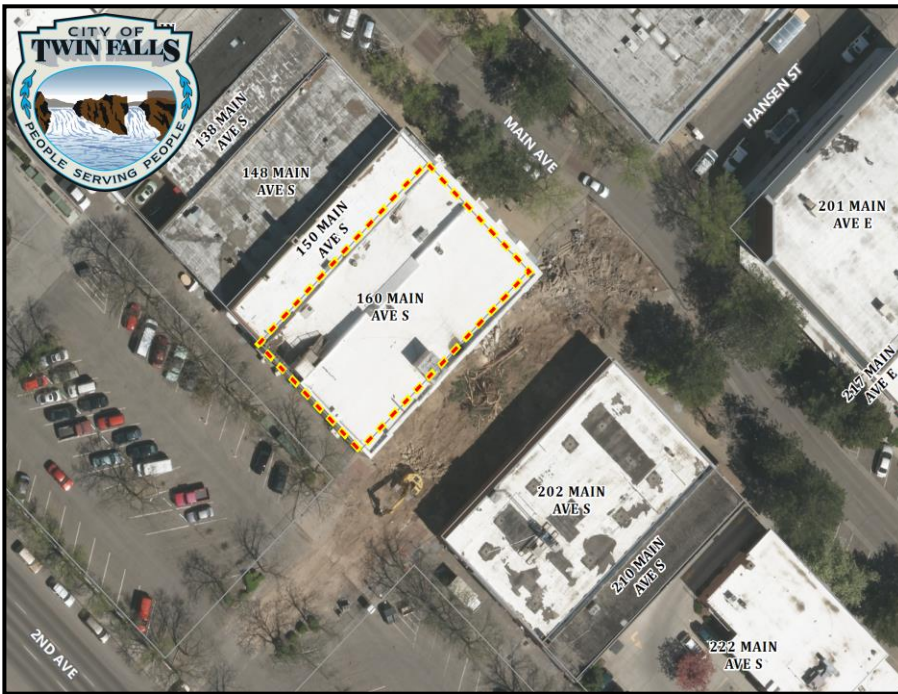
The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

If the Commission chooses to approve 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 continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of the building to include all mechanical and service equipment.

Attachments:

1. Staff Report PZ19-0085
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Area Map
5. 4 - Elevations
6. 5 - PZ19-0085 Staff Height Perspective Exhibit



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: A request for a recommendation of approval to City Council for **Additional Height** to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South.

Application: PZ19-0085
Applicant & Representative:
 OneSixty, LLC
 PO Box 2871
 Ketchum, ID 83340
 208-471-4940
 tyler@summitcreekcapital.com

Public Hearing: July 23rd 2019

Analysis

This is a request for a special use permit for Additional Height to allow a seventy-five foot (75') tall mixed use building on property located at 160 Main Avenue South. The subject property is located within the C-B (Commercial Business) Zoning District and P-1 Parking Overlay.

The applicant is seeking approval to construct a new six (6) story, seventy-five (75) foot tall mixed-use building. The future building is proposed with a mix of Retail/Office/Residential type uses. The drawing depicts building finishes of Glass, Metal, Concrete, and other common rock/stone like materials.

At seventy-five (75) feet, this building would be the tallest structure in the vicinity and will create shadows along Main Street, on adjacent buildings and potentially stretching into the Plaza.

As this is the first building of this size within the vicinity, it will change the skyline of downtown. It will create new challenges and experiences for the residents and visitors to the area. As the growth of the City progresses, similar buildings have the potential to become more commonplace.

Approval Process

A request for additional height follows the public hearing process for zoning map amendments as described in subsection 10-14-5(B) and section 10-14-7 of City Code.

The Planning & Zoning Commission shall conduct at least one public hearing in which interested persons shall have an opportunity to be heard. The Commission shall then transmit its recommendation to City Council.

After receiving the recommendation, the City Council shall conduct a public hearing, and make a final decision on the request.

History

The existing primary building on the subject property was built in 1908. Per the Engineering Department the existing building is approximately thirty-three (33) feet high.

The existing building is considered historic in nature due to the businesses and entities that conducted business within its walls over the years (*Mercantile, County Court House, etc.*). However, the building is not located within the Downtown Historic District. Therefore, the property is not required by code to adhere to the Historic Design Guidelines and Standards.

The building most recently housed the Idaho Youth Ranch, and is currently vacant.

Applicable Regulations or Codes

Per City Code 10-7-3, The council may allow greater than standard building heights with or without extra setback requirements, by following certain public hearing requirements.

Per City Code 10-10-12, No off-street parking is required within the P1 district as designated for outright permitted uses.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown." This request meets this designation and other comprehensive plan guidelines by encouraging development and infill, while also providing downtown housing options.

The 2009 Master Transportation plan identifies the surrounding 2nd Avenues as arterial roadways and the immediate Main and Hanson Streets as a local streets. Staff has determined that the adjacent roadways are sufficient to accommodate the proposed use. Therefore, staff has determined this request follows the City's comprehensive plans.

Public Hearing: July 23rd 2019

Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as

- The proposed building will be the tallest building downtown and significantly change the current downtown skyline.
- Due to the height of the building there will a significant increase in the amount of shaded area in proximity to the building.
- Due to both the commercial and residential uses which will occupy the building there will be an increase in pedestrian traffic.
- There will be an increase in vehicle traffic to and around the proposed building. However, Staff determines that the current transportation and public parking infrastructure in the 2-3 block area will be more than adequate to

accommodate the patrons of the proposed building.

mechanical and service equipment.

Conclusion

The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

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 continued compliance with the application materials and drawings submitted by the applicant.
3. Subject to the maximum height of the building to include all

Attachments

1. Vicinity Map
2. Narrative
3. Area Map
4. Elevations
5. Staff Height Perspective Exhibit
6. Photos

VICINITY MAP

0 Feet 200



-  P1 Overlay
-  P3 Overlay
-  C-B
-  O-T

Current Zoning: C-B

Comprehensive Plan:
Downtown

Surrounding Zoning Designations & Land Use(s)

North: C-B, Office

South: C-B, Retail

Existing Land Use: Vacant
Building

Proposed Land Use: Mixed Use
Building with Additional Height

East: C-B, Downtown Commons

West: C-B, Parking Lot

Applicable Regulations

10-7-3, 10-10-12

Additional Height Application
OneSixty, LLC
160 Main Avenue South, Twin Falls, ID
Written Statement

OneSixty, LLC is seeking permission to build a 75' tall mixed-use building at 160 Main Avenue South on property currently owned by the Twin Falls Urban Renewal Agency. This height would be to allow for a ground floor of commercial/retail space, a second floor of commercial/office space, and four floors of residential, for-lease units. The additional floors and units of residential would provide more downtown housing at a slightly reduced cost per unit, increasing the financial viability of the proposed project. As this project is located downtown, the developers of OneSixty feel that the height is appropriate for the location and will add to the character of downtown in a positive way. The additional residential units will bring more residents to the downtown area to serve businesses and contribute to the vitality of the downtown community.

OneSixty

Project Design:

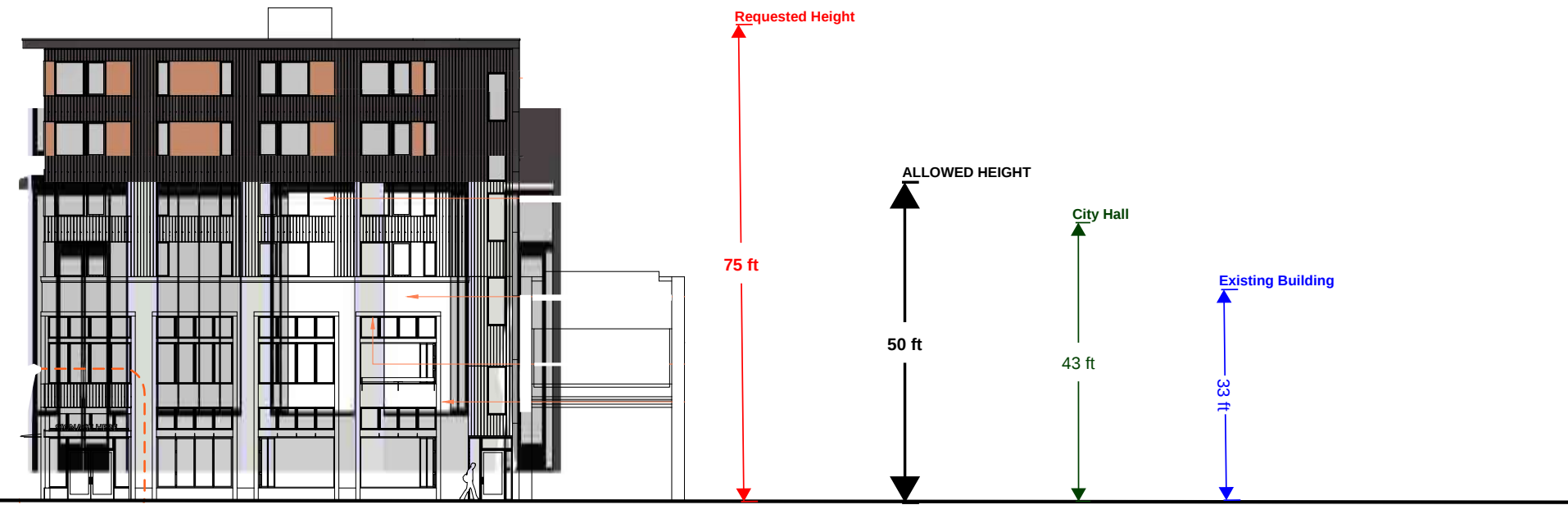
160 Main Avenue South, Twin Falls, Idaho





PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

NORTH ELEVATION



PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

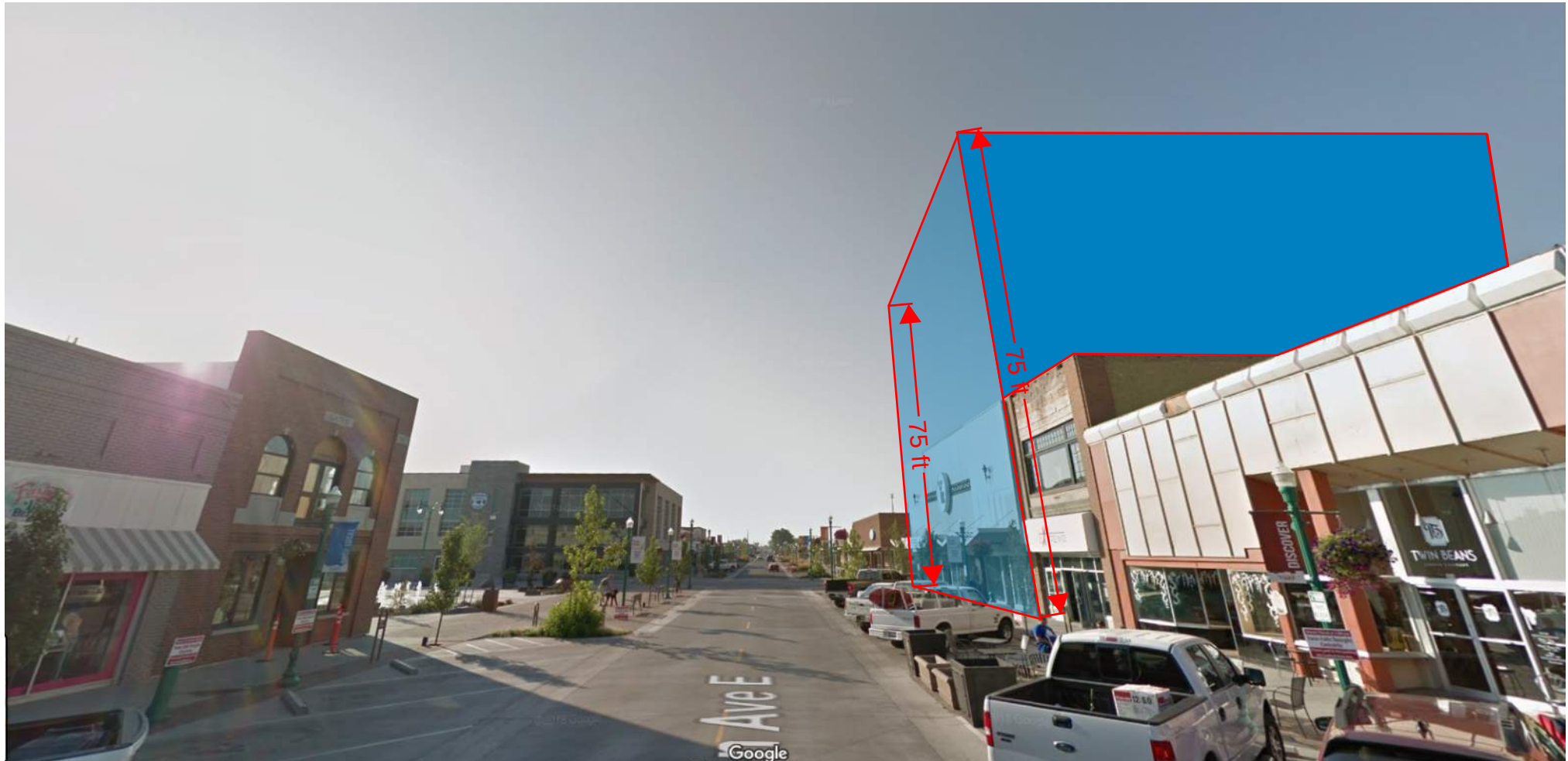
"Traveling westward on Hansen"



All MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling southward on Maine Avenue East"



ALL MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling Eastward on Hansen"



ALL MEASUREMENTS ARE APPROXIMATE

PZ19-0085, Staff Exhibit #5 - Height Perspective Exhibit

"Traveling Northward on Main Avenue East"



ALL MEASUREMENTS ARE APPROXIMATE