



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 13, 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
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting: July 23, 2019 & August 7, 2019
 - b) Approval of Findings of Fact and Conclusions of Law:
 - Radio Rondevoo SUP
- 3) Items of Consideration
 - a) **ACTION ITEM:** Request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)
By: Steve O'Connor, City Planner
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)
By: Brock Cherry, City Planner
- 5) Upcoming Meeting(s)
 - a) Tuesday, August 27, 2019
- 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, 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

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

Members Present: Titus, Hawkins, Perez, Bolton, Detweiler, Hansen

Staff Present: Spendlove, Cherry, Nope, Vitek, Ebersole

2) Consent Calendar

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

Motion passed 4-0-2.

a) Approval of Minutes from the following meeting: July 9, 2019

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

- Jason Reading SUP
- Brett Thompson SUP

3) Public Hearings

a) 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)

Staff Presentation:

PZ Director Spendlove presented the 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)

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.

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

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.

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

PZ Commission Questions:

- Commissioner Perez asked if there are other businesses that close at midnight and the comparison of issues with those businesses and Radio Rondevoo.
- PZ Director Spendlove stated there are other businesses in the area that close at 1:00 am that don't have the same call volume.
- Commissioner Bolton asked if condition #4 means if there is a one-time violation to the SUP that it will be revoked.
- PZ Director Spendlove stated it is a notice that it is possible to revoke the SUP with one violation.
- Commissioner Perez asked to review the revocation process.
- PZ Director Spendlove explained the revocation process.
- Commissioner Bolton asked if there are other businesses in area open until 1:00 am.
- PZ Director Spendlove stated he doesn't believe there are other close businesses that stay open late, but there may be businesses open later that are down the block.
- Commissioner Hansen asked about the history of police calls.
- PZ Director Spendlove stated the new owner has owned the property for a while. This is the latest history, once staff engaged with owner regarding calls and violations to the current SUP.

Applicant Presentation:

Alex Castaneda, applicant, presented his 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. He stated he purchased the business eight (8) years ago, but has been involved with property through three (3) ownerships. Regarding the December 7 incident - random lady showed up to the center and left. The police were called out for underage drinking. Per Mr. Castaneda all guests were of age. He has asked for the police reports and footage from city. The events cater to family events - weddings, quinceaneras. He explained the May event in questions was the Canyon Ridge HS all night grad party. He stated the old SUP didn't have these conditions and the events ending at 1:00 am. He disagrees with representation by staff that the city starting looking at issues in March. He stated he feels harassed by local police. He is now working things out with city staff and understands the conditions of this SUP. He stated he is not asking for more than how he has been currently operating.

PZ Commission questions/comments:

- Commissioner Bolton asked if all events are privately rented events and are IDs checked when alcohol is served.
- Mr. Castaneda stated the security and bar staffs are instructed to check ID when patrons are served.
- Commissioner Bolton asked if the parking lot behind the business is owned by event center or is it a public lot.
- Mr. Castaneda stated the parking lot is private to event center.
- Commissioner Bolton asked if there are external security for the parking lots.
- Mr. Castaneda stated they are policed and cleaned by security. He stated he has an agreement with the school district to share their parking lots during off hours. He stated he has a crew that cleans parking lots.
- Commissioner Perez asked about the May incident being an all-night school event. Will this type of event still be allowed?
- Mr. Castaneda stated it was a Canyon Ridge HS event. He stated that staff encouraged him to come back for separate type of request for those special events.
- Commissioner Perez stated she is not aware of the juvenile curfew rules. Is it okay for juveniles to be out late if there are parents at the event.
- City Attorney Nope stated that a parent or legal guardian can be there with an underage child after curfew, City Code 6-6-4.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Hawkins stated he is in favor of this request and believes the facility has controls and security and is in line with City Comprehensive Plan.
- Commissioner Hansen stated he has an issue that after the applicant was informed in March of violations to the current SUP, there continued to be incidents after that discussion. He stated he can't support the request because the applicant did not abide by it after discussion with staff.
- Commissioner Perez stated she read that the person who rented the venue wasn't aware of the hours. She asked if a condition can be added that renters have to be aware of the operating hours.
- PZ Director Spendlove stated that is why condition #4 is on the SUP. It gives clear consequences of violation.
- Commissioner Detweiler stated he believes the applicant is trying to get into compliance and will abide by the 1:00 am closing time. He believes with the revocation condition, he thinks the owner will comply. He is in favor of the SUP.
- Chairperson Titus believes Commissioner Hansen is fair with his assessment, but believes the applicant is trying to get in compliance and the current violations aren't detrimental to other businesses. It also speaks that there is no opposition by the public to this request.

Motion:

Commissioner Hawkins made a motion to approve the Special Use Permit to allow an indoor recreation facility with extended hours of operation on property located at 241 Main Ave West, with staff recommendation. Carolyn Bolton seconded the motion.

Motion approved by a vote of 5 to 1.

- b) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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.

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.

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.

First two floors are retail, and top floors office and residences.

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.

This request is in line with Comprehensive plan. Staff has done an analysis of area for parking. With the current parking areas, there will be enough parking for patrons.

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.

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.

PZ Commission Questions/Comments:

- Commissioner Detweiler asked about other residential dwellings downtown and parking for them.
- PZ Director Spendlove pointed out there are other residences in the downtown area now.
- City Planner Cherry stated staff believes there is adequate parking.
- Commissioner Hansen asked if the city has looked at adding additional height requirements.
- PZ Director Spendlove stated the height code was changed to fifty feet (50') in certain zones 4-5 years ago. This is a current conversation with the code rewrite.
- Commissioner Hawkins asked what the logic behind additional height is.
- PZ Director Spendlove stated as growth happens, the city needs to look at ways to accommodate it.
- Commissioner Perez asked if the shadow would affect kids playing at The Commons across the street.
- City Planner Cherry stated there will be some type of shading due to the increase height.
- Commissioner Detweiler asked if Gemstone Climbing facility is over fifty feet (50') tall.
- PZ Director Spendlove stated the Columbia Bank building measures at fifty-three feet (53') tall. Gemstone Climbing Center is under fifty feet (50') tall.

Applicant Presentation:

Fran Florence, representing applicant, presented the request for a recommendation of approval to City Council for additional height to allow a 75' tall mixed use building on property located at 160 Main Avenue South c/o of OneSixty LLC. He explained the request is for seventy-five (75') feet tall, but staff recommended asking for further height for mechanical and service equipment, with seventy-five (75') feet

for the structure + ten (10') feet for equipment. He stated he is excited for the repurpose and revitalization effort for downtown. URA is supportive of growth revitalization. He gave examples of other businesses that have worked to revitalize downtown. He explained the reasons for request for additional height. This building fits the needs of the city. He requested a modification to the language to add ten (10') feet for mechanical and service equipment.

PZ/Questions & Comments:

- Chairperson Titus asked for clarification of the existing request and what they are now requesting.
- Mr. Florence clarified the modification to the request.

Public Hearing: Opened

- Citizen Dan Brizee stated he is local downtown business owner, and a past member of URA. He is an advocate for downtown growth. He addressed some of the concerns and questions of Commission. He believes housing is an intricate part in the revitalization of downtown. He stated there is a lot of housing in downtown, mostly on the 2nd floor of buildings. He stated he is for this request and believes this is a good thing for the growth of downtown. He stated that the organizers of Twin Falls Tonight would like more shade for their summer concerts.
- Citizen Eric Watte, stated he supports this request. He owns hotels in downtown, and feels this is a good way of trying to improve downtown.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hansen stated he is in favor of this request. With the growth of the city, there is a need for additional height.
- Commissioner Bolton stated she is also in favor of the request and believes this is keeping with comprehensive plan. She likes the idea of residential in downtown and the mixed use of the proposed structure. She believes this will add to downtown. DT asked for cleanup of how to amend condition.
- PZ Director Spendlove provided verbiage for the amendment to condition #3.

Motion:

Commissioner Hansen made a motion to amend condition #3 to read - subject to mechanical, service, or other structural equipment extending no more than ten (10) feet above the height of the structure. Commissioner Perez seconded the motion for the amendment.

Unanimously approved

Discussions Followed:

- Commissioner Detweiler stated he has mixed feelings on the building height, but believes this request is positive for the beautification and growth of downtown.
- Chairperson Titus stated since there is no public opposition or concerns, she feels this is something the public is wanting for downtown.

Motion:

Commissioner Perez made a motion to recommend 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, as presented, with the amendment to condition #3 and staff recommendations. Commissioner Hawkins seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

- a) Wednesday, August 7, 2019 at 12:00 pm (Worksession)
Tuesday, August 13, 2019 at 6:00 pm

5) Adjournment

The meeting adjourned at 7:08 pm.

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Minutes

Wednesday, August 7, 2019, 12:00 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

Commissioner Bolton called the meeting to order at 12:03 PM

A quorum was present.

Members Present: Perez, Hawkins, Detweiler, Bolton, Higley

Staff Present: Spendlove, O'Connor, Ebersole

2) Consent Calendar

Consent Calendar moved to next meeting on August 13, 2019.

- a) Approval of Minutes from the following meeting: July 23, 2019
- b) Approval of Findings of Fact and Conclusions of Law:
 - Radio Rondevoo SUP

3) General Training

Title 10 Code Rewrite

PZ Director Spendlove presented the training on the Title 10 Code Rewrite, Core Draft #3.

The four governing principles of the code rewrite is to align with comprehensive plan, simplify the process for applicants, update land uses, and make user friendly.

The Planning and Zoning staff has had discussions with various groups regarding the code rewrite.

Commissioner Perez asked if there is a possibility of flow diagrams to make the code more user friendly.

PZ Director Spendlove stated flow diagrams would work well for some zoning permit processes, while also making them available online. He stated that Sterling Codifiers is the company who hosts our code online.

City Planner O'Connor stated with the final drafts, he will put it in Adobe End Design being able to create smart aspects to the documents.

Commissioner Higley likes the idea of flow charts for processes and the different types of land uses. He asked where the amendments to the codes will be added in later.

PZ Director Spendlove stated they would be new ordinances and they would replace the old ones. He stated the tables show the simplification of categories.

The commission stated they do not want to sacrifice safety and accessibility for easier access to property for business owners.

PZ Director Spendlove stated the Sign code has been rewritten significantly.

City Planner O'Connor gave an overview of the changes. He stated the classifications have been simplified to four categories: Commercial Temporary, Commercial Permanent, Residential Temporary or Residential Permanent. The size regulations for signs are specific to zone.

Discussion followed regarding whether or not off site commercial temporary signs should be allowed on private property or in the city right of way in the residential zone.

4) Upcoming Meeting(s)

a) Tuesday, August 13, 2019

5) Adjournment

The meeting adjourned at 1:41 PM

Kelli Ebersole, Administrative Assistant



**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. PZ19-0043

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **July 23, 2019** to **Alex Castaneda** whose address is **241 Main Avenue West** to allow extended retail hours on property located at 241 Main Avenue West and legally identified with the following Parcel ID: **RPT0001101005AA**

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 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. The SUP will repeal and replace SUP #0805.

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>Alex Castaneda</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 23, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow extended retail hours on property located at 241 Main Avenue 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 extended retail hours on property located at 241 Main Avenue West.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: July 4, 2019.
3. The property in question is zoned CB DHD P-1 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Downtown 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 northeast, Commercial; to the southwest, Commercial; to the southeast, Commercial; and to the northwest, Commercial.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-7, 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 extended retail hours on property located at 241 Main Avenue West is consistent with the purpose of the CB DHD P-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 for the purpose of Public Notice Text 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 extended retail hours on property located at 241 Main Avenue 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.
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. The SUP will repeal and replace SUP #0805.

APPLICATION # **PZ19-0043**



Date: Tuesday, August 13, 2019
To: Planning and Zoning Commission
From: Steve O'Connor, City Planner

ACTION ITEM

Request:

Request for approval of a preliminary plat for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North, c/o EHM Engineers, Inc. on behalf of Gary N. Nelson & Co. (PZ19-0103)

Time Estimate:

10 to 15 minutes between applicant and staff.

Background:

N/A

Approval Process:

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

The Cedar Park PUD was recorded in 1997, and the development has been built out since. The 4.55 acres of this plat is the last of the residentially zoned area of the Cedar Park PUD.

Analysis:

This is a request for approval of the Preliminary Plat for Cedarpark No. 12, a 4.55-acre subdivision located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

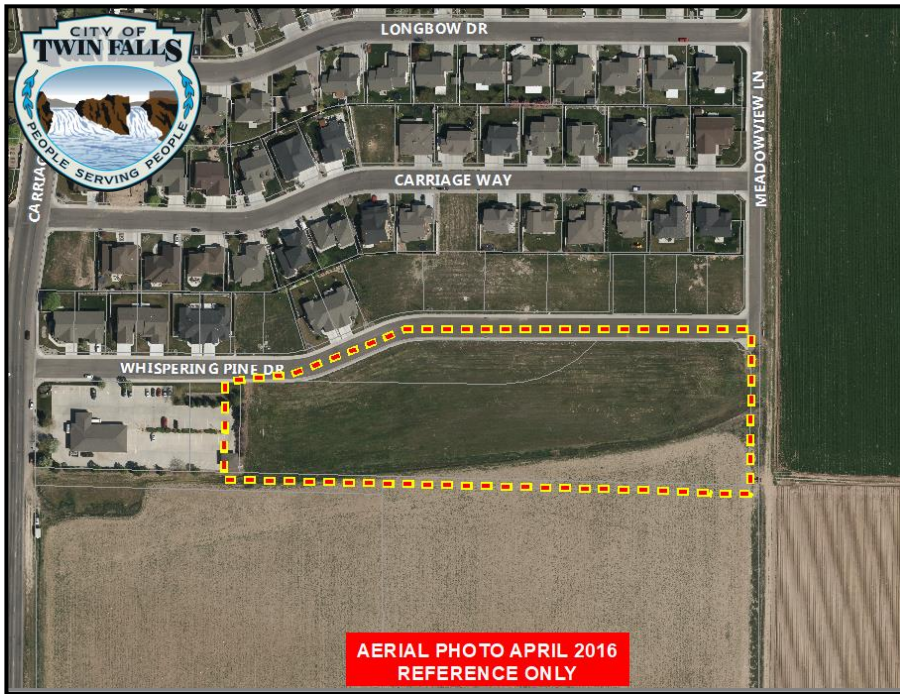
Conclusion:

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

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

Attachments:

1. Staff Report PZ19-0103
2. 1 - Vicinity
3. 2 - Preliminary Plat
4. 3 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: Approval of a **Preliminary Plat** for the Cedarpark Subdivision No. 12, PUD, located at the southwest corner of Whispering Pine Dr. and Meadow View Ln. North.

Application: PZ19-0103

Applicant:

Gary N. Nelson & Co.
 c/o EHM Engineers, Inc.
 621 North College Rd.
 Twin Falls, ID 83301
tvawser@ehminc.com
 208.734.4888

Public Meeting: August 13th, 2019

Analysis

This is a request for approval of the Preliminary Plat for Cedarpark No. 12, a 4.55-acre subdivision located at SW corner of Whispering Pine Dr. and Meadowview Ln. N.

This preliminary plat complies with the standards as outlined in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding R-4 zoning development standards, and the 2016 comprehensive plan. All general criteria for approval have been met, per State Statute 50-13.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or wastewater services. The plat indicates that each lot will be connected to the City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed.

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

approved, may the plat be recorded and lots sold for development.

Approval Process

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

History

The Cedar Park PUD was recorded in 1997, and the development has been built out since. The 4.55 acres of this plat is the last of the residentially zoned area of the Cedar Park PUD.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood." Therefore staff has determined this request complies with the 2016 comprehensive plan.

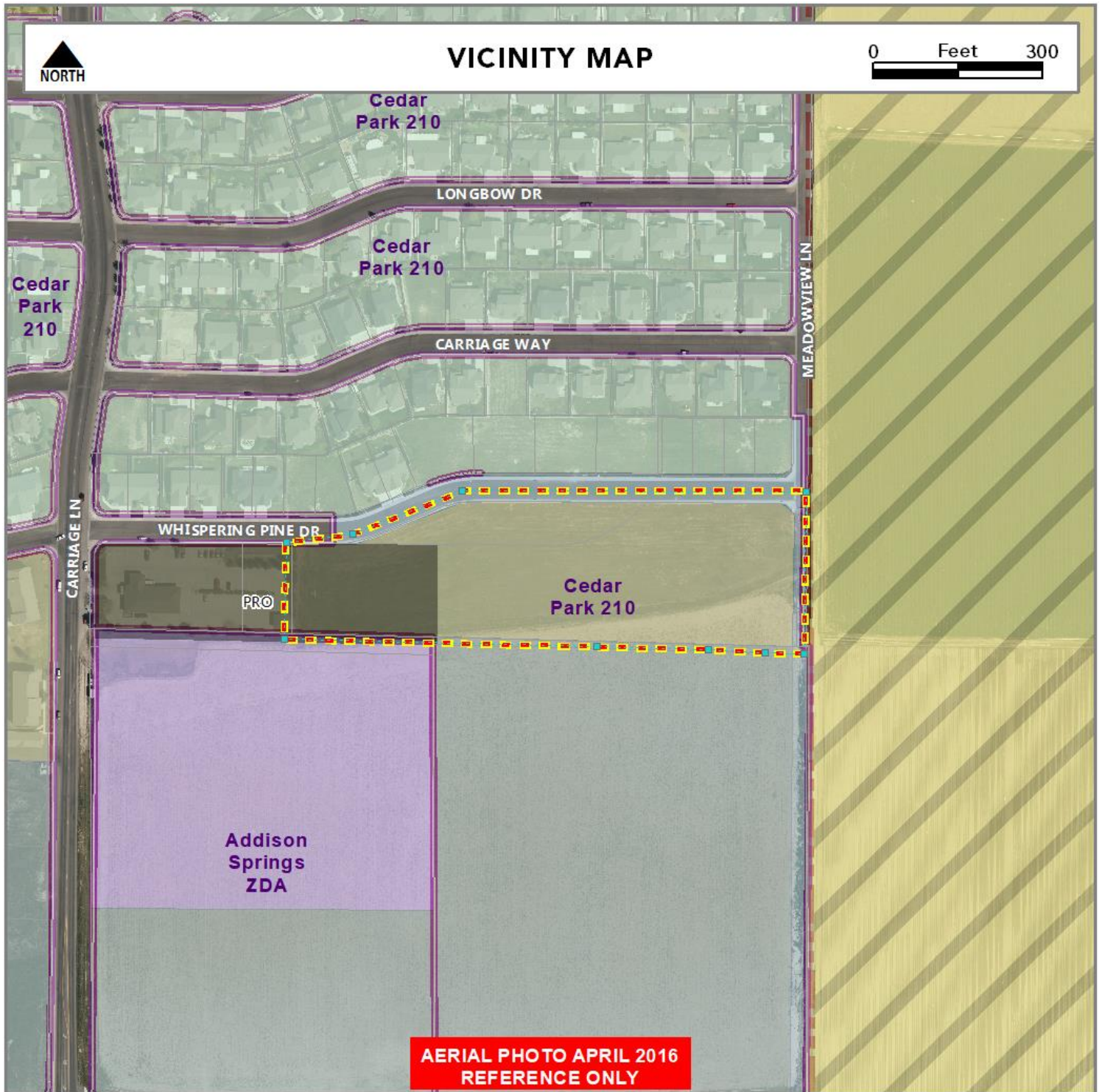
Conclusion

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

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

Attachments

1. Vicinity Map
2. Cedarpark No. 12 Preliminary Plat
3. Photos



	PRO		R-2	Current Zoning: R-4 PUD & R-4 PRO PUD	Existing Land Use: Vacant
	PUD		R-4	Comprehensive Plan: Town Neighborhood	Proposed Land Use: Residential
Surrounding Zoning Designations & Land Use(s)					
	C-1		R-6	North: R-2 PUD; Residential	East: Meadowview Ln. N.; R-2 AOI: Ag
	AOI			South: C-1 PUD, Multi-family Development	West: R-4 PRO; Religious Facility
Applicable Regulations					
10-1-4, 10-1-5, 10-4-5, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13					





Date: Tuesday, August 13, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, Planning & Zoning

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue c/o EHM Engineers, Inc. on behalf of Shannon Troop/Estella Evans. (PZ19-0090)

Time Estimate:

15 - 20 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:

Regulatory Impact:

N/A

History:

The subject property is currently vacant and has been utilized for temporary functions by the prior property owner, Swensen's Market.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 161 Addison Avenue. The subject property is located with the C-B (Commercial Business) Zoning District.

The anticipated hours of operation will be between 4:00 AM and 12:00 AM seven (7) days a week. The business will also be open on Holidays. The business will employ approximately fifteen (15) to twenty (20) employees. Per the applicant traffic volumes are estimated at thirty-five (35) vehicles per hour or a maximum of six-hundred and sixty-five (665) vehicles per day.

The site plan provided by the applicant illustrates a drive through with an escape lane that is at least nine feet (9') wide and a stacking lane which will facilitate at least five (5) vehicles from the first stopping point.

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. Staff Report PZ19-0090
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow a drive through facility and extended retail hours at 161 Addison Avenue.
 Application: PZ19-0090
 Applicant & Representative:
 Shannon Troop & Estella Evans c/o
 David Thibault, EHM Engineers
 621 North College Road, Ste. 100
 Twin Falls, Idaho 83301
 208-734-4888
 dthibault@ehminc.com

Public Hearing: August 13th 2019

Analysis

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 161 Addison Avenue. The subject property is located within the C-B (Commercial Business) Zoning District.

The anticipated hours of operation will be between 4:00 AM and 12:00 AM seven (7) days a week. The business will also be open on Holidays. The business will employ approximately fifteen (15) to twenty (20) employees. Per the applicant traffic volumes are estimated at thirty-five (35) vehicles per hour or a maximum of six-hundred and sixty-five (665) vehicles per day.

The site plan provided by the applicant illustrates a drive through with an escape lane that is at least nine feet (9') wide and a stacking lane which will facilitate at least five (5) vehicles from the first stopping point.

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

The subject property is currently vacant and has been utilized for temporary functions by the prior property owner, Swensen's Market.

Applicable Regulations or Codes

Per City Code 10-4-7.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-4-7.2, A SUP is required in the C-1 Zone for retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

Per City Code 10-10-10, An drive-through shall provide five (5) stacking spaces from first window, order board, or other stopping point. An escape lane

shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

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

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow with Us" designates this area as "Neighborhood Commercial". The "Neighborhood Commercial" designation seeks to provide supporting and small-scale commercial for surrounding neighborhoods.

The 2009 Master Transportation plan identifies the roadway (Addison Avenue) immediately adjacent to the subject property as an arterial roadway. Arterial roadways are designed to facilitate high volumes of traffic.

Therefore, staff has determined this request is in compliance City comprehensive plans.

Public Hearing: August 13th 2019

Potential Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on an 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.

Thus, Staff nor the Applicant anticipate any significant increase of detrimental impacts from this request on the surrounding properties.

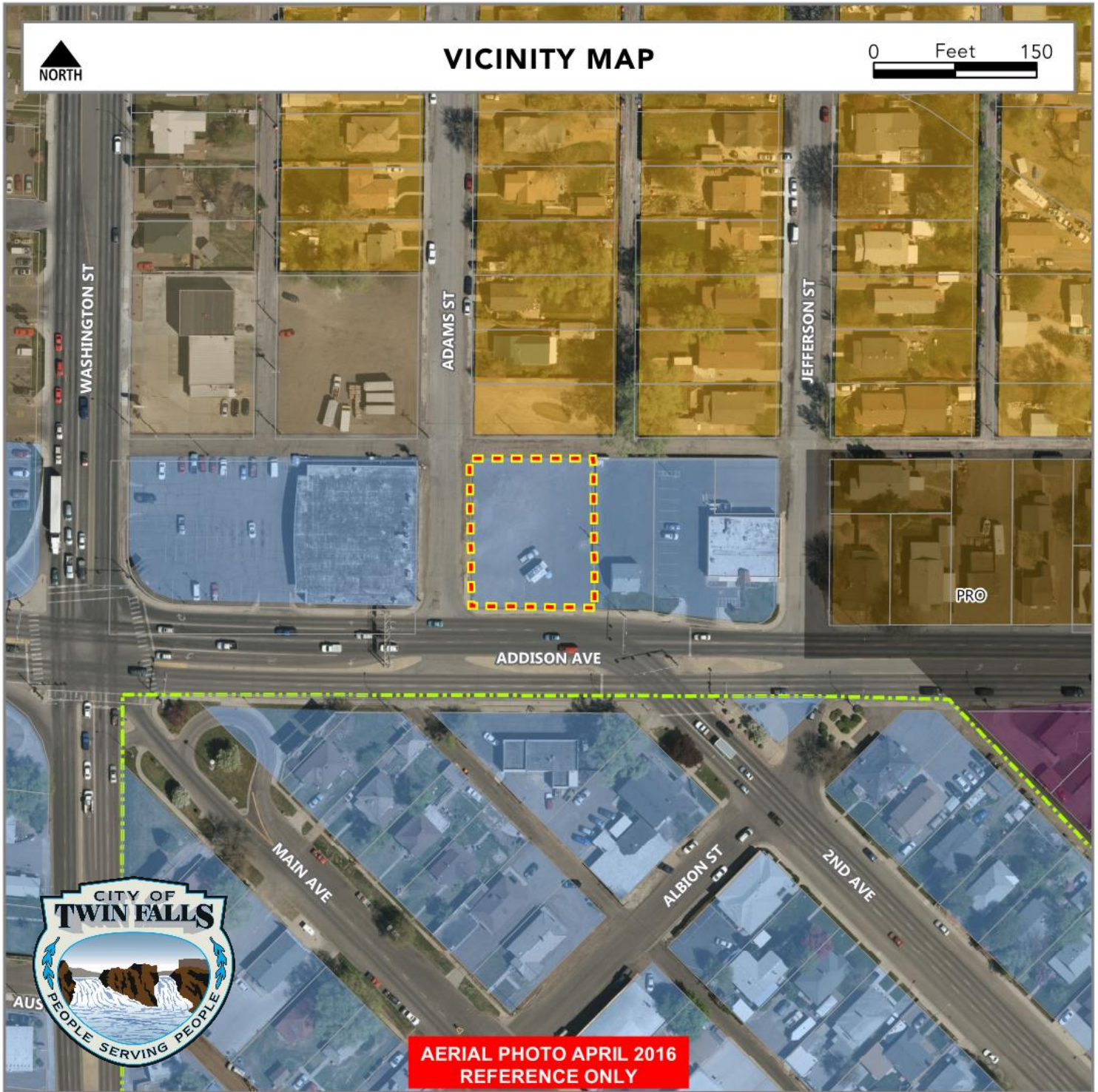
Conclusion

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. Elevations
5. Photos



- | | | | |
|--|------------|--|-----|
| | P2 Overlay | | C-B |
| | PRO | | R-4 |
| | C-1 | | R-6 |

Current Zoning: C-B
 Comprehensive Plan:
 Neighborhood Commercial

Existing Land Use: Vacant Lot
 Proposed Land Use: Eating Place
 with a Drive Through and Extended
 Hours.

Surrounding Zoning Designations & Land Use(s)

North: R-4, Vacant Lot	East: C-B, Vacant Building
South: C-B, Retail (Bicycle Shop)	West: C-B, Retail (Grocery)

Applicable Regulations

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

Supplemental Information For THE HUMAN BEAN COFFEE SHOP Special Use Permit Request

This information has been prepared in support of the Special Use Permit Request for The Human Bean Coffee Shop to operate a drive-up coffee sales facility at the corner of Addison Ave. W. and Adams St. in Twin Falls, Idaho.

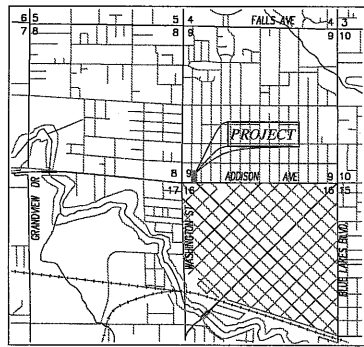
Generally this coffee sales facility will operate between the hours of 4 AM and Midnight. It is anticipated that The Human Bean Coffee Shop will be open seven days a week and open on the holidays. The coffee shop is to gain access from Adams Street, and then enter the site with appropriate car stacking available within the interior of the site. Traffic volumes are estimated at serving 35 vehicles per hour or a maximum of 665 vehicles per day. The operation will employ between 15 and 20 employees working in shifts to manage the planned hours of operation.

Consideration given to noise, glare, odor, fumes and vibration to adjoining properties expected to be minimal. The noise generated from the site will be related to the vehicular traffic utilizing the facility. It is anticipated that a majority of the patronage will be from the pass-by traffic that already exists along Addison Ave. W. (State Highway), a primary arterial within the City of Twin Falls. The neighbors to the east and west operate commercial and professional businesses while the neighboring property to the north is a vacant/undeveloped residential lot. Additional noise impact will be realized from ordering and speaker systems related to drive-thru ordering equipment. These impacts are expected to be minor, as the projection of sound should be limited by the presence of vehicles with motors running in front of the speakers and the open spaces of separation which exists at the site.

Impacts from glare, odor, fumes, and vibration are expected to be minor and similar to other retail sales and drive-thru facility impacts. There are many such facilities established along Addison Ave. W. which are presently operating without incident.

This proposed use is compatible with the neighboring properties as the proposed coffee shop is a retail business located immediately east of the Swenson's Food Market. Additionally, the gateway arterial street (Addison Ave. W.) is designed and intended to carry the highest traffic volumes, so placement of the coffee shop in proximity is good planning. There is a doctor's office immediately east of the subject property which should not be heavily impacted by the project. In the past food truck sales of meals has occurred on the property without significant impact to the neighboring residential to the north. Across the street to the south is the Spoke and Wheel Bike shop which is not expected to experience any significant impacts related to the operation of the coffee shop.

VICINITY SKETCH:

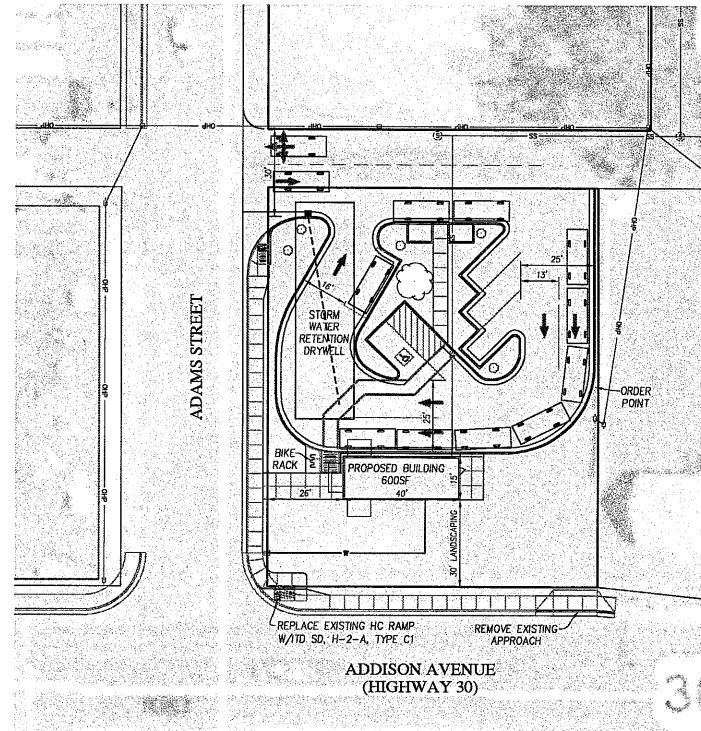


DRAINAGE CALCULATIONS:

TOTAL SITE AREA (INCLUDING ALLEY) = 17,854 SF	
IMPERVIOUS	11,788 * 1.6/12 * 0.93 = 1,493 cf
LANDSCAPING	6,066 * 1.6/12 * 0.25 = 202 cf
RETENTION REQUIRED	= 1,693 cf
RETENTION DRYWELL (20'x75'x12DEEP)	= 1,800 cf

LANDSCAPING REQUIREMENTS:

TOTAL LOT AREA (INCLUDING ALLEY)	15,594 SF * 3% = 468 SF
PARKING AREA	4,206 SF * 10% = 421 SF
TOTAL LANDSCAPING PROVIDED	8,137 SF
GATEWAY LANDSCAPING (30'x113')	= 3,390 SF
LANDSCAPING PROVIDED	2,678 SF
REQUIRED TREES	1 PER 500 SF LANDSCAPING 1 TREES
REQUIRED SHRUBS	1 PER 100 SF LANDSCAPING 5 SHRUBS



EHM Engineers, Inc.
 BUILDING THE FUTURE WITH FOUNDATION OF EXCELLENCE
 Engineers / Surveyors / Planners
 621 North College Road, Suite 100 Twin Falls, Idaho 83301
 P (208) 734-4888 Fax (208) 734-6949 web ehm.com

SITE LAYOUTS for the HUMAN BEAN

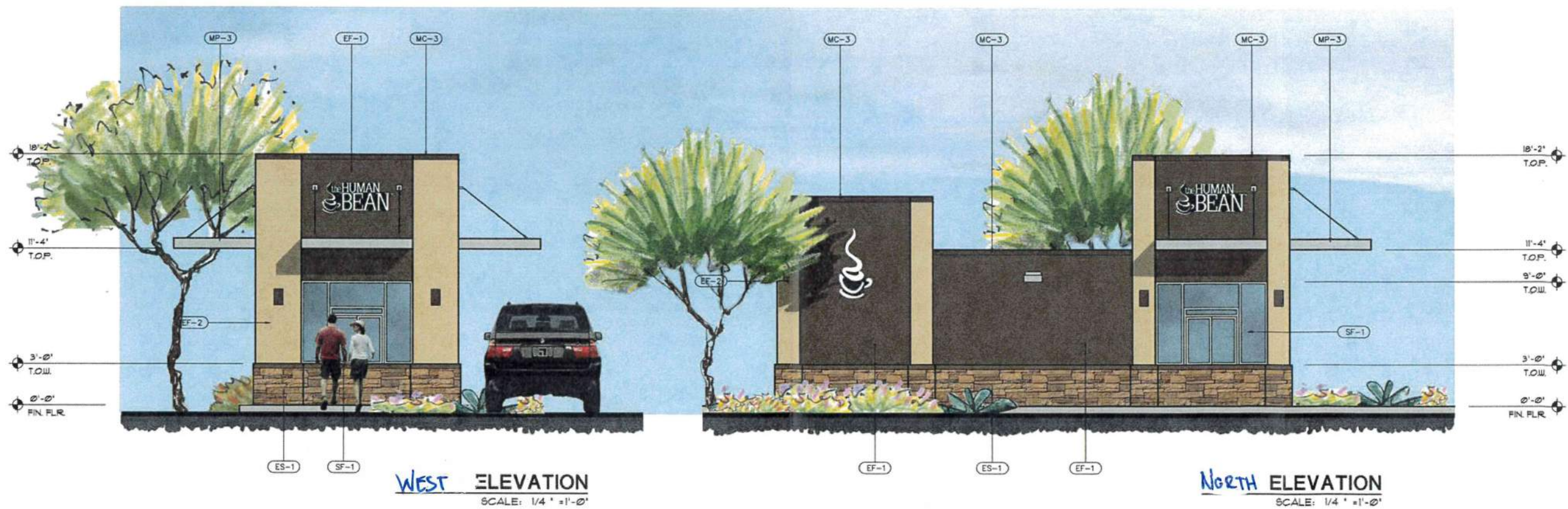
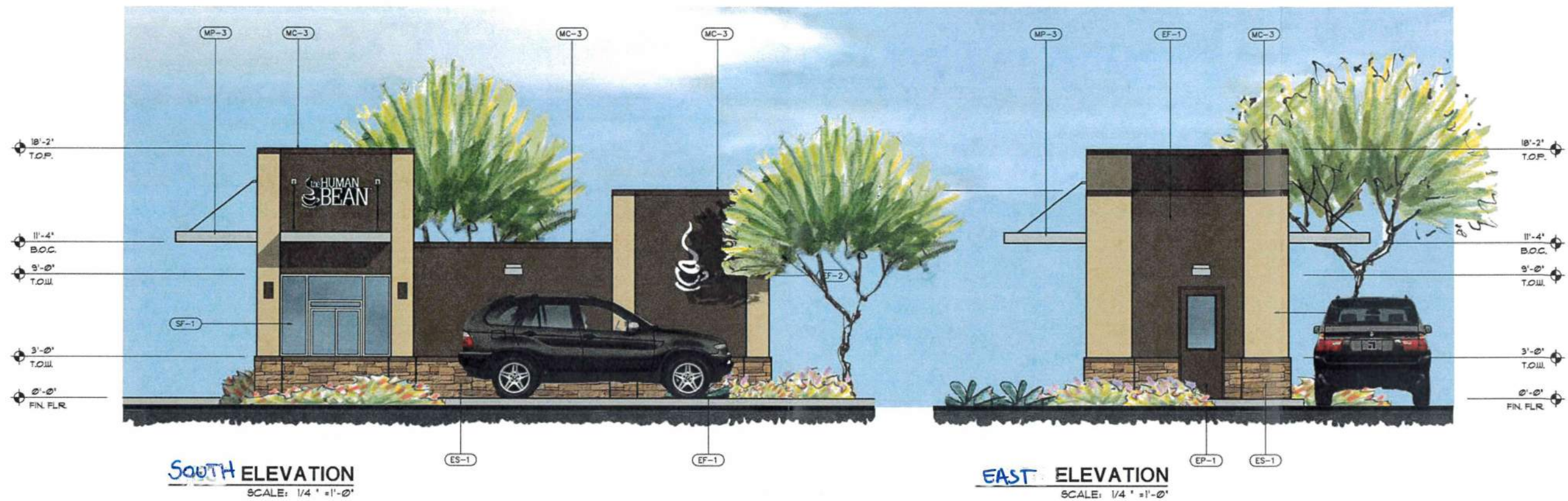
REVISIONS

DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND DIMENSIONS AT
 THE JOB SITE AND NOTIFY THE
 ENGINEER OF ANY DISCREPANCY
 BEFORE BEGINNING OR
 FABRICATING ANY WORK.

STAMP

APPROVED _____
 DESIGN D. THURMAULT
 DRAWN J. SKEEN
 DATE 6/27/2019
 SCALE AS SHOWN
 SHEET NO. 202-19 CIVIL
 SHEET







SE Corner Looking NW



SW Corner Looking NE



NW Corner Looking SE



NE Corner Looking SW



Date: Tuesday, August 13, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals on property located at 727 2nd Avenue South c/o Nicholas Gursslin. (PZ19-0091)

Time Estimate:

15 - 20 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 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:

N/A

Regulatory Impact:

N/A

History:

The primary building on the subject property was built in 1940 and housed various uses. The most recent use was for a sign shop.

Analysis:

This is a request to allow "Sporting Vehicle and Motorcycle Service, Repair, Sales and/or Rentals" located at 727 2nd Avenue South. The subject property is zoned Commercial Business and P-2 Parking Overlay.

The applicant intends to engage in the repair and installation of accessories on motorcycles while also

providing a small retail storefront for purchasing accessories and clothing. The applicant also wishes to have the option of selling a limited number of motorcycles.

Employees will consist of one full-time technician and two part-time employees. The applicant anticipates an average of ten (10) visitors a day depending on the riding season.

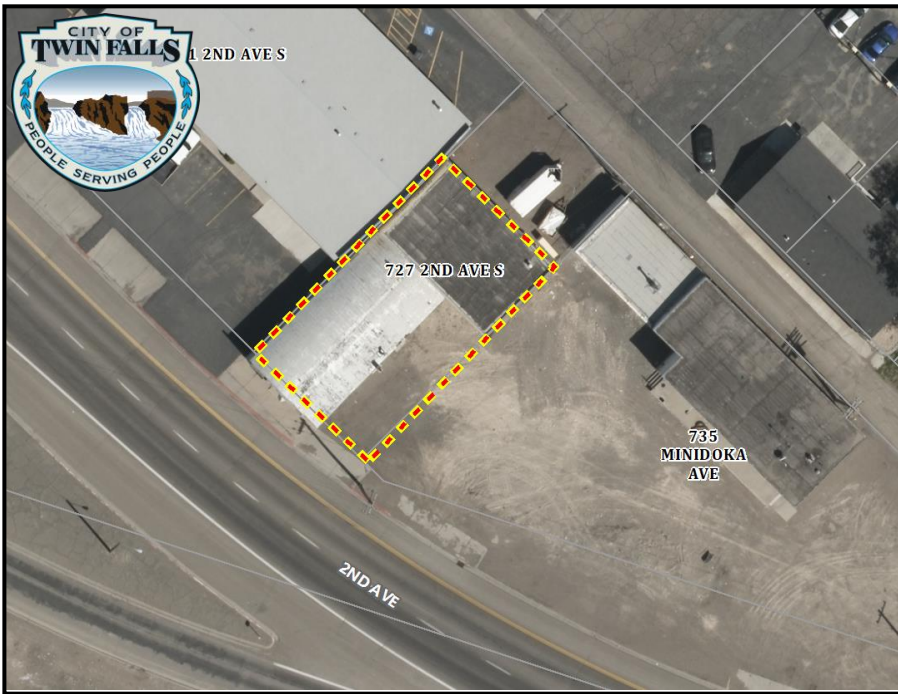
Conclusion:

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. SUP Staff Report PZ19-0091
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to allow "Sporting Vehicle and Motorcycle Service, Repair, Sales, and/or rentals" located at 727 2nd Avenue South.
 Application: PZ19-0091
 Applicant & Representative:
 Nicholas Gursslin, Twin Falls Motorcycle Company
 210 Opal Street
 Kimberly, ID 83341
 909-4999-0067
 twinfallsmotorcyclecompany@gmail.com

Public Hearing: August 13th, 2019

Analysis

This is a request to allow "Sporting Vehicle and Motorcycle Service, Repair, Sales and/or Rentals" located at 727 2nd Avenue South. The subject property is zoned Commercial Business and P-2 Parking Overlay.

The applicant intends to engage in the repair and installation of accessories on motorcycles while also providing a small retail storefront for purchasing accessories and clothing. The applicant also wishes to have the option of selling a limited number of motorcycles.

Employees will consist of one full-time technician and two part-time employees. The applicant anticipates an average of ten (10) visitors a day depending on the riding season.

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

The primary building on the subject property was built in 1940 and housed various uses. The most recent use was for a sign shop.

Applicable Regulations or Codes

Per City Code 10-4-7, A special use permit is required for the "Sporting Vehicle and Motorcycle Service, Repair, Sales, and/or Rentals" use in the Commercial Business District.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown". The "Downtown" designation seeks to bring a diverse mix of services to both the local and regional area. Further, development within Downtown should encourage redevelopment and infill.

Further, the property is directly adjacent to 2nd Avenue South which is

a arterial roadway, thus providing satisfactory transportation infrastructure.,

Potential Impacts

It is anticipated by both Staff and the applicant that the noise, fumes, and odor will not exceed those generated by adjacent uses.

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. Photos

Public Hearing: August 13th, 2019



■ C-B ■ M-2

Current Zoning: C-B
Comprehensive Plan:
Downtown

Existing Land Use: Sign Shop
Proposed Land Use: Sporting
Vehicle and Motorcycle Service
and/or Repair

Surrounding Zoning Designations & Land Use(s)

Northeast: C-B, Tire Retail

Northwest: C-B, Sport Equipment
Rental (Service)

Southeast: C-B, Utility Trailer
Rental

Southwest: 2nd Avenue South and
railway

Applicable Regulations

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

July 1, 2019

City of Twin Falls
Planning and Zoning Commission
Twin Falls, ID 83301

RE: Request for Special Use Permit, 727 2nd Avenue South

Twin Falls Motorcycle Co has leased the described property for use as an aftermarket motorcycle accessory shop.

The building will be used to repair and install accessories on motorcycles and have a small retail store for purchasing accessories and clothing. Hours of operation will be Monday through Saturday from 9 am to 6 pm.

Anticipated traffic will be an average of 10 visitors per day depending on the riding season. Adequate parking of 20 percent has been offered by neighbor/landlord.

Employees will consist of one full-time technician and two part time employees.

Noise, fumes and odor will be limited to starting motorcycles and occasional traffic. It will not exceed that coming from train traffic across the street.

Since this is a motorcycle retail space it fits in with the surrounding vehicle sales lots and will improve the downtown area by placing tenants in a building previously used as storage.

We are excited about being a part of Downtown Twin Falls and its activities and look forward to helping it grow and improve.

Thank you for your consideration and approval of our request for special use.

Sincerely,

Nicholas Gurrslin, Owner
Twin Falls Motorcycle Co.
2188 4th Avenue East, Suite #1
Twin Falls, ID 83301
208 613-8213
Twinfallsmotorcyclecompany@gmail.com

Property Location:
727 2nd Ave S
Property Owner:
TRT, LLC



Notes:

1. Current landscape that is in place has in excess of 200 sqft of landscape rock. 1 tree and 2 bushes will be added with the recommendation of Windsor's Nursery as to type.
2. One reserved parking stall with access area will be installed on the back area of the building closest to ADA accessible doorways. A reserved parking sign will be installed on the side of the adjacent building with the permission of the building owner.
3. If a dumpster is used, it will be placed in the alleyway and screened by a 6 foot tall and 8 foot long wood panel fence on the alley side.
4. A parking agreement with the adjacent neighbor will be in effect to allow cross-use of parking stalls.
5. There are currently two ADA accessible doorways on the rear of the building to allow for accessibility.
6. Building is approximately 3,600 square feet.
7. Property has a setback of zero feet from property lines.
8. There are 5 total parking stalls available on the lot with additional available in the adjacent property. (2 req.)
9. Location of current access to 2nd Ave S.
10. Front entrance to retail location.
11. Sign location on side of building. 48"x48" non-lit metal sign.
12. Fire lane is located at curb at the front of the building.



Front Facade of Subject Property



SE Corner Looking NW



NE Corner Looking SW



NW Corner Looking SE