



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 24, 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: August 13, 2019 and September 4, 2019
 - b) **ACTION ITEM:** Request for approval of Findings of Fact and Conclusions of Law:
 - Cedarpark Subdivision No. 12 Preliminary Plat
 - Nicholas Gursslin Special Use Permit
 - Shannon Troop/Estella Evans Special Use Permit
- 3) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane c/o Daniel Corsini. (PZ19-0104)
By: Brock Cherry, City Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 890 Washington Street South c/o Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ19-0105)
By: Jonathan Spendlove
 - c) **ACTION ITEM:** Request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East c/o Clysdale Enterprises LLC. (PZ19-0107)
By: Brock Cherry, City Planner
 - d) **ACTION ITEM:** Request for a recommendation to City Council 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 c/o OneSixty, LLC. (PZ19-0085)
By: Brock Cherry, City Planner
- 4) Upcoming Meeting(s)
 - a) Tuesday, October 8, 2019
- 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, 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

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

A quorum was present.

Members Present: Kelley, Perez, Detweiler, Hawkins, Hansen

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

2) Consent Calendar

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

Consent Calendar approved by a vote of 4-0-1.

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 Rondevoos SUP

3) Items of Consideration

a) 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)

Staff Presentation:

City Planner O'Connor presented the 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)

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.

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.

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.

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

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

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant presented the 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. This is part of a larger PUD, first recorded in 1997. This plat is the last residential piece for the neighborhood. The plan has changed a bit to include a lesser density of duplexes to conform better to the neighborhood.

PZ/Questions & Comments:

- Commissioner Hawkins asked if there is a park requirement with this Preliminary Plat.
- City Planner O'Connor stated the park requirement was satisfied by a Parks in Lieu contribution approved by City Council.
- Commissioner Hansen asked if there is a church on the left side of the subdivision.
- City Planner O'Connor confirmed it is a religious facility.

Discussion Followed: without concerns

Motion:

Commissioner Hansen made a motion to approve 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).
Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

4) Public Hearings

- a) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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.

The subject property is currently vacant and has been utilized for temporary functions by the prior property owner, Swensen's Market. The current entrance off of Addison Ave. will be closed off with this facility.

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.

City Planner Cherry stated that Chairperson Titus has a concern on the vehicle stacking being separated. He stated that the vehicle stacking on the plan meets city code.

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.

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:

Dave Thibault, EHM Engineers, representing applicant, presented the request for a SUP to allow a drive-through facility with extended hours on property located at 161 Addison Avenue. He stated that this location is an underutilized lot and has been vacant for decades. He stated the roadway will be sufficient for traffic loading for this business. Access to business will be off of Adams St. and the alley way, conforming to city code with this layout. He stated they have meet city code with 5 parking stalls. He demonstrated the vehicle stacking layout for the commission. He stated they are also asking to operate with extended hours, 4:00 am – midnight, seven (7) days a week. He stated the owners plan to employ 15-20 employees. The final construction has not been decided, but will select materials that are appropriate to the area. He stated the pictures in the agenda packet are a representation of possible future construction. They are planning to build a 15' x 40' building with the required site improvements. He believes this location will serve an underserved area of the west side of town.

PZ/Questions & Comments:

- Commissioner Hansen asked if the parking stalls are for employee and/or guest parking.
- Mr. Thibault stated the number of parking stalls provided are required by city code and this will be a primarily drive up facility.
- Commissioner Perez asked if they plan to offer walk up service.
- Mr. Thibault stated they are anticipating some walk up service, and there will be pedestrian connectivity in the plans to accommodate it.
- Commissioner Perez asked what other uses for the alley and could traffic from business in alley cause issues for those other usage of alley. Will there be car stacking in the alley way?
- Mr. Thibault stated the alley is a dedicated right of way, open for vehicle access. The site utilities/sewer line runs back in alley and trash service will access through the alley way. The applicant plans to widen the alley way and there will be no vehicle stacking into the alley way.
- City Planner Cherry stated if there is stacking in the alley, it is in the public right of way, code enforcement would enforce the dedicated right of way.

Public Hearing: Opened

- Citizen Mitch Campbell stated he is concerned how this property would affect his properties on Madison Street.
- City Planner Cherry pulled up Google Maps to show the relationship of the proposed business to Mr. Campbell's properties.
- Applicant closing statement: Mr. Thibault stated he believes that they are anticipating traffic approach from Addison Ave., exiting back onto Adams St., although some may exit using the alley towards Jefferson St. He stated Addison Ave. is a divided highway, so they are not anticipating left turns onto Addison Ave.

Public Hearing: Closed**Discussion Followed:**

- Commissioner Detweiler is concerned about the exit and entrance crossing each other and the exit being blocked.
- Commissioner Hawkins is in favor. He feels this is a well thought out plan. He asked staff if alley way paved.
- PZ Director Spendlove stated he believes the applicant will pave their portion of the alleyway.
- Commissioner Kelley stated the applicant did state they will pave alleyway.
- Commissioner Hansen stated the applicant stated they plan to widen the alley way to accommodate vehicle stacking. He is in favor of the request.
- Commissioner Detweiler stated he believes this is a good fit for area. He stated they can use signage to help any traffic issues.

Motion:

Commissioner Hawkins made a motion to approve 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).

Commissioner Detweiler seconded the motion.

Unanimously approved 5-0

- b) 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)

Staff Presentation:

City Planner Cherry presented the 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)

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.

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

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.

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:

Rob Teton, representing applicant, presented the request for a Special Use Permit to allow sporting vehicles and motorcycle service, repair, sales, and/or rentals.

PZ/Questions & Comments:

- Commissioner Perez asked where the parking will be located.
- Mr. Teton demonstrated where the parking will be located.
- Commissioner Detweiler asked if there will be street parking allowed.
- Mr. Teton stated street parking is not allowed in front of that location.

Public Hearing: Opened

- Citizen Dennis Pettigrove stated he has the adjacent building at 701 2nd Ave South. His only concern is adequate parking and signage. He is concerned customers will park in his lot and wrong way drivers on 2nd Ave. South. He would like to see an exit sign at the location with a directional arrow.
- Citizen Robert Thatcher owns property at 735 Minidoka Ave and 727 2nd Ave South. He stated he has allocated up to 30% parking at 735 Minidoka Ave. to allow additional tenant parking at 727 2nd Ave South. Signage will not be a problem, but signage in right of way will have to be run through City Engineering.

Public Hearing: Closed

Discussions Followed: without concerns

Motion:

Commissioner Detweiler made a motion to approve the 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)

Commissioner Hawkins seconded the motion.

Unanimously approved 5-0

5) Upcoming Meeting(s)

- a) Tuesday, August 27, 2019
No public Hearing items.

6) Adjournment

The meeting adjourned at 6:44 pm.

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Minutes

Wednesday, September 4, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

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

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 12:05 pm

A quorum was not present.

Members Present: Perez, Hawkins, Titus, Bolton

Staff Present: Spendlove, O'Connor, Cherry, Strickland, Ebersole

2) Consent Calendar

Moved to next meeting.

a) Approval of Minutes from the following meeting: August 13, 2019

b) Request for approval of Findings of Fact and Conclusions of Law:

- Cedarpark Subdivision No. 12 Preliminary Plat
- Nicholas Gursslin Special Use Permit
- Shannon Troop/Estella Evans Special Use Permit

3) General Training

a) **Title 10 Code Rewrite**

PZ Director Spendlove presented the update to the Title 10 Code Rewrite. The draft is now available online for review and comment.

Action item: Email Comprehensive Plan to commission and the relationship/goals of code rewrite by next Wednesday, September 11.

4) Upcoming Meeting(s)

a) Tuesday, September 10, 2019
No Public Hearing Items

5) Adjournment

The meeting adjourned at 1:11 pm

Kelli Ebersole, Administrative Assistant



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

In Re:)
)
Preliminary Plat Application,) FINDINGS OF FACT,
)
Cedarpark Subdivision No. 12) CONCLUSIONS OF LAW,
Applicant(s)) AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho at the **August 13, 2019** hearing for consideration of the preliminary plat of **Cedarpark #12, P.U.D.** Subdivision, approximately **4.55 (+/-)** acres, to develop **28** lots located on **Whispering Pine Drive**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has requested approval of the preliminary plat of **Cedarpark #12, P.U.D.** Subdivision, approximately **4.55 (+/-)** acres, to develop **28** lots located on **Whispering Pine Drive**.
2. The property in question is zoned **R-4 PUD** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Town Neighborhood** 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, **Multi-family Development**; to the east, **Meadowview Ln. N.**; to the west, **Religious Facility**.
5. The City Engineering Office has reviewed the preliminary plat and has approved the proposed street accesses and public utility extensions, subject to availability of such services at the time of development. The developer will pay all costs of public improvements, including but not limited to streets, curb, gutter and sidewalks, sewer, water and pressurized irrigation systems. The proposed development includes dedication of additional right-of-way in compliance with the Master Street Plan.
6. Any detrimental effects on the neighborhood would be ameliorated by observance of the conditions, which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Findings of Fact and the regulations and standards set forth below, the Planning and Zoning Commission hereby makes the following

CONCLUSIONS OF LAW

1. The preliminary plat of the **Cedarpark #12, P.U.D.** Subdivision, approximately **4.55 (+/-)** acres, to develop **28** lots located **on Whispering Pine Drive** is in conformance with the objectives of the zoning ordinance and the policy for developments in Twin Falls City Code §10-1-4. Specifically, the land can be used safely for building purposes without danger to health or peril from fire, flood or other menace, proper provision has been made for drainage, water, sewerage and capital improvements including schools, parks, recreation facilities, transportation facilities and improvements, all existing and proposed public improvements conform to the Comprehensive Plan.

2. The preliminary plat is in conformance with the Comprehensive Plan as required by Twin Falls City Code §10-12-2.3(H) (2) (a).

3. Public services are currently available to accommodate the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (b). Public services may not be available at the time of development, depending upon the speed of development of this and other subdivisions and the ability of the City to obtain additional water and/or sewer capacity.

4. The development of streets, sewer, water, irrigation, dedication of park land and other public improvements at the cost of the developer will not adversely affect any capital improvement plan and will integrate with existing public facilities, as required by Twin Falls City Code §10-12-2.3(H)(2)(c).

5. There is sufficient public financial capability of supporting services for the proposed development, as required by Twin Falls City Code §10-12-2.3(H) (2) (d).

6. There are no other health, safety or environmental problems associated with the proposed development that were brought to the Commission's attention, per Twin Falls City Code §10-12-2.3(H)(2)(e).

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

DECISION

The request for approval of the preliminary plat of **Cedarpark #12, P.U.D.** Subdivision, approximately **4.55 (+/-)** acres, to develop **28** lots located **on Whispering Pine Drive** is hereby granted, subject to final technical review by the City Engineer's Office and subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein. 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.

CHAIRMAN-TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

"EXHIBIT NO. A"

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.**



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

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Nicholas Gursslin</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 August 13, 2019 for public hearing pursuant to public notice as required by law 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, 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 sporting vehicles and motorcycle service, repair, sales and/or rentals on property located at 727 2nd Avenue South.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: July 25, 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 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, Tire Retail; to the southeast, Utility Trailer Rental; to the northwest; Sport Equipment Rental (Service); and to the southwest, 2nd Avenue South and railway.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-7, 10-7-12, 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 sporting vehicles and motorcycle service, repair, sales and/or rentals on property located at 727 2nd Avenue South 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 sporting vehicles and motorcycle service, repair, sales and/or rentals on property located at 727 2nd Avenue South 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 sporting vehicles and motorcycle service, repair, sales and/or rentals on property located at 727 2nd Avenue South 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 # PZ19-0091



**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. PZ19-0091

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **August 13, 2019** to **Nicholas Gursslin** whose address is **727 2nd Avenue South** to allow "Sporting Vehicle and Motorcycle Service, Repair, Sales, and/or rentals and legally identified with the following Parcel ID: **RPT00011090120**."

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>Shannon Troop/Estella Evans</u>	)	CONCLUSIONS OF LAW,
<u>c/o EHM Engineers, Inc.</u>	)	
Applicant(s)	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on August 13, 2019 for public hearing pursuant to public notice as required by law for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue.
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: July 25, 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 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, Retail; to the east, Vacant Building; and to the west, Retail.
5. Relevant criteria and standards for consideration of this application are set forth in Sections 10-1-4, 10-1-5, 10-4-7, 10-7-12, 10-10-10, 10-11-1 through 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 a drive-through facility with extended hours on property located at 161 Addison Avenue 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 a drive-through facility with extended hours on property located at 161 Addison Avenue should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

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

DECISION

1. The application for a Special Use Permit to allow a drive-through facility with extended hours on property located at 161 Addison Avenue 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 # PZ19-0090



**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. PZ19-0090

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **August 13, 2019** to **Stella Troop/Estella Evans c/o EHM Engineers, Inc.** whose address is **621 North College Rd., Suite 100** to allow a **drive-through facility with extended hours on property located at 161 Addison Avenue** and legally identified with the following Parcel ID: **RPT3701002007B**

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, September 24, 2019
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to allow a Home Occupation on property located at 1110 Highview Lane c/o Daniel Corsini. (PZ19-0104)

Time Estimate:

Five (5) minutes for Staff and applicant presentation; Five (Minutes) for public hearing; Ten (10) minutes for Commission questions, discussion, and decision.

Background:

NA

Approval Process:

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

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

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

Budget Impact:

NA

Regulatory Impact:

NA

History:

Per County records the primary residence on the subject property was built in 1952.

Analysis:

This is a request to allow a Home Occupation for a Federal Firearms Licensed Transfer and Armorer business located at 1110 Highview Lane. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to operate regularly from 8:00 A.M. to 7:00 P.M. One customer will be served at a time. The business will be operated in a spare room that is approximately 250 square feet. The armorer work being performed will not include machinery or involve noise, smell, or visual disturbances

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

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 PZ19-0104
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos
6. 5 - Letter of Support - David Brown



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock, City Planner
 Request: A **Special Use Permit** to allow a Home Occupation located at 1110 Highview Lane.
 Application: PZ19-0104
 Applicant:
 Daniel Corsini
 1110 Highview Lane
 Twin Falls, ID 83301
 805-549-8446
 daniel@qrguns.com

Public Hearing: September 24th 2019

Analysis

This is a request to allow a Home Occupation for a Federal Firearms Licensed Transfer and Armorer business located at 1110 Highview Lane. The subject property is located within the R-2 (Residential Single Household) Zoning District.

The applicant intends to operate regularly from 8:00 A.M. to 7:00 P.M. One customer will be served at a time. The business will be operated in a spare room that is approximately 250 square feet. The armorer work being performed will not include machinery or involve noise, smell, or visual disturbances.

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

Approval Process

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

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

implemented within 6 months or the permit is void.

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

History

Per County records the primary residence on the subject property was built in 1952.

Applicable Regulations or Codes

Per City Code 10-4-4.2, a Special Use Permit is required in the R-2 Zoning District for a Home Occupation.

Per City Code 10-2-1, the home occupation area cannot be larger than 400 square feet.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as both "Town Neighborhood" (southern portion) and "Neighborhood Commercial" (northern portion). The Town Neighborhood designation allows for residential home occupations and the Neighborhood Commercial allows for small-scale and supporting neighborhood services.

The 2009 Master Transportation Plan designates the subject property's surrounding roadways as residential streets (11th Ave & Maple Ave). The subject property also has access to an arterial roadway (Addison Ave) nearby. It is anticipated that the existing transportation infrastructure will accommodate the proposed use.

Potential Impacts

The applicant and staff do not anticipate a 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.

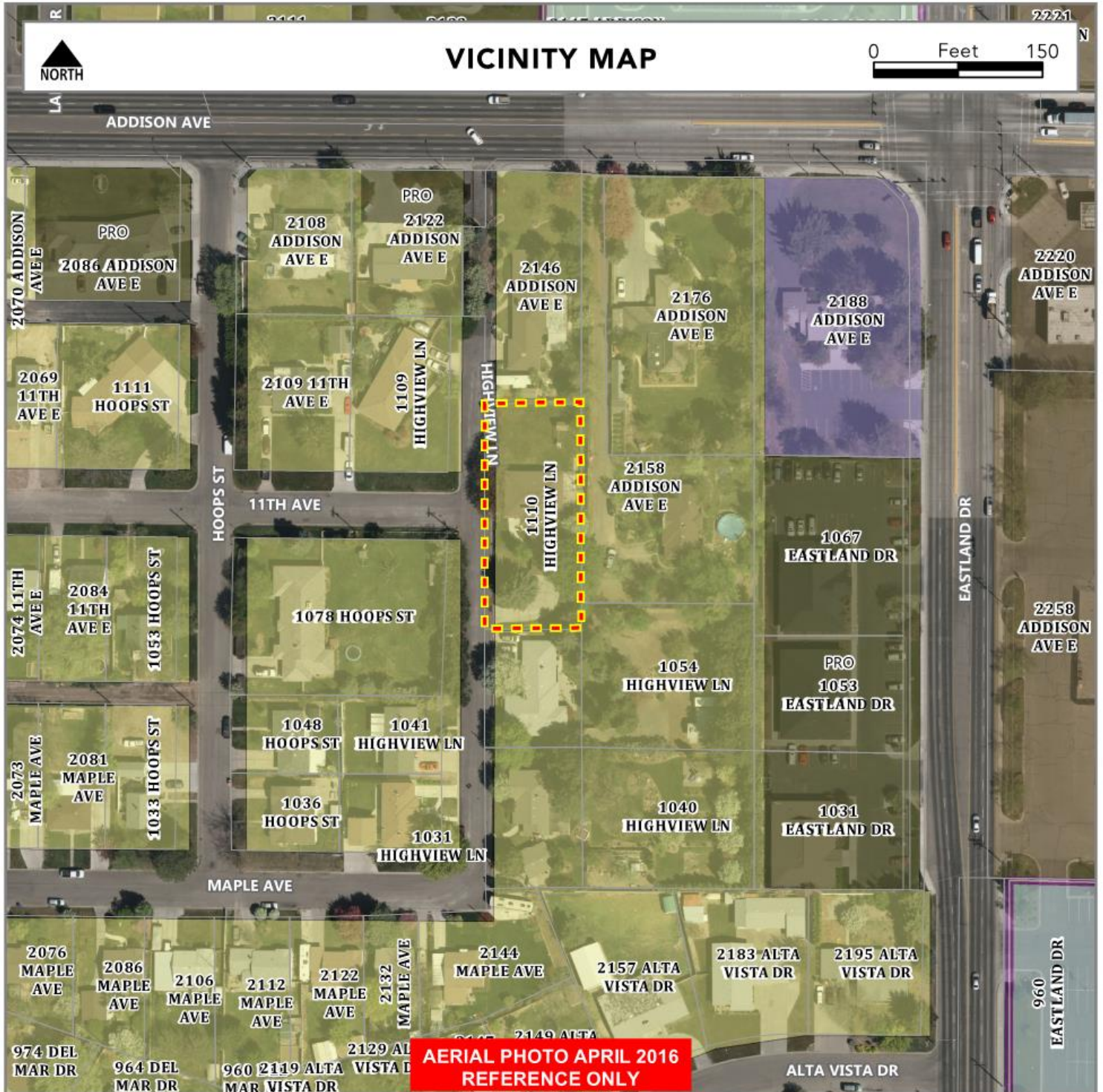
Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Photos
5. Letter of Support – David Brown

Public Hearing: September 24th 2019

VICINITY MAP

0 Feet 150



**AERIAL PHOTO APRIL 2016
REFERENCE ONLY**

I would like to respectfully request a special use permit in order to operate an at-home business as a firearms dealer and armorer.

I am a US Navy Veteran and former Federal Correctional Officer where I was also a firearms instructor for the prison. I am currently a certified NRA pistol instructor, firearms safety instructor, Glock certified armorer, and Adult Probation Officer. I have four kids and I take my jobs and safety serious! I moved here from California to get away from all the crazy and while I was there, I ran an at home business as a firearms dealer for 3 years.

Here in Idaho I would like to get back into business with my side business as a firearms dealer. The way I like to run my home business is by appointment and the majority of business I would do would be online. I won't have a lot of traffic and if my business were to get to a point where my online sales were busy, I would get myself a storefront. The majority of in person business I do is with law enforcement since that is the line of work I come from; it seems to also be the people I attract towards my business.

I will operate by appointment throughout the week with my first customers being no earlier than 8am and my latest being prior to 7pm and I will provide appointments to customers one at a time. I will be operating the business and my wife will be assisting me on the administrative side; other than that, there will be no other workers. The business will be operated in a spare room I have and will entail paperwork and providing purchased items to customers. It will also involve armorer work. The armor work provided does not include any machinery, so there will be no additional noise, smells, visual, or any other issues for the surrounding areas.

MY HOME OCCUPATION WILL TAKE UP ONE ROOM APPROXIMATELY 250 SQFT AND WILL NOT GO BEYOND THAT AREA.



③
DANIEL CORSINI
1110 HIGHVIEW LN
TWIN FALLS, ID, 83301
(805) 459-2446



Front Facade of Subject Property



SE Corner looking NW

16 September 2019

Planning and Zoning Commission, City of Twin Falls

203 Main Avenue East

P.O. Box 1907

Twin Falls, Idaho 83301-1907

RE: Daniel Corsini, App. PZ19-0104 Request for Special Use Permit

Dear Sirs:

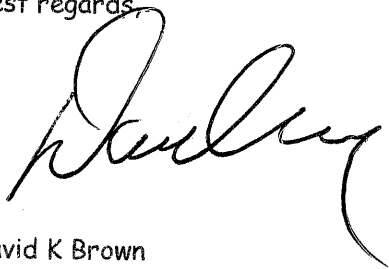
With respect to Mr. Corsini's request for a Special Use Permit, please be advised that my wife Ann and I have no objections to the Commission granting Mr. Corsini's request and in fact are supportive of it. Our home, at 2109 11th Ave E, west of Mr. Corsini's property, would be the property most impacted by any additional traffic or other issues generated by the granting of the request. Any incremental traffic resulting from the granting of this request would pass directly in front of our property. In fact, the City's previous decision to close Highview Lane at Addison effectively diverted all of the Highview Lane traffic to pass in front of our residence, so Highview residents now enjoy less traffic at the total expense of more traffic in front of our property.

In discussions with other residents in the neighborhood, I understand that several concerns might be raised relative to Mr. Corsini's request. Listed below are what I believe those concerns might be and my comments on each:

- Granting Mr. Corsini's request would set a precedent as there are no other homes in the neighborhood that have such a permit: - I suspect no other homes in the neighborhood have sought such a permit, so the fact that there aren't any doesn't seem like a 'precedent' to me. A precedent would be a previous request being denied or if there are no other homes in the entire City of Twin Falls that have been granted such a permit. I suspect that there are other residential properties in the City of Twin Falls that have been granted similar permits, so I see no 'precedent' in granting Mr. Corsini's request. I'm not sure I understand what's exactly wrong with a precedent anyway.
- Granting Mr. Corsini's request would result in strangers in the neighborhood seeking to purchase firearms and ammunition: - I have no problem with strangers exercising their right to procure and own firearms and ammunition being in the neighborhood - it's their right and it's not my right or prerogative to restrict or prevent them from exercising it;

- Granting Mr. Corsini's request will result in additional traffic in the neighborhood: - As I previously indicated, granting this request would primarily result in more traffic in front of our property, not the residents on Highview Lane. We have no problem with any incremental traffic. As I said, the previous closure of Highview Lane at Addison diverted all of the Highview Lane traffic to pass by my home, so my property has been the most negatively impacted by these decisions by the City;
- Granting Mr. Corsini's request will result in more 'lost' drivers seeking direction advice in the neighborhood: - I believe it's just common courtesy to offer direction assistance to lost drivers, UPS drivers or otherwise included. I've been lost in strange neighborhoods before myself, and have appreciated getting help from the locals, so I have no problem this concern;
- The Corsini's have young children in their home and it would be dangerous to have guns and ammunition in the home: - I believe that it's none of the neighborhoods' business as to what kind of home environment the Corsini's choose to raise their children in. I would suspect that many Twin Falls City residents have guns, ammunition, and children in their homes. By the way, I am not a gun owner;
- Other residential based businesses in the City have been required to have additional parking: - It's not my place to counsel the City Planning Commission as to what their job is, what the rules are, or how they should administer, interpret or apply them, so no comment on this one.

Best regards,



David K Brown

2109 11th Ave E

Twin Falls, Idaho 83301-6712

734.807.9961

Davidkbrown2109@gmail.com

Cc: Daniel Corsini



Date: Tuesday, September 24, 2019
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning District Change from R-4 to C-1 on property located at 890 Washington Street South c/o Colby Ricks on behalf of Oasis Stop N Go LLC. (PZ19-0105)

Time Estimate:

10 to 15 minutes between staff and the applicant presentation.

Background:

N/A

Approval Process:

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

Budget Impact:

NA

Regulatory Impact:

If approved Zoning District Change will remove current zone's development entitlements and they will be replaced with the proposed zone's development entitlements. In this case it will remove the R-4 uses and the C-1 Zoning District Land Uses will be allowed.

History:

Property records indicate there was a neighborhood market on the property in 1961 it then burned down in 1975. Ord. 2012 likely rezoned the property to its current zoning district in 1981. The property with the current Oasis Stop 'N Go was redeveloped in 1978 to include the fuel station.

Analysis:

This is a request to rezone property located at 890 Washington Street South. Currently the Oasis Stop 'N Go operates a fuel station on a lot that is zoned C-1. Future expansion plans of the station would require the property located north and west be rezoned from R-4 to C-1 in order to be usable for that business.

Conclusion:

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

Attachments:

1. PZ19-0105 ZDC Staff Report

2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Rezone Exhibit
5. 4 - Proposed Site
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Jonathan Spendlove
 Request: a recommendation from the Commission for a **Zoning District Change** from R-4 to C-1 on property located at 890 Washington Street South.
 Application: PZ19-0105
 Applicant & Representative:
 Oasis Stop 'N Go
 c/o Colby Ricks
 935 Shoshone St. N
 Twin Falls, ID 83301
 208.736.8050
 colby@lrallc.com

Public Hearing: September 24th, 2019

Analysis

This is a request to rezone property located at 890 Washington Street South. Currently the Oasis Stop 'N Go operates a fuel station on a lot that is zoned C-1. Future expansion plans of the station require that the property located north and west of the property be rezoned from R-4 to C-1.

Approval Process

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

History

Property records indicate there was a neighborhood market on the R-4 property in 1961 it then burned down in 1975. Ord. 2012 likely rezoned the property to the equivalent of R-4 at that time. The property with the Oasis Stop 'N Go was redeveloped in 1978 to include the fuel station.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Mixed Use" This request meets this designation or other comprehensive plan guidelines by allowing the expansion of a retail use along a two

arterial roadways. Therefore, staff has determined this request complies with the 2016 comprehensive plan.

Applicable Regulations or Codes

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

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

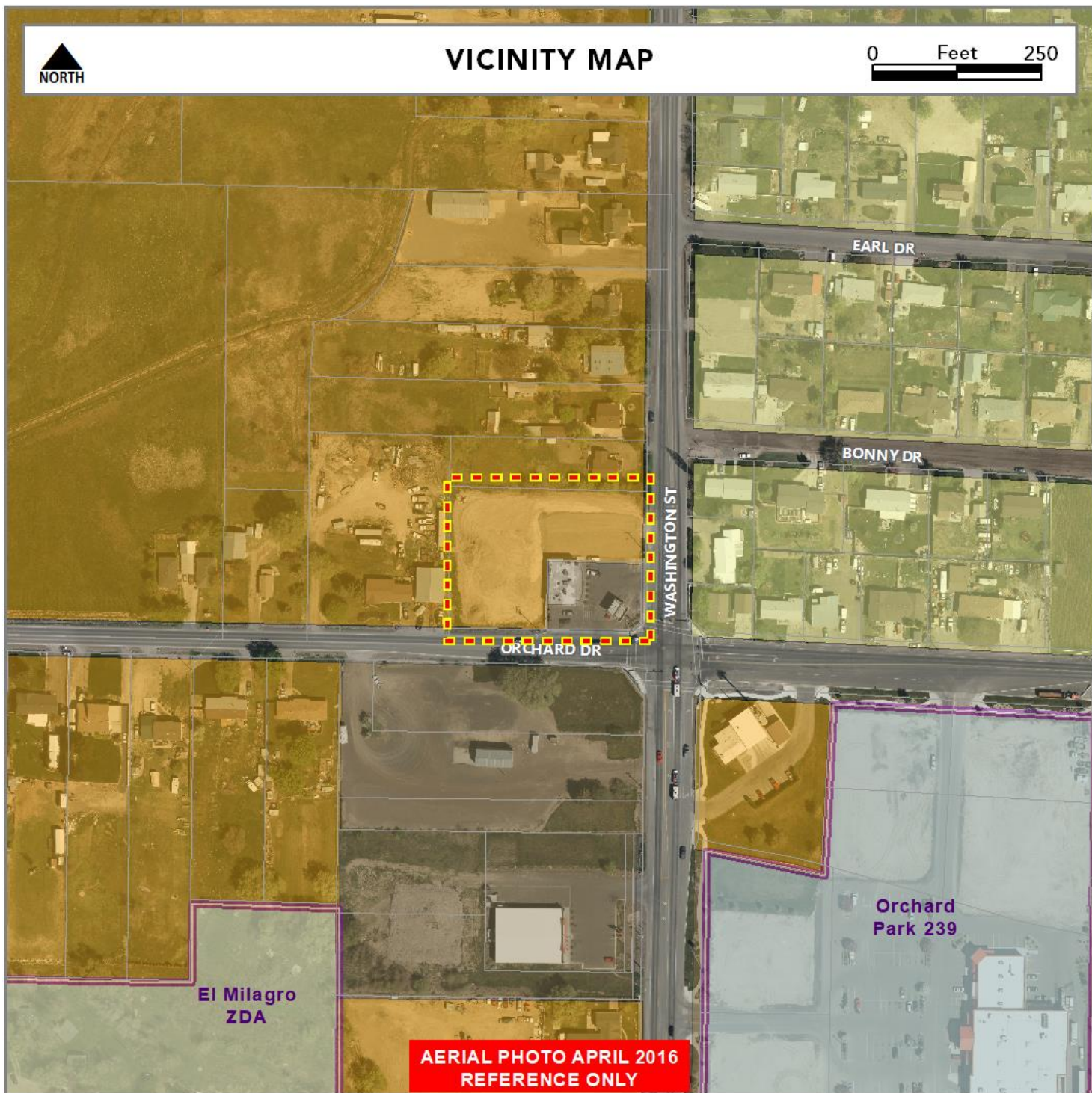
Conclusion

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

Attachments

1. Vicinity Map
2. Narrative
3. Rezone Exhibit
4. Elevations
5. Photos

Public Hearing: September 24th, 2019



- | | | | |
|--|-----|--|-----|
| | PUD | | R-2 |
| | C-1 | | R-4 |
| | OS | | |

Current Zoning: R-4

Comprehensive Plan: Mixed Use

Existing Land Use: Vacant

Proposed Land Use: Fuel Station

Surrounding Zoning Designations & Land Use(s)

North: R-4; Residential

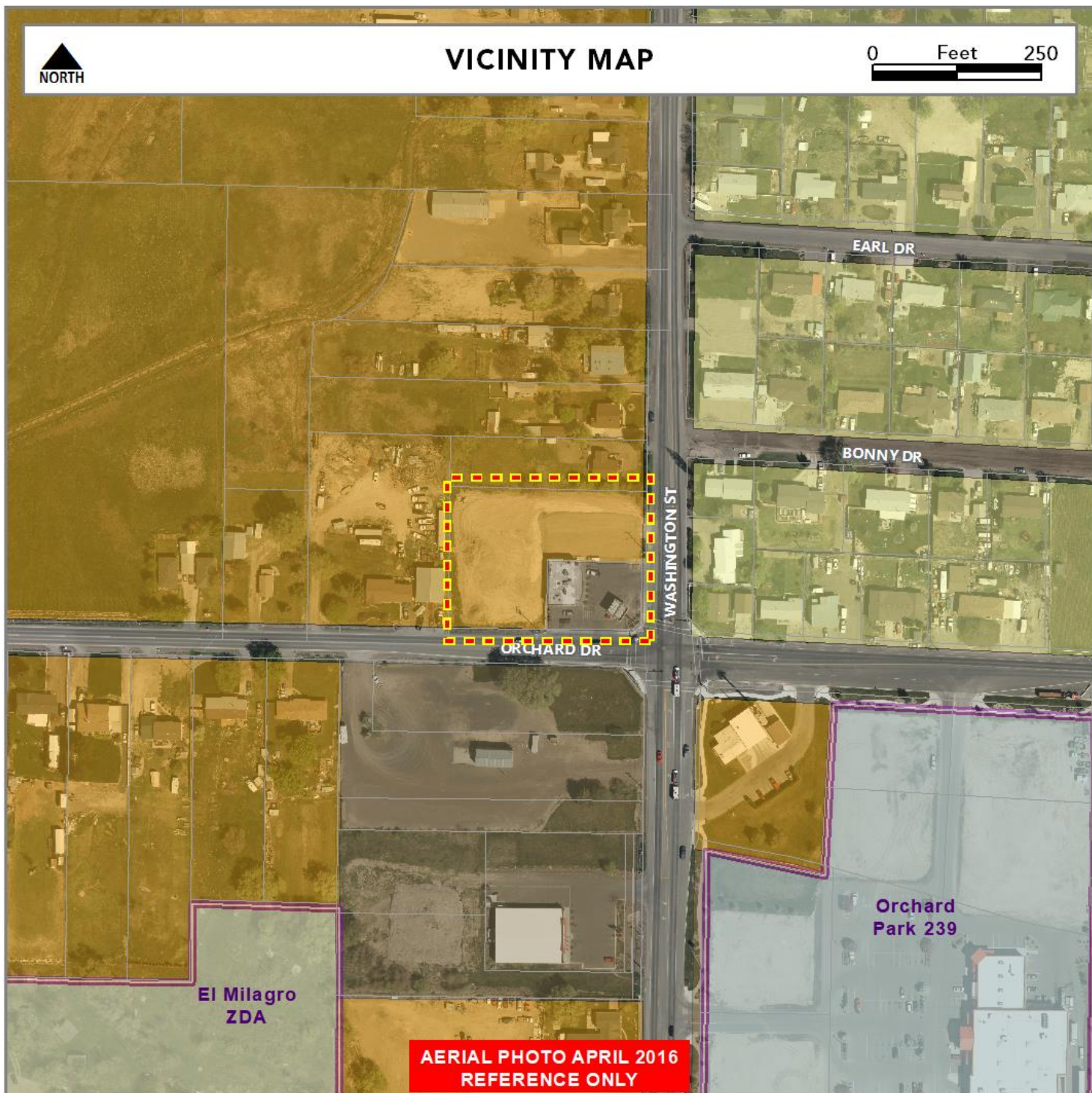
East: Washington St. S; R-2; Residential

South: Orchard Dr. W.; C-1; Commercial

West: R-4; Residential

Applicable Regulations

10-4-10, 10-7-20, 10-14



- | | | | |
|--|-----|---|-----|
|  | PUD |  | R-2 |
|  | C-1 |  | R-4 |
|  | OS | | |

Current Zoning: R-4

Comprehensive Plan: Mixed Use

Existing Land Use: Vacant

Proposed Land Use: Fuel Station

Surrounding Zoning Designations & Land Use(s)

North: R-4; Residential

East: Washington St. S; R-2; Residential

South: Orchard Dr. W.; C-1; Commercial

West: R-4; Residential

Applicable Regulations

10-4-10, 10-7-20, 10-14



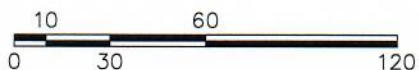
935 Shoshone St. North
Twin Falls, ID 83301
208.736.8050

REZONE NARRATIVE

August 2, 2019

PROJECT: Oasis Stop N Go #9

4.
 - a. Oasis stop N Go is proposing a zoning change to rezone the R-4 property to C-1 to allow a new convenience store and associated site work to be constructed. The proposed design will allow a larger store, additional pumps, additional parking, better traffic flow, and new sidewalks and landscaping be provided.
 - b.
 - i. The proposed zoning complies with the Comprehensive Plan. The Comprehensive Plan indicated the intersections of Washington Street S. and Orchard St. as mixed use. Mixed use includes retail, restaurants, office space, and others. It recommends an anchor store such as grocery store, civic, or entertainment uses. Wide sidewalks and landscaping are strongly encouraged and will be provided.
 - ii. A convenience store is compatible with the surrounding area and meets the intent of a mixed use zone. The area includes housing, grocery store, and retail stores.
 - iii. The intended use is for a convenience store. The existing C-store will be removed and a new store constructed on the larger lot.



SCALE: 1" = 60'

20 21

2465.42'

WASHINGTON ST. SOUTH

±1.38 ACRES

REAL POINT
OF BEGINNING

N0°36'00"E 211.40'

S88°37'00"E 292.05'

L2

S0°36'00"W 101.40'

N88°37'00"W 7.00'

S48°35'09"W 17.45'

S0°36'00"W 93.14'

S0°36'00"W 5.00'

N88°37'00"W 145.05'

N88°37'00"W 127.03'

ORCHARD DR. WEST

BASIS OF BEARING

N88°37'00"W 2635.51'

20 21

29 28

LINE TABLE

LINE	BEARING	LENGTH
L1	N0°36'00"E	25.00
L2	S88°37'00"E	33.00



P:\Jacksn 890 Washington Twin Falls 18-252\dwg\18252 Bndy Exhibit.dwg 8/13/2019 6:33:43 PM



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
JACKSON'S - WASHINGTON STREET

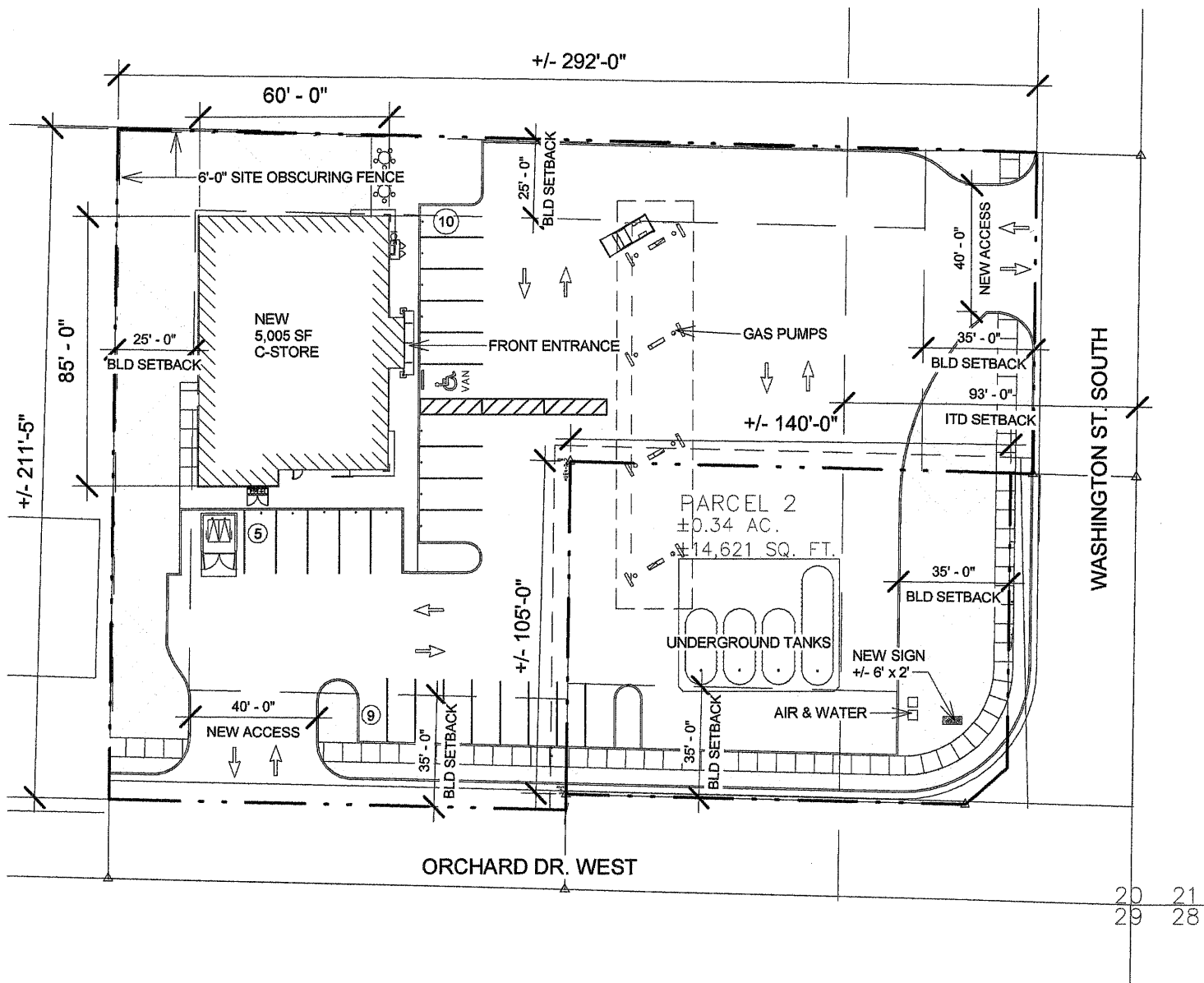
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 20, T.10S., R.17E., B.M.,
CITY OF TWIN FALLS, TWIN FALLS COUNTY, IDAHO

JOB NO.
XX-XXX

SHEET NO.
1

DWG. DATE
8/13/2019

Not a part of PZ19-0105 Approval



ZONING
EXISTING ZONING: C-1 & R-4
PROPOSED ZONING: C-1
ZONING OF ADJACENT PROPERTIES: C-1, R-2, R-4

PARKING
PARKING 1 SPACE PER 250 SQ FT OF GROSS FLOOR AREA
5005/250 = 20
20 SPACES REQUIRED
24 SPACES PROVIDED

LANDSCAPING
10% OF TOTAL PARKING AREA OR 3% TOTAL LAND AREA
WHICHEVER IS GREATER REQUIRED
PARKING AREA = 4,740 SF
4,740 x .10 = 474 SF
TOTAL LAND AREA = 60,186 SF
60,186 x .03 = 1,806 SF
1,806 SF REQUIRED
12,034 SF PROVIDED

Not a part of PZ19-0105 Approval

Laughlin Ricks Architecture
architecture/planning

935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

OWNER DANIEL L WILLIE
1017 S 1150 E
EDEN, ID 83325
PH: (208) 280-4147
EMAIL: dwillie@travelersoasis.com

ADDRESS

890 WASHINGTON ST. S.
TWIN FALLS, ID 83301
&
VACANT LOT

COMMERCIAL SITE PLAN

Drawn by	Author	Z0-1
Checked by	Checker	
Scale		1" = 50'-0"



NE Corner Looking SE



NW Corner Looking SE



Date: Tuesday, September 24, 2019
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to allow a drive through facility with extended hours on property located at 1869 Addison Avenue East c/o Clysdale Enterprises LLC. (PZ19-0107)

Time Estimate:

Five (5) minutes for Staff and applicant presentation; Five (Minutes) for public hearing; Ten (10) minutes for Commission questions, discussion, and decision.

Background:

NA

Approval Process:

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

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

NA

History:

Per City & County records the multi-tenant building on the subject property was built in 1965. The tenant space the applicant intends to use has most recently been used as an office by Magic Valley Youth Services.

Analysis:

This is a request for a Special Use Permit to allow a drive through facility and extended retail hours on property located at 1869 Addison Avenue East. The subject property is located with the C-1 (Commercial

Highway) Zoning District.

The restaurant will provide customers a “pickup window” (drive through). The pickup window will not have a menu or intercom for taking orders. The proposed drive-through provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

The hours of operation will be from ten o’ clock (10:00) A.M. to one o’ clock (01:00) A.M. Approximately fifteen (15) full and part time employees will work at the establishment. It is anticipated that 400 vehicles will visit the subject property a week.

Conclusion:

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

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

Attachments:

1. Staff Report PZ19-0107
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Photos
6. 5 - Opposition Letter - Ronald Burns



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 on property located at 1869 Addison Avenue East.
Application: PZ19-0107
Applicant & Representative:
 W. Patrick Clysdale, Clysdale Enterprises
 570 I.B. Perrine Road
 Twin Falls, Idaho 83301
 208-948-9876
 pclysdale@gmail.com

Public Hearing: September, 24th 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 1869 Addison Avenue East. The subject property is located within the C-1 (Commercial Highway) Zoning District.

The restaurant will provide customers an "pickup window" (drive through). The pickup window will not have a menu or intercom for taking orders.

The proposed drive-through provides approximately five (5) stacking spaces before the first stopping point and an escape lane which is nine feet (9') wide.

The hours of operation will be from ten o'clock (10:00) A.M. to one o'clock (01:00) A.M. Approximately fifteen (15) full and part time employees will work at the establishment. It is anticipated that 400 vehicles will visit the subject property a week.

Approval Process

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of

Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 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

Per City & County records the multi-tenant building on the subject property was built in 1965. The tenant space the applicant intends to use has most recently been used as an office by Magic Valley Youth Services.

Applicable Regulations or Codes

Per City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-4-8.2, 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, A 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.

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 East) 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 with City comprehensive plans.

Public Hearing: September, 24th 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.

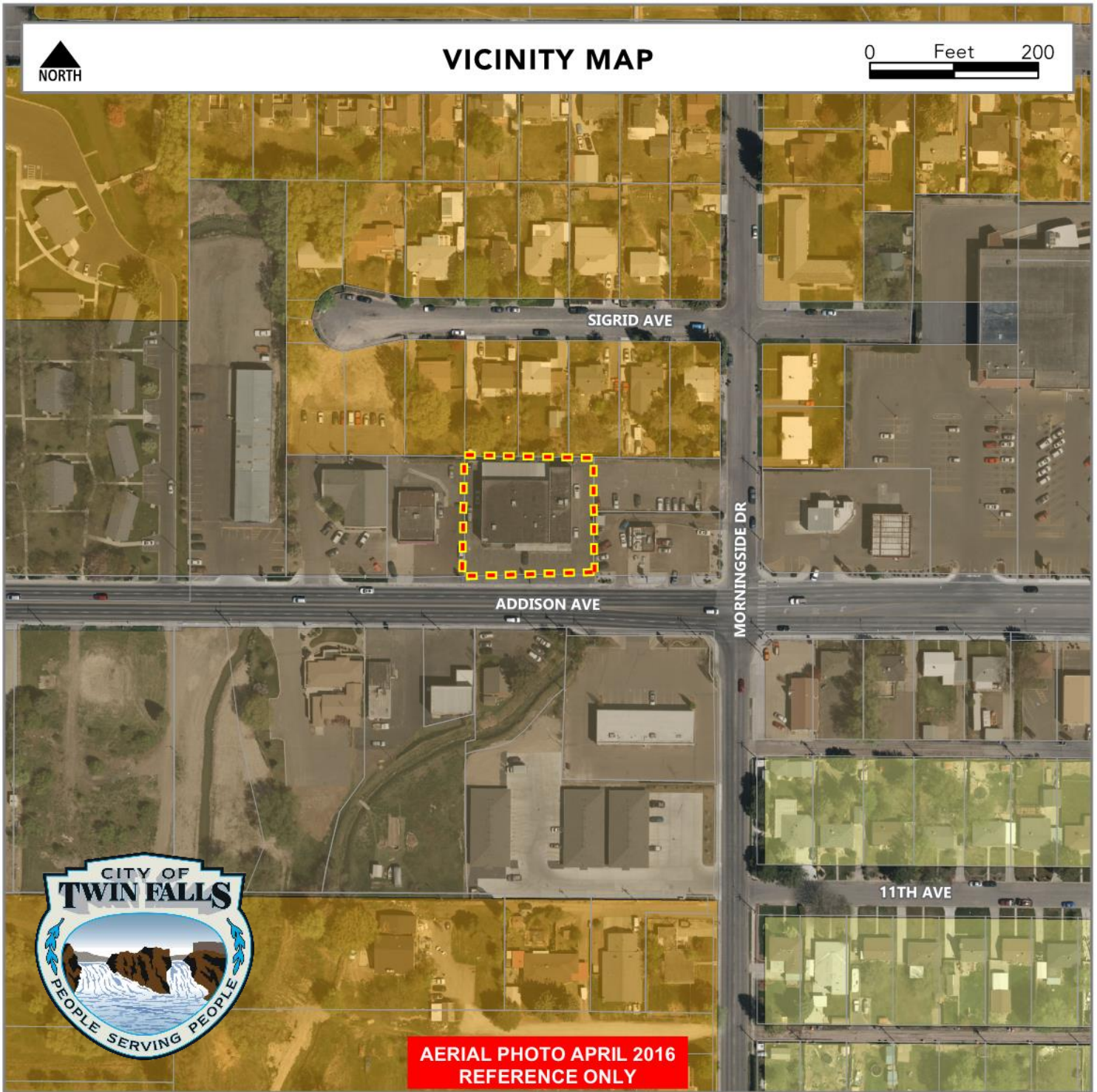
Conclusion

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. Photos
5. Opposition Letter – Ronald Burns



C-1
 R-4
 R-2

Current Zoning: C-1
 Comprehensive Plan:
 Neighborhood Commercial

Existing Land Use: Office
 Proposed Land Use: Eating Place
 with a Drive Through and Extended
 hours.

Surrounding Zoning Designations & Land Use(s)

North: R-4, Residential
 South: C-1, Services

East: C-1, Parking & Eating Place
 West: C-1, Retail

Applicable Regulations

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

Special Use Permit Addendum

Domino's Pizza project at

1863 Addison Ave. E.

Twin Falls, Id. 83301

We are requesting a special use permit for the purpose of adding a pickup window to our new Domino's Pizza location. We differentiate a pickup window from a drive thru with the following. All orders must be placed ahead of time. We will not have any menu or ordering intercom in the pickup lane. Orders that have been placed will be paid for ahead of pickup using a credit/debit card the vast majority of time. If there is an issue with an order or if it is not ready we will request they park and we will bring it out to them. With close to 6,000 domestic locations our experience has shown most customers will park and enter the store if there are 2 cars in the pickup line. This will greatly reduce any stacking issues. We anticipate an average of 400 carry out orders per week with 25% (100) using the pickup window. Our hours of operation will be 10am-1am. Having a pickup window for late night service will greatly increase our store security. The number of employees varies throughout the day with an anticipated maximum of 15 during our busiest hours. We don't anticipate any unusual noise issues other than normal traffic and parking. With no loudspeaker outside the communication between customer and our service representative will be at a minimum. There would be some headlight sweeping of the residents to our north. If this is an issue we are willing to install a wall or barrier to mitigate this disturbance. We don't anticipate any odor, fumes or vibration that would disrupt adjoining properties. We believe we will be a benefit to the neighboring businesses as we will expose them to many more potential customers. Our residential neighbors will have the good fortune of fast, easy access to our delicious products and friendly, helpful staff. Thank you for your consideration.

Patrick Clysdale

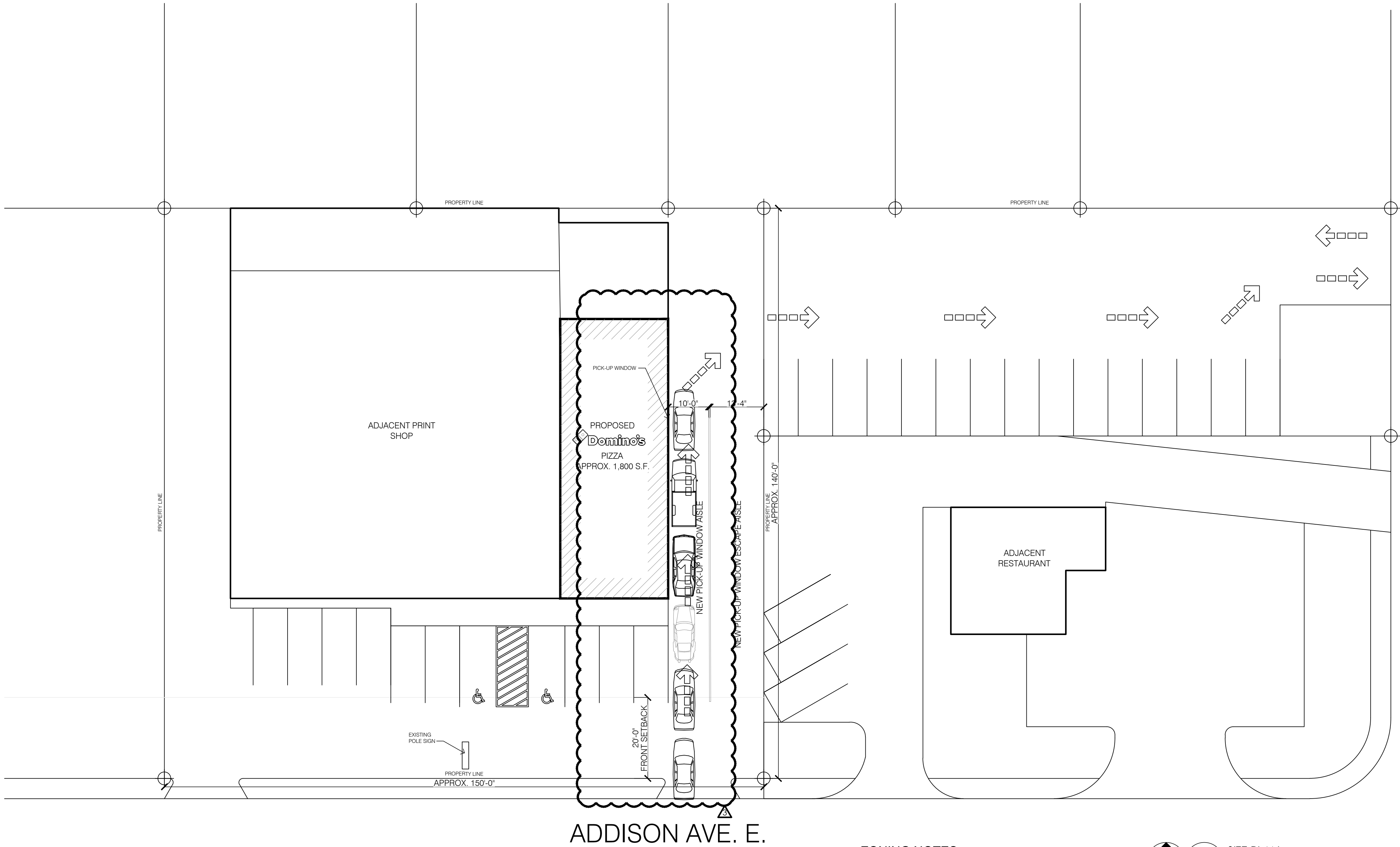
Clysdale Enterprises

532 Washington St. N.

Twin Falls, Id. 83301

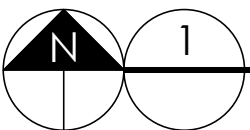
208-948-9876

pclysdale@gmail.com



ZONING NOTES

LEGAL DESCRIPTION: TWIN FALLS GLYNN'S ADDN, LOTS 1 & 2, EXC S 5' BLOCK 1, (10-10-17 SE), . . .
TOTAL LOT AREA: 0.511 ACRES

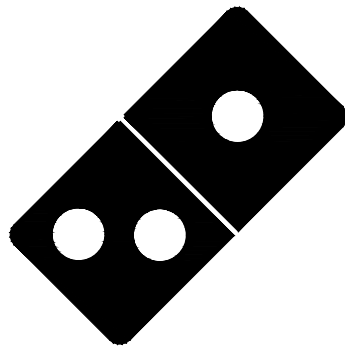
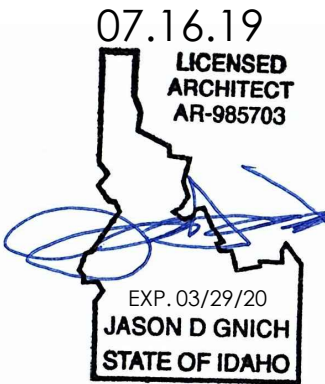


SITE PLAN

SCALE: 1" = 15'-0"



1001 SE SANDY BLVD., SUITE 100
PORTLAND, OR 97214
V: 503.552.9079
F: 503.241.7055
WWW.GNICHARCH.COM



Project No: 5065/ Store #7370

Domino's Pizza Bakery Store
Pizza Theater Tenant Improvement
1869 Addison Ave. E., Twin Falls, ID 83301
for Clysedale Enterprises
532 Washington St. N.
Twin Falls, ID, 83301

208.948.9876

ISSUED FOR PERMIT:
07.16.19

REV:	DATE:	DESCRIPTION:
Δ	08.07.19	ZONING COMMENTS
Δ	08.13.19	ZONING COMMENTS

SHEET NAME:

SITE PLAN

SHEET NUMBER:

SP1.0



SE Corner looking NW



Proposed Drive Thru Area



September 17, 2019

RE: Proposed DOMINOES PIZZA STORE WITH DRIVE THRU WINDOW AT 1869 Addison Ave. East

Mr. Brock Cherry
City Planner
City of Twin Falls

Dear Sir,

I Am Very Concerned of The Impact That This New Dominoes Store Will Have on My Family and the other families that Live on Sigrid Ave. and Morningside Dr. N.

My family has lived her since the early 80's and, Some families have been here longer and there have never been any Businesses that operated past 8 PM or used this parking area as a Constant RaceWay. I assumed The City would not allow Disturbing The Residents Peace and Quiet Past 8 PM.

With the added noises and Commotion will Greatly Reduce our Quality of Life and Lower our property Values and attract some people with crime on their minds that otherwise would not normally be in the area behind our homes.

I am Against having a Drive Thru Located 60 FT Behind My Bedroom, which is About where The Raceway Would Be along the southern border of my Property.

The Properties North of this Proposed Dominoes Store are residential with families, several are Retired. All four houses on Sigrid Ave, 1898, 1884, 1878, and 1866 would be seriously Impacted by this Drive thru, as well as the homes on the 100 Block of Morningside Dr. N. with vehicle lights, Loud Engines, horns honking, people having little Parties in the Parking lot, vehicles racing through the Parking Lot and RACEWAY, etc.

All of the residents bordering the racing Driveway property line have Dogs, which will be barking Constantly at all the Noises associated with Vehicles Driving So Close to our Properties.

This is also going to make a bad traffic problem even worse.

My Wife Has COPD and has enough trouble Getting Sleep at Night, the late night Hours is not Acceptable to us, or any of the Other Residents along Sigrid Ave. and Morningside N. that I have talked to, have expressed the same.

I have had other Business that used this Parking Lot run into my fence and Break it in different locations through the years, no one ever Claimed responsibility for the damages.

If The city decides to Allow this new Dominoes store to start up They Need to Build a minimum of a 6 Ft Tall Masonry Wall from the Wall of the Building along The Property line bordering the properties of 1866, 1878, 1884 and 1898 Sigrid Ave., Similar to the One McDonalds built at their restaurant on Heyburn Ave, .to Morning Side Drive N. Around 250 Ft. Long. The density of this Wall will help muffle the Noise

They Should Close at no later than 8 PM. To Allow the Residents of the area To Have Peace and Quiet to Get to Sleep at Night. Any loud noises after 9PM is considered Disturbing our Peace.

Any Lighting Installed outside should be Facing to The South from the Fence line, The Street Light on the pole behind my House, Which I had The power company Install and I pay For, Is already Plenty of Light and lights up the Whole Area.

There are Plenty of locations on this side of Town, where there are no Homes close to the Place of Businesses that would be Acceptable for this Type of Business, I don't understand Why This Location was decided on? Where it will have such a NEGATIVE effect on the existing Residents.

Even Though Addison Ave. Is a Busy Road Throughout the Day With Normal Traffic Noise, It does Slow Down after 7 PM and is almost no Traffic from 10PM till 7 AM.

I noticed that Construction has started on this project already.

Thank You,

Ronald Burns
1884 Sigrid Ave.
Twin Falls, Idaho 83301
208 539 9886



Date: Tuesday, September 24, 2019
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Request for a recommendation to City Council 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 c/o 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:

NA

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.

Staff has conducted a visual survey of the surrounding public parking lots. The findings of that report are found as an attachment to this report.

Conclusion:

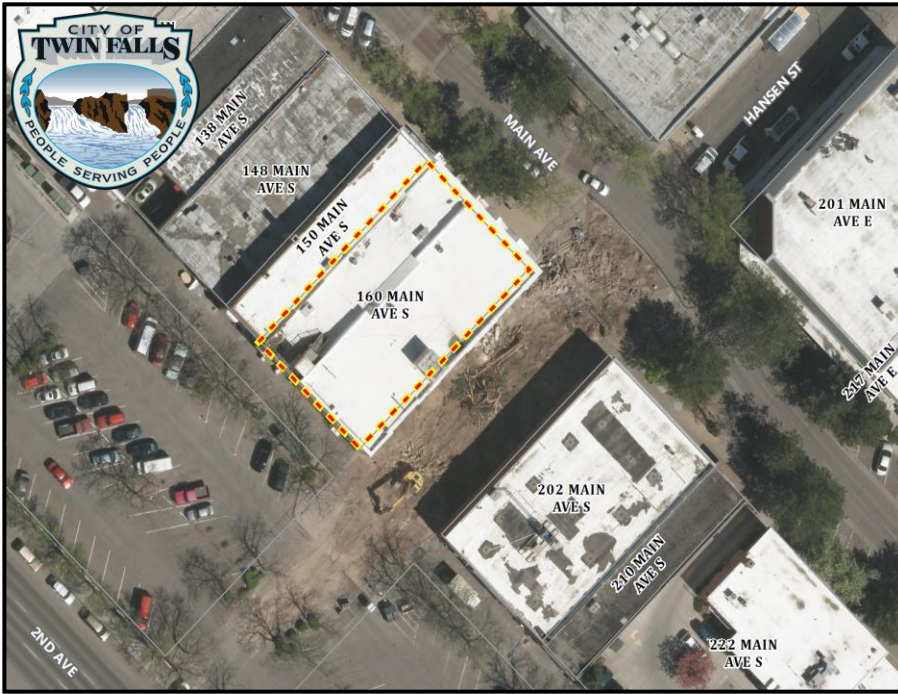
The commission may recommend to City Council that additional height be approved as requested, approved with modifications, tabled for additional information, or it may recommend that the request be denied.

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 mechanical, service, or other structural equipment extending no more than ten (10) feet above the height of the building.

Attachments:

1. Staff Report PZ19-0085 9.24.19
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Area Map
5. 4 - Elevations
6. 5 - PZ19-0085 Staff Height Perspective Exhibit
7. 6 - Parking Utilization Report



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Request: A request 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: September 24th 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 Planning & Zoning Commission voted to recommend approval of this request for additional height on July 23rd 2019. The City Council approved this height request on August 19th 2019. However, due to required property owners not being notified the previous approval is invalid and the request must again receive approval.

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.

Staff has conducted a visual survey of the surrounding public parking lots. The findings of that report are found as an attachment to this report (Attachment 6).

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.

Public Hearing: September 24th 2019

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.

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.

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 mechanical and service equipment.

Attachments

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

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





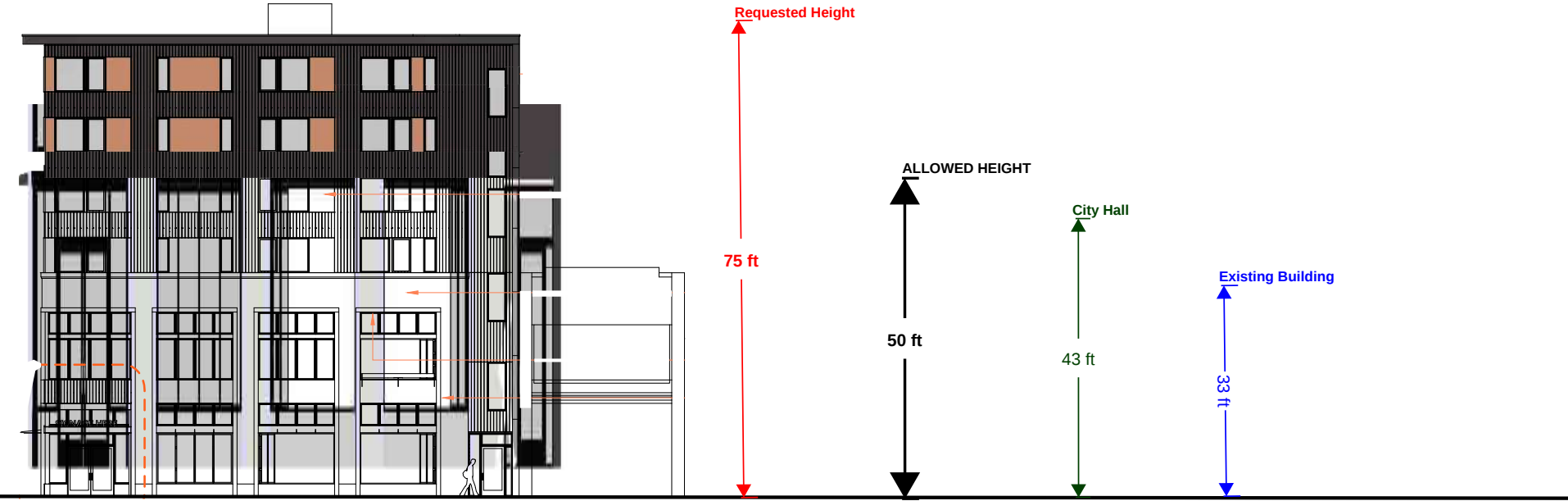
Twin Falls Mixed Use- RFP ELEVATIONS

SCALE: 1/16" = 1'-0"



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

NORTH ELEVATION



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

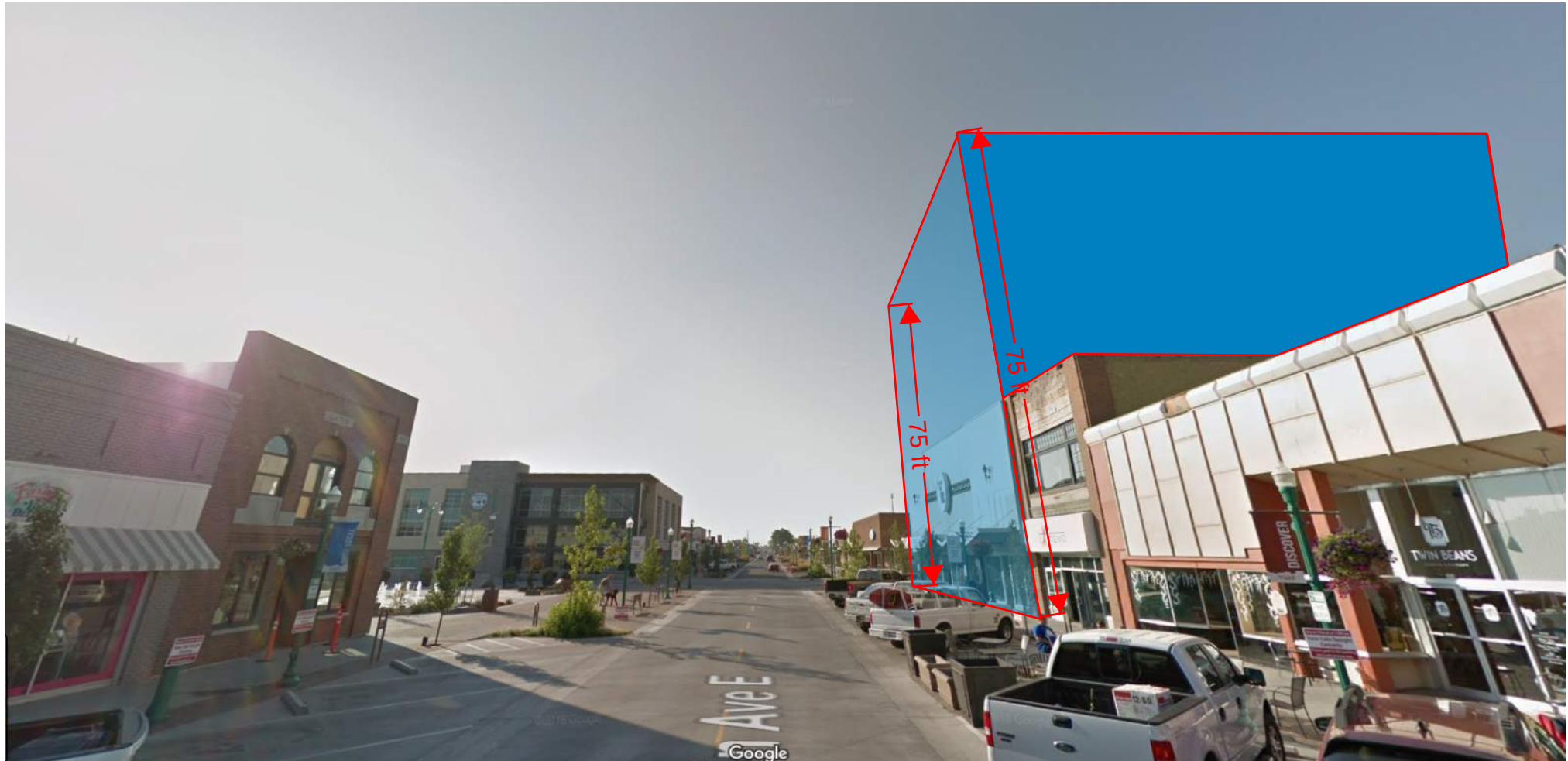
"Traveling westward on Hansen"



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

Parking Utilization Report: Shoshone to Jerome Between 2nd Avenues

DATA SUMMARY: City of Twin Falls Staff has recorded parking space utilization from Shoshone to Jerome between the 2nd Avenues (see item #1 of the report). The data collected consist of different days and times.

8/26/2019, Monday at 9:30 AM

Twin Beans (45)	25 (56% Usage)
CB/St. Vincent (124)	47 (38% Usage)
City Hall (55)	32 (58% Usage)
Commons (59)	31 (53% Usage)
Main Ave (100)	35 (35% Usage)
Total (383)	170 (44% Usage)

8/28/2019, Wednesday at 2:00 PM

Twin Beans (45)	26 (58% Usage)
CB/St. Vincent (124)	47 (38% Usage)
City Hall (55)	41 (75% Usage)
Commons (59)	37 (63% Usage)
Main Ave (100)	60 (60% Usage)
Total (383)	211 (55% Usage)

8/30/2019, Friday at 12:00 PM

Twin Beans (45)	31 (69% Usage)
CB/St. Vincent (124)	38 (31% Usage)
City Hall (55)	27 (49% Usage)
Commons (59)	44 (75% Usage)
Main Ave (100)	46 (46% Usage)
Total (383)	186 (49% Usage)

9/03/2019, Tuesday at 3:00 PM

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	46 (37% Usage)
City Hall (55)	36 (65% Usage)
Commons (59)	39 (66% Usage)
Main Ave (100)	42 (42% Usage)
Total (383)	186 (49% Usage)

9/05/2019, Thursday at 11:00 AM

Twin Beans (45)	27 (60% Usage)
CB/St. Vincent (124)	46 (37% Usage)
City Hall (55)	35 (64% Usage)
Commons (59)	32 (54% Usage)
Main Ave (100)	48 (48% Usage)
Total (383)	188 (49% Usage)

9/09/2019, Monday at 5:30 PM

Twin Beans (45)	7 (16% Usage)
CB/St. Vincent (124)	21 (17% Usage)
City Hall (55)	9 (16% Usage)
Commons (59)	23 (39% Usage)
Main Ave (100)	39 (39% Usage)
Total (383)	99 (26% Usage)

9/10/2019, Tuesday at 12:30 PM

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	51 (41% Usage)
City Hall (55)	33 (60% Usage)
Commons (59)	42 (71% Usage)
Main Ave (100)	55 (55% Usage)
Total (383)	204 (53% Usage)

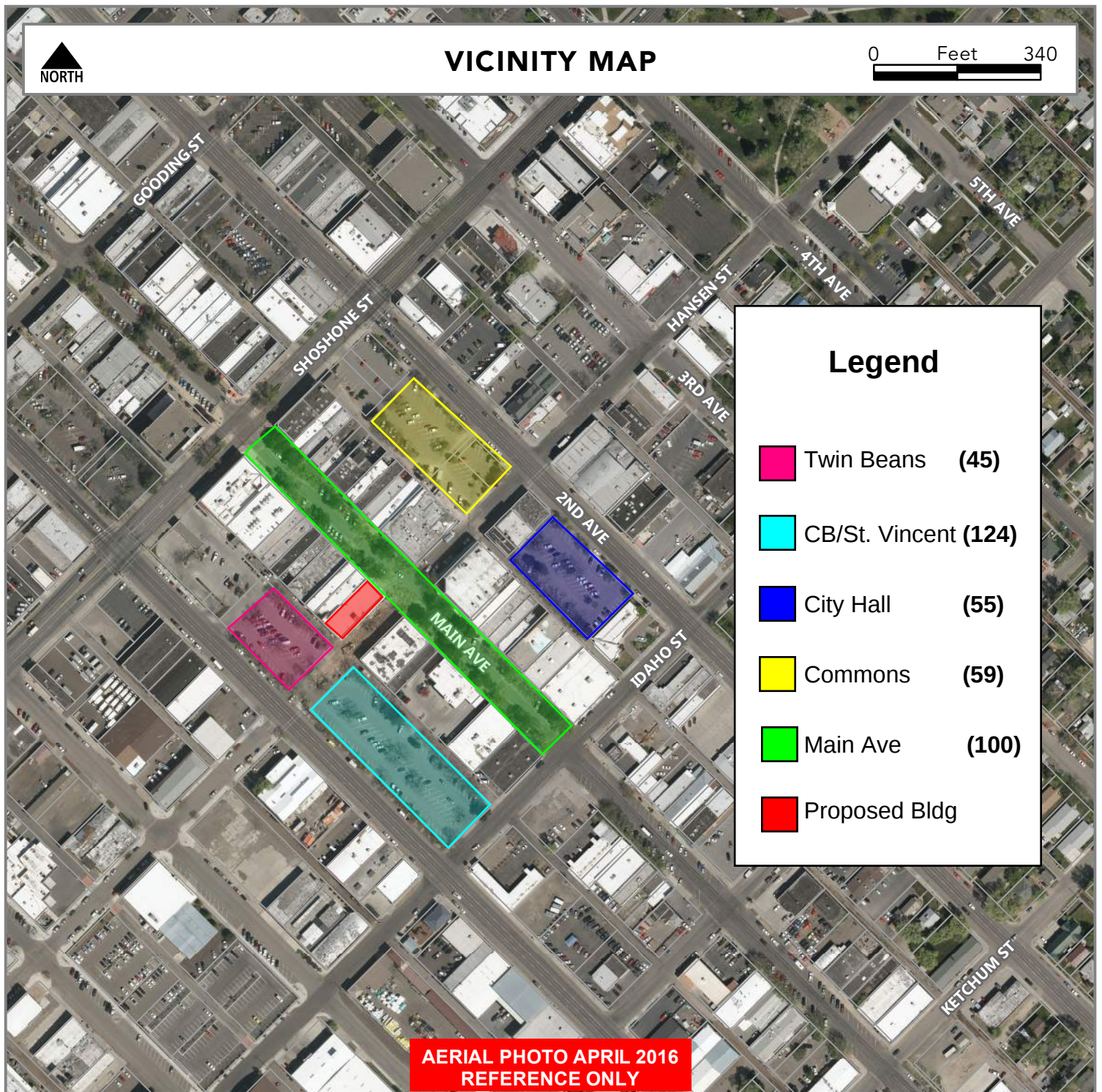
9/12/2019, Thursday at 2:00 PM

Twin Beans (45)	21 (47% Usage)
CB/St. Vincent (124)	43 (35% Usage)
City Hall (55)	32 (58% Usage)
Commons (59)	33 (56% Usage)
Main Ave (100)	40 (40% Usage)
Total (383)	169 (44% Usage)

Conclusion: Over the duration of eight (8) distinct times and days the parking availability from Shoshone to Jerome between the 2nd Avenues was highest at 55% and lowest at 26%. The total average usage was 46%.

REPORT AVERAGE USAGE

Twin Beans (45)	23 (51% Usage)
CB/St. Vincent (124)	42 (34% Usage)
City Hall (55)	31 (56% Usage)
Commons (59)	35 (59% Usage)
Main Ave (100)	46 (46% Usage)
Total (383)	177 (46% Usage)



ITEM #1