



**NOTICE OF AGENDA
PUBLIC MEETING**
Twin Falls City Planning & Zoning Commission
August 13, 2013-6:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Chuck Sharp Jolinda Tatum
Chairman

AREA OF IMPACT:

Lee DeVore Steve Woods

Vice-Chairman

CITY COUNCIL LIAISONS:

Suzanne Hawkins Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of Staff

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **July 23, 2013**
2. Approval of Findings of Fact and Conclusions of Law: **NONE**

III. ITEMS OF CONSIDERATION:

1. Consideration of a recommendation to the City Council regarding a proposed amendment to the Urban Renewal Plan #4 that expands Revenue Allocation Area #4-1. c/o Melinda Anderson, Economic Development Director. (app. 2591)

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to add a U-Haul truck and trailer rental business in conjunction with an existing retail store on property located at 850 Shoshone Street West c/o Wes Overlin on behalf of Twin Falls Community Market (app.2554) **WITHDRAWN**
2. Request for a Non-Conforming Building Expansion Permit to add 1188 sq. ft. to an existing legal non-conforming building on property located at 1519 Kimberly Road. c/o Marv Pierce dba Pioneer Club. (app. 2584)
3. Request for a Special Use Permit to operate a Community Event Center, to include private parties, weddings, receptions, art shows, plays, with extended hours of operation until 1 A.M. seven days a week, on property located at 136 Main Avenue North c/o Lisa Douda (app. 2588)
4. Request for a Special Use Permit to operate a hookah lounge with extended hours of operation from 6:00 P.M. to 1:00 A.M. on weekdays and 6 P.M. to 3 A.M. on weekends, on property located at 677 #D Filer Avenue/Campus Commons Shopping Center. c/o Artem Petrosyan on behalf of the Hookah Paradise (app. 2589)

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

VI. UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):

1. Public Hearing – **Tuesday, August 27, 2013** 6:00 pm
2. Work Session – **Wednesday, September 4, 2013** 12:00 pm – 1:00 pm

VII. ADJOURN MEETING:

Si desea esta información en español, llame Leila Sanches al (208) 735-7287
Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the meeting.

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's 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.**The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The 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 Chairman.**



Public Hearing: **TUESDAY, AUGUST 13, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

AGENDA ITEM III-1

Request: **Consideration of a recommendation to the City Council regarding a proposed amendment to Urban Renewal Plan #4 that expands Revenue Allocation Area #4-1. c/o Melinda Anderson, Economic Development Director. (app. 2591)**

Background:

Applicant: Twin Falls Urban Renewal Agency c/o Melinda Anderson, Economic Development Director 321 2 nd Ave East Twin Falls, ID 83301 208-735-7240	Status: governing body	Size: 60 (+/-) acres
	Zoning: CB & OT	Requested Zoning: N/A
	Comprehensive Plan: Townsite	Lot Count: N/A
	Existing Land Use: commercial/retail/residential	Proposed Land Use: commercial/retail/residential
Applicable Regulations: 10-1-4, 10-1-5, Idaho State Statutes 50-2008(b)		
Zoning Designation & Surrounding Land Use(s)	North: CB P-1; 3 rd Ave E-downtown development	East: CB P-1; Idaho St E & Jerome St E-downtown development
	South: CB P-1 & OT P-3; 3 rd Ave W & 3 rd Ave S-downtown development	West: CB P-1; Gooding St N & Fairfield St W-downtown development

History:

Earlier this year TFURA board directed staff to begin the process to expand the boundaries of RAA 4-1 into downtown in order to assist with public improvements such as new water/sewer lines, improve streets/curb/gutter/sidewalks, replace landscaping, allow for new public parking, and assist with creating or improving open spaces.

Budget Impact:

Approval of this request will impact the City budget. Expanding the revenue allocation area will increase the tax increment financing district on this property. That means that there will be a base land value established for the property. The City, and other taxing jurisdictions, will continue to collect taxes from the property based on the established base value. However, as redevelopment occurs on the property the taxable value of the land will go up. That increase in taxable value is called "the increment". The Urban Renewal Agency will collect property taxes on the increment. So the other taxing jurisdictions will forfeit those taxes for the remainder of this term of the plan (8 years). The money collected by the Urban Renewal Agency will then be spent for public improvement projects within the Plan Area. These taxes and the improvements funded by them are used by the Agency to encourage development in the Area. While the City and other jurisdictions do forfeit some tax collections for a time, the justification for doing so is that the development would not have occurred without the financial assistance from the Agency in the first place. So, there is an impact on the City budget.

Background:

According to Idaho statutes, urban renewal agencies are allowed to make a one-time amendment to a current RAA plan with the following stipulations: 1) the plan can't increase the current RAA geographic area by more than 10%, 2) it can't go past the current expiration date, 3) the plan expansion boundaries must be adjacent to a current boundary, and 4) the expansion combined with the rest of the RAAs can't exceed the City's total assessed value by more than 10%.

This plan meets all of those stipulations. The proposed 4-1 expansion takes in about 17 blocks, 60.8 +/- acres. The existing district consists of 608 acres. The proposed expansion equals a 10% expansion. The expansion extends northeast from Shoshone Street and 3rd Ave South to include parts of 3rd Avenue W and 3rd Avenue N; 2nd Avenue W and 2nd Avenue N, 2nd Avenue East and 2nd Avenue South and including Main Avenue from Fairfield to Jerome Streets, see attached maps.

The expansion will make TIF funds immediately available and over the next 8 years to pay for all or a portion of the estimated \$10 million project costs.

The Planning & Zoning Commission's role in this process is to evaluate the project based on its conformance with long range planning documents of the City, and not the budgetary implications of the plan amendment.

After review and recommendation from the Planning & Zoning Commission this request will be heard by the City Council. Approval of this request will allow the Urban Renewal Agency to amend Urban Renewal Area #4 by expanding Revenue Allocation Area #4-1. This will allow the Urban Renewal Agency to allocate a portion of property taxes levied within the Plan area to go towards financing of needed public improvements. Specifically, this amendment will allow funds to be allocated to improve public infrastructure needed to serve the Area, public improvements such as new water/sewer lines, improve streets/curb/gutter/sidewalks, site access, natural gas, and power, replace landscaping, allow for new public parking, and assist with creating or improving open spaces. site access, natural gas, and power A complete list of expenditures can be found on Table 7 in the attached Plan.

Idaho State Statute 50-2008(b) states the following:

(b) An urban renewal agency may itself prepare or cause to be prepared an urban renewal plan, or any person or agency, public or private, may submit such a plan to an urban renewal agency. Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within sixty (60) days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission, or if no recommendations are received within said sixty (60) days, then without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal project prescribed by subsection (c) hereof.

The Planning and Zoning Commission is to review this project based on its conformance with the long range planning documents of the City. The City's Comprehensive Plan map designates this area as appropriate for townsite development including commercial/retail, residential and industrial land uses. The Strategic Plan encourages redevelopment of the downtown and increasing public parking. This proposed expanded URA RAA consists of 17 acres of developed downtown area from 3rd Ave E to the N, Fairfield St W to the west, 3rd Ave S to the south and Jerome St S to the east. This area is well served by a high-capacity roadway; Highway 30. The current zoning on and around the property is CB P-1 with a small portion zoned OT P-3. Therefore, the attached Plan is appropriate for the property and does conform to the City's Strategic Plan and the Comprehensive Plan as well as to existing zoning standards on the property.

Conclusion:

As the proposed use of this area is in conformance with the City's Comprehensive Plan and applicable zoning regulations, staff recommends that the Commission recommend approval of request to adopt the attached Urban Renewal Plan for Revenue Allocation Area #4-1.

Attachments:

1. Urban Renewal Plan for Revenue Allocation Area #4-1 (9)
2. Location Maps (3)
3. Resolution 2013-2 (1)
4. Findings of Fact-draft (2)

AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1 EXPANSION

INTRODUCTION

On June 30, 1997, the Twin Falls City Council enacted its Resolution No. 1603, which created Urban Renewal Area #4, pursuant to the provisions of Idaho Code §50-2005. On October 7, 2002, the City Council of the City of Twin Falls, by Resolution No. 1692 approved expanding Urban Renewal Plan #4 to include the property that is the subject of this plan. Within this Urban Renewal Area #4, the Urban Renewal Agency for the City of Twin Falls, and the Twin Falls City Council, have previously approved plans with revenue allocation financing, known as Revenue Allocation Area #4-1, Revenue Allocation Area #4-2, and Revenue Allocation #4-3.

The Urban Renewal Agency proposes a one-time extension, to expand RAA #4-1 so that the total area to be added is not greater than ten percent (10%) of the existing revenue allocation area, as permitted by Idaho Code §50-2033. The area to be added is contiguous to the existing Revenue Allocation Area #4-1, and is located generally along the northerly boundary of Revenue Allocation Area #4-1.

RAA 4-1 EXPANSION LOCATION

Revenue Allocation Area #4-1 consists of approximately six hundred eight (608) acres. The proposed expanded area for RAA 4-1 is approximately 60 acres (17 blocks) and generally extends from 3rd Ave So northeast toward Fairfield St to 3rd Ave. N & E to Jerome St and back to 3rd Ave. So.

Legal description:

A parcel of land located in a portion of the "Final and Amended Plat of Twin Falls Townsite" according to the plat thereof recorded in book 1 of plats, page 7, records of Twin Falls County, Idaho in Section 16, Township 10 South, Range 17 East, Boise Meridian, and being more particularly described as follows: Commencing at the intersection of Shoshone Street and Third Avenue West, being the REAL POINT OF BEGINNING.

Thence, North 45°23' West, 45 feet, along the centerline of Third Avenue West.

Thence, North 44°37' East, 40 feet, to the most Southerly corner of Block 117 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 45°23' West, 610 feet, along the extended Southwesterly boundary of Blocks 117 and 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Westerly corner of Lot 27 of Block 116 thereof.

Thence, North 44°37' East, 125 feet, along the Northwesterly boundary of Lot 27 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner thereof.

Thence, North 45°23' West, 50 feet, along the Northeasterly boundary of Lots 26 and 25 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Lot 25 thereof.

Thence, North 44°37' East, 225 feet, along the extended Northwesterly boundary of Lot 9 of Block 116 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 45°23' West, 200 feet, along the Southwesterly boundary of Block 101 of the "Final and Amended Plat of Twin Falls Townsite" to the most Westerly corner thereof.

Thence, North 44°37' East, 630 feet, along the extended Northwesterly boundary of Blocks 101 and 85 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Northerly corner of Block 85 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 85 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner of Block 86 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, North 44°37' East, 350 feet, along the extended Northwesterly boundary of Block 71 of the "Final and Amended Plat of Twin Falls Townsite" to the most Northerly corner thereof.

Thence, South 45°23' East, 1350 feet, along the extended Northeasterly boundary of Blocks 71 thru 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 73 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 44°37' West, 350 feet, along the extended Southeasterly boundary of Block 73 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner of Block 88 of the "Final and Amended Plat of Twin Falls Townsite".

Thence, South 45°23' East, 460 feet, along the extended Northeasterly boundary of Block 89 of the "Final and Amended Plat of Twin Falls Townsite" to the most Easterly corner thereof.

Thence, South 44°37' West, 980 feet, along the extended Southeasterly boundary of Blocks 89, 105, and 120 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Southerly corner of Block 120 thereof.

Thence, North 45°23' West, 860 feet, along the extended Southwesterly boundary of Blocks 120 and 119 of the "Final and Amended Plat of Twin Falls Townsite" to a point on the most Westerly corner of Block 119 thereof.

Thence, South 44°37' West, 40 feet, to a point on the centerline of Third Avenue South.

Thence, North 45°23' West, 505 feet, along the centerline of Third Avenue South to the REAL POINT OF BEGINNING.

The above described parcel contains approximately 60.67 acres.

A map showing the proposed RAA 4-1 expansion boundaries is attached as Exhibit 1.

PURPOSE

The purpose of the proposed expansion is to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

ASSESSED VALUATIONS

The base assessment roll of the current Revenue Allocation Area #4-1 is \$204,297,609. The base assessment of the proposed expansion area of Revenue Allocation Area #4-1 is \$35,553,205. The current assessed valuation of all taxable property within the City is \$2,303,279,260. The base assessment rolls of all revenue allocation areas within the City, including the expansion of Revenue Allocation Area #4-1, is less than ten percent (10%) of the current assessed valuation of all taxable property within the City.

PUBLIC WORKS OR IMPROVEMENTS

- Replacement of water and sewer lines in the expanded area.
- Repair and replacement of streets, streetlights, and curb/gutter/sidewalk in the expanded area.
- Replacement of landscaping in the expanded area.
- Construction of new public parking in the expanded area.
- Construction of open spaces in the expanded area.
- Acquisition of blighted properties for redevelopment in the expanded area.
- Such other costs as are required to complete the project.

ECONOMIC FEASIBILITY STUDY

To support new private investment in downtown properties, it's crucial that infrastructure be added and upgraded. The current infrastructure is both deteriorating and is undersized for today's uses. Adding property to the current RAA #4-1 will allow property tax income to flow immediately into the expanded area. RAA #4-1 will sunset in 2022 and there are just 8

remaining years to invest new property tax income into these properties.

On January 1, 2013, the values of the properties within the proposed Revenue Allocation Area #4-1 expansion were assessed by the Twin Falls County Assessor to be \$35,553,205. Twenty Four (24) of the parcels included in the expansion have not been valued by the County because they are owned by organizations exempt from property tax assessments.

The Current Market Value for the Area of \$204,297,609 which is the base tax value as of January 1, 2013 for the proposed Revenue Allocation Area. Each of the 7 taxing jurisdictions will continue to receive their portion of the tax revenue from the base value.

Table 1 shows the current annual amount of tax revenue to each jurisdiction within the proposed Revenue Allocation Area #4-1 expansion

Table 1

Current Revenue to Each Taxing District			
Taxing District	2012 Property Tax Levy Rate	January 1, 2013 Taxable Value Base Value	Current Property Tax Revenue
Twin Falls County	0.004526841	\$ 35,553,205	\$ 160,944
City of Twin Falls	0.007713994	35,553,205	\$ 274,257
Twin Falls School Dist. #411	0.003788780	35,553,205	\$ 134,703
College of Souther Idaho	0.000957570	35,553,205	\$ 34,045
Twin Falls Highway Dist.	0.001181484	35,553,205	\$ 42,006
Twin Falls Ambulance Dist.	0.000206622	35,553,205	\$ 7,346
Twin Falls Abatement Dist.	0.000125974	35,553,205	\$ 4,479
Combined	0.018501265		\$ 657,779

ESTIMATED PROJECT COSTS

The estimated potential costs to build acquire and redevelop land, improve open spaces, and install new public infrastructure are listed in **Table 2:**

Table 2:

Water line improvements	Up to ~\$3,590,000
Sewer line improvements	Up to ~\$1,570,000
Street Improvements	Up to ~\$480,000
Repairing curb/gutter/sidewalk, streetlighting	Up to ~1,350,000
Replacing landscaping/irrigation lines	Up to \$300,000
Improving water/sewer system	Up to ~\$2,000,000
Repairing/creating parking lots	Up to ~\$500,000
Open Space Improvements	Up to ~\$65,000
Property Acquisition	Up to ~\$500,000
Total	Up to ~\$10,335,000

These estimated project costs were based on an infrastructure assessment report by a local engineering firm, market values for land in downtown Twin Falls, and historical costs for various improvements.

FISCAL IMPACT STATEMENT

Without this urban renewal project and the public infrastructure required to serve the project, Twin Falls Downtown will continue to deteriorate with little to no new private investment in the private properties. New water/sewer lines as current lines are deteriorating and, in addition, critical for new development or existing property owners to invest for new tenants. Open space and parking improvements are just as critical as infrastructure improvements as they provide both new parking and places for workers and residents to gather for social activities.

METHOD OF FINANCING PROJECT COSTS

The projects in Table 2 will be paid for by both the current property tax income the Urban Renewal Agency receives and by the expected property valuation increase in both the current and proposed expanded RAA resulting in additional tax increment. All projects would be completed no later than 2022. As Glanbia Foods USA has just completed a \$15 million investment in the current RAA 4-1 the increment will increase. In addition, Glanbia's investment and new job creation in downtown Twin Falls has decreased downtown vacancies and will increase overall property values over time. It is also expected that Glanbia's recent investment will also spur additional private development in Old Town and downtown.

TERMINATION DATE

RAA 4-1 shall terminate no later than Dec. 31, 2022. The agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision, as described above, pursuant to Idaho Code §§50-2907 and 50-2903(2).

DISPOSTION OF ASSETS UPON THE TERMINATION DATE

The Agency expects to divest itself of all properties and assets by the termination date and to complete a divestiture plan by 2021.

CONCLUSIONS AND RECOMMENDATION

The Urban Renewal Agency of the City of Twin Falls, in cooperation with private industry is in the fortunate position of being able to redevelop the a portion of the Urban Renewal Area #4 and assist the private sector in making a substantial investment in the community. The project will enable substantial new commercial, retail, and residential development to occur and enable the renewal and economic development of a deteriorating area of the City. These private investments can only take place if the public infrastructure deficiencies are corrected. Without the improvements, these and future private investments will likely not take place in the area. With the completion of these projects, the community will substantially benefit by providing needed infrastructure; creating new and improving current open space which allows workers and residents to gather for social activities; and creating new public parking due to the anticipated influx of workers and residents that will flock downtown in the coming 8 years and beyond.

In 1988, the Idaho Legislature passed the Local Economic Development Act. This law allows municipalities the opportunity to provide for a method of financing needed improvements, allocating a portion of the property taxes levied against taxable property within an Urban Renewal Area. The intent of the law is to identify areas in need of improvement and development and to encourage private investment in those areas.

The Urban Renewal Agency of the City of Twin Falls believes this project meets both the intent and the spirit of this law. Therefore, the Urban Renewal Agency of the City of Twin Falls recommends to the Twin Falls City Council the adoption of this Urban Renewal Plan amendment and, further, to create and adopt Revenue Allocation Area #4-1 expansion within Urban Renewal Area #4. The effect of said adoption will cause the increased property taxes of the existing tax increment projects to be added to the anticipated new property taxes to be allocated to the Urban Renewal Agency of the City of Twin Falls for the purposes of making the necessary public improvements and correct existing deficiencies as previously detailed.

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to the law, then, such provision shall be deemed separable from the remaining provisions in this Plan and shall in

no way affect the validity of the other provisions of this Plan.

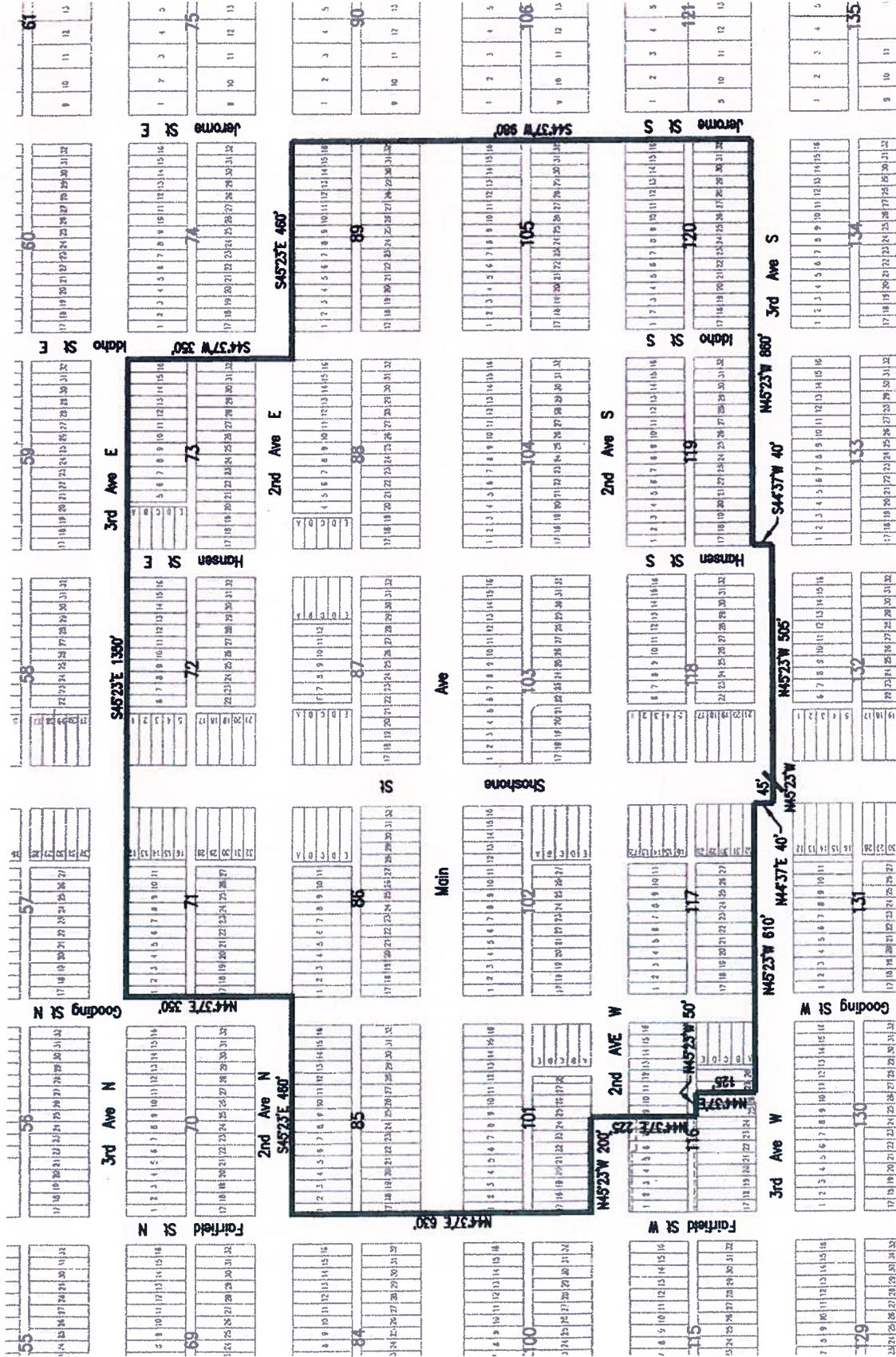
APPROVED BY THE URBAN RENEWAL AGENCY,
SIGNED BY THE CHAIRMAN

,2013.

, 2013.

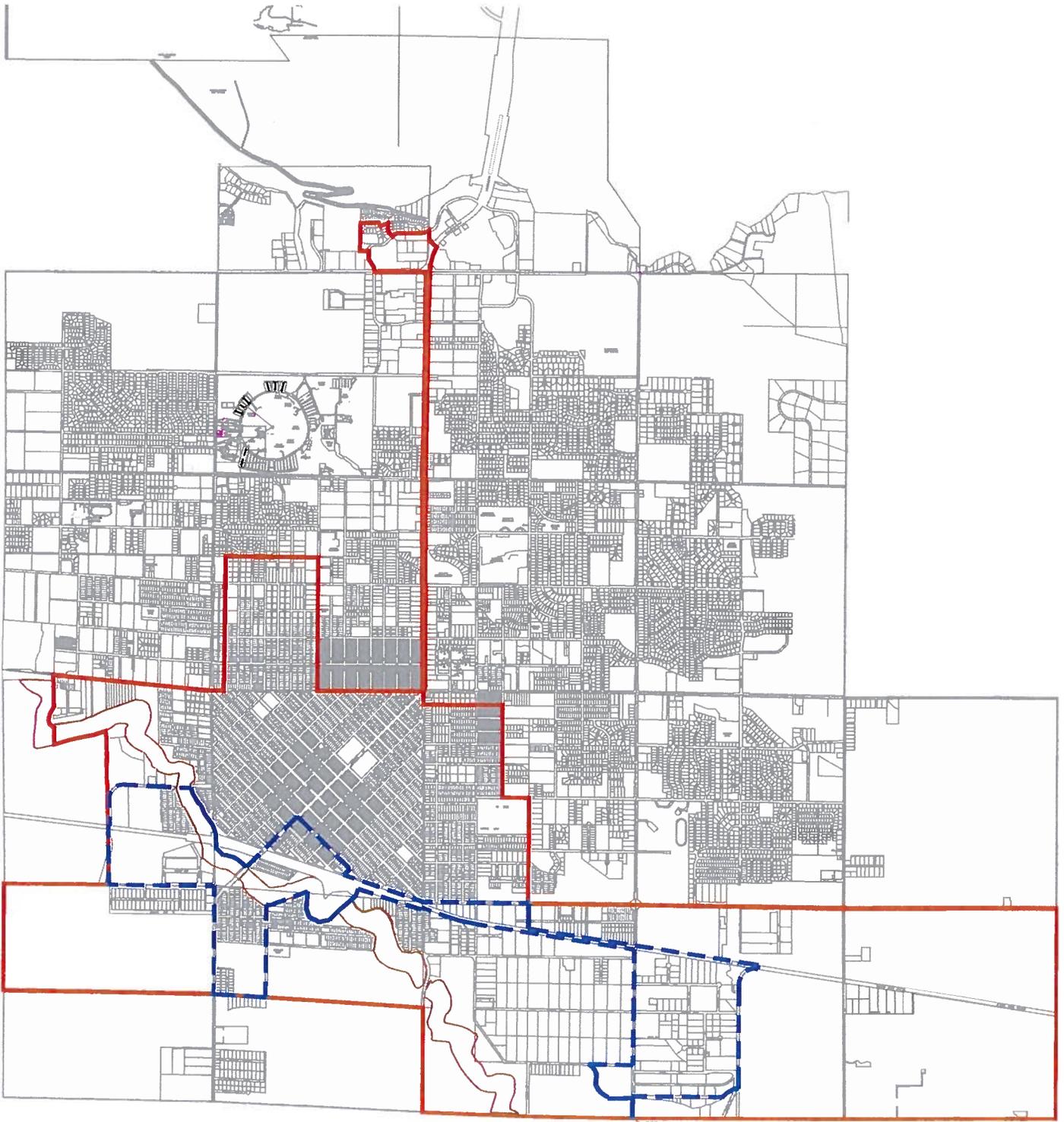
CHAIRMAN

EXHIBIT 1



**Boundary Exhibit For An Expansion Of RAA 4-1 For
The Urban Renewal Agency Of The City Of Twin Falls**





**URBAN RENEWAL AGENCY OF THE
CITY OF TWIN FALLS, IDAHO**



LEGEND

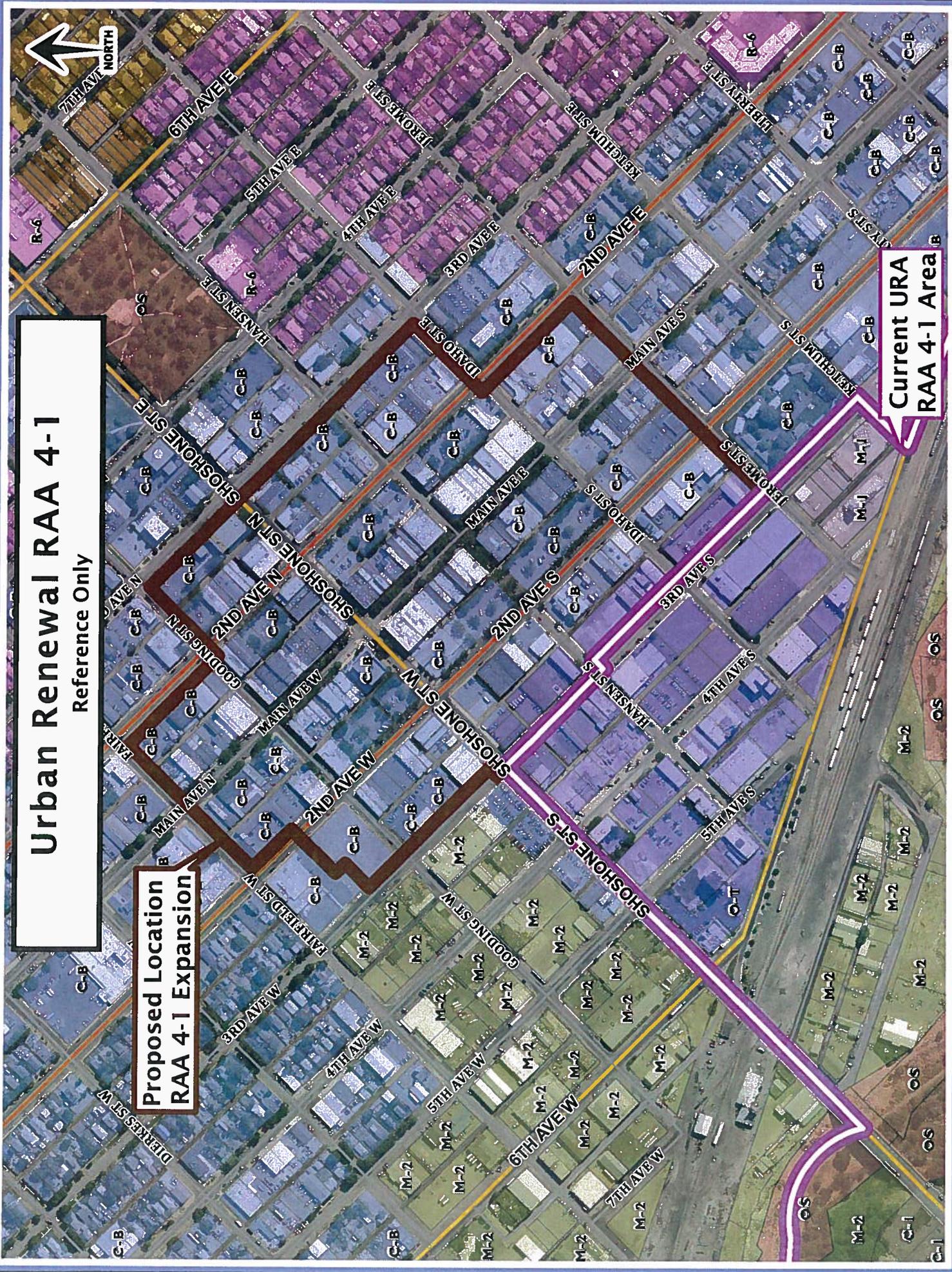
-  URBAN RENEWAL AREA #4
-  REVENUE ALLOCATION AREA #4-1

Urban Renewal RAA 4-1

Reference Only

Proposed Location
RAA 4-1 Expansion

Current URA
RAA 4-1 Area



RESOLUTION NO. 2013-2

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPROVING THE AMENDED URBAN RENEWAL PLAN FOR REVENUE ALLOCATION AREA #4-1, AND RECOMMENDATION FOR APPROVAL THEREOF TO THE CITY COUNCIL OF THE CITY OF TWIN FALLS.

WHEREAS, The City Council has, by resolution, determined that Urban Renewal Area #4 to be a deteriorating area and designated it as appropriate for an urban renewal project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls has prepared an amended plan for an urban renewal project to improve public infrastructure along with supporting new open spaces and additional public parking. The plan may also include acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act, and such other undertakings and activities authorized by Idaho Code §50-2007 and 50-2903(13); and,

WHEREAS, the urban renewal plan will include revenue allocation financing in order to pay for the costs of the project; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the plan will afford maximum opportunity, consistent with the sound needs of the City of Twin Falls as a whole, to facilitate the long-term growth of the tax base, and to redevelop the urban renewal area by private enterprise; and,

WHEREAS, the Urban Renewal Agency of the City of Twin Falls finds that the amended plan is a workable program.

NOW, THEREFORE, BE IT RESOLVED BY THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

That the Amended Urban Renewal Plan for Revenue Allocation Area #4-1 is hereby adopted, and recommended for approval to the City Council of the City of Twin Falls.

PASSED BY URBAN RENEWAL AGENCY
SIGNED BY THE CHAIRMAN

July 19, 2013
July 19, 2013


Chairman



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

In Re:)	
)	
<u>Urban Renewal Agency of the City of Twin Falls,</u>)	FINDINGS OF FACT,
)	
<u>Amended Urban Renewal Plan for Revenue Allocation</u>)	CONCLUSIONS OF LAW,
<u>Area #4-1</u>)	
)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho its recommendations as to conformity of the Amended Urban Renewal Plan for Revenue Allocation Area #4-1, and the Planning and Zoning Commission being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. The Amended Urban Renewal Plan for Revenue Allocation Area #4-1 provides for residential/commercial and industrial development on various parcels of real property located in the original downtown townsite.
2. The property is designated as Town Site by the Comprehensive Plan and is zoned primarily CB, as well as a small portion zoned OT.
3. The property is well-served by a high-capacity roadway (Highway 30).
4. The plan provides for necessary public infrastructure for the development of the site, along with supporting new open spaces and additional public parking. The plan also includes acquiring and redeveloping properties that are blighted for the purpose of job growth, redevelopment of slum and blight, long-term growth of the tax base, and such other matters that best serve the public interest and the purposes of the Urban Renewal Law and the Local Economic Development Act.

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

The Amended Urban Renewal Plan for Revenue Allocation Area #4-1 is in conformance with the Comprehensive Plan, the objectives of the zoning ordinance, and is in conformity with the general plan for the development of the municipality as a whole.

DECISION

The Twin Falls City Planning and Zoning Commission recommends that the City Council of the City of Twin Falls approve the Amended Urban Renewal Plan for Revenue Allocation Area #4-1.

Dated _____, 2013

TWIN FALLS CITY PLANNING AND ZONING COMMISSION

Chairman



Public Hearing: **TUESDAY, August 13, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

Office: (208)735-7267

AGENDA ITEM IV-2

Request: Request for a Non-Conforming Building Expansion Permit to add 1188 sq. ft. to an existing legal non-conforming building on property located at 1519 Kimberly Road. c/o Marv Pierce dba Pioneer Club. (app. 2584)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Owner	Size: +/- 4540 sf Bldg (with Addition) 15,318 sf Lot
Pioneer Club 1519 Kimberly RD Twin Falls, 83301 733-9937 308-7634	Current Zoning: C-1	Requested Zoning: Non-Conforming Building Expansion
	Comprehensive Plan: Commercial/ Retail	Lot Count: 1 Lot
	Existing Land Use: Retail/Restaurant	Proposed Land Use: Facility serving alcohol for consumption on-site
Representative:	Zoning Designations & Surrounding Land Use(s)	
Marv Pierce 1519 Kimberly RD Twin Falls, 83301 208-733-9937	North: C-1; Pioneer Trailer Court – Mobile Home Park	East: C-1; Pioneer Trailer Court – Mobile Home Park
	South: Kimberly Road; C-1, The Pocket	West: C-1, Twin Stop C-Store
Applicable Regulations: 10-1-4, 10-1-5, 10-3-4		

Approval Process:

The non-conforming building expansion permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue the permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit application process.

A Non-conforming Building Expansion 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.

History:

The City of Twin Falls building files date back to 1976 for this lot. At that time it was the Pioneer Club, as it is today. Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. In 2005 Mr. Pierce applied for a Non-Conforming Building Expansion to take place on the North side of the building, it was granted with conditions to pave the parking and maneuvering areas. In 2008 Mr. Pierce applied for another Non-Conforming Building Expansion permit (#1074) for a walk-in cooler on the Southeast corner of the building, no additional conditions were placed on this permit. There is no further zoning history for this location.

Analysis:

The applicant has supplied a brief narrative detailing some of the affects the expansion will have on the surrounding area. The applicant states that the expansion will take place on the north side of the building, will not reduce the number or size of parking spots on the lot, and will allow the applicant to present a more organized and clean lot. The expansion area will be used only for storage, thus allowing the applicant to consolidate various storage units being used around town. The applicant does not anticipate any further negative effects on neighboring land owners in the form of noise, glare, vibrations or fumes.

The building which is being expanded upon is within the centerline setback of Kimberly Road, thus causing it to be a non-conforming building. The expansion taking place on the north side of the building is not encroaching into the setback any further than pre-existing.

The area and its surroundings are currently zoned C-1, the proposed expansion on the restaurant would be in accordance with the appropriate zoning comprehensive plan and its designated allowed uses. The expansion does not significantly impact traffic, noise, smoke fumes, glare or odors. The materials being proposed will be similar to those of the main building and therefore are harmonious with the existing building and the general commercial use of the surrounding area.

A main impact to the neighborhood would be the construction of the facility, as well as visual impacts to the neighbors to the north that are byproducts of a commercial business. To this affect, it would be appropriate for a sight obscuring fence to be re-installed on the north and east portions of the property to separate the existing residential uses from the expanded commercial use. Historically, there was a wood fence that partially separated these uses, as shown in the attachments. The pictures were taken in 2008 for a similar Non-Conforming Building Expansion permit.

Conclusion:

Should the Commission grant this request as presented; staff recommends approval subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the installation of a sight obscuring fence being constructed on the North and East portions of the property.

Attachments:

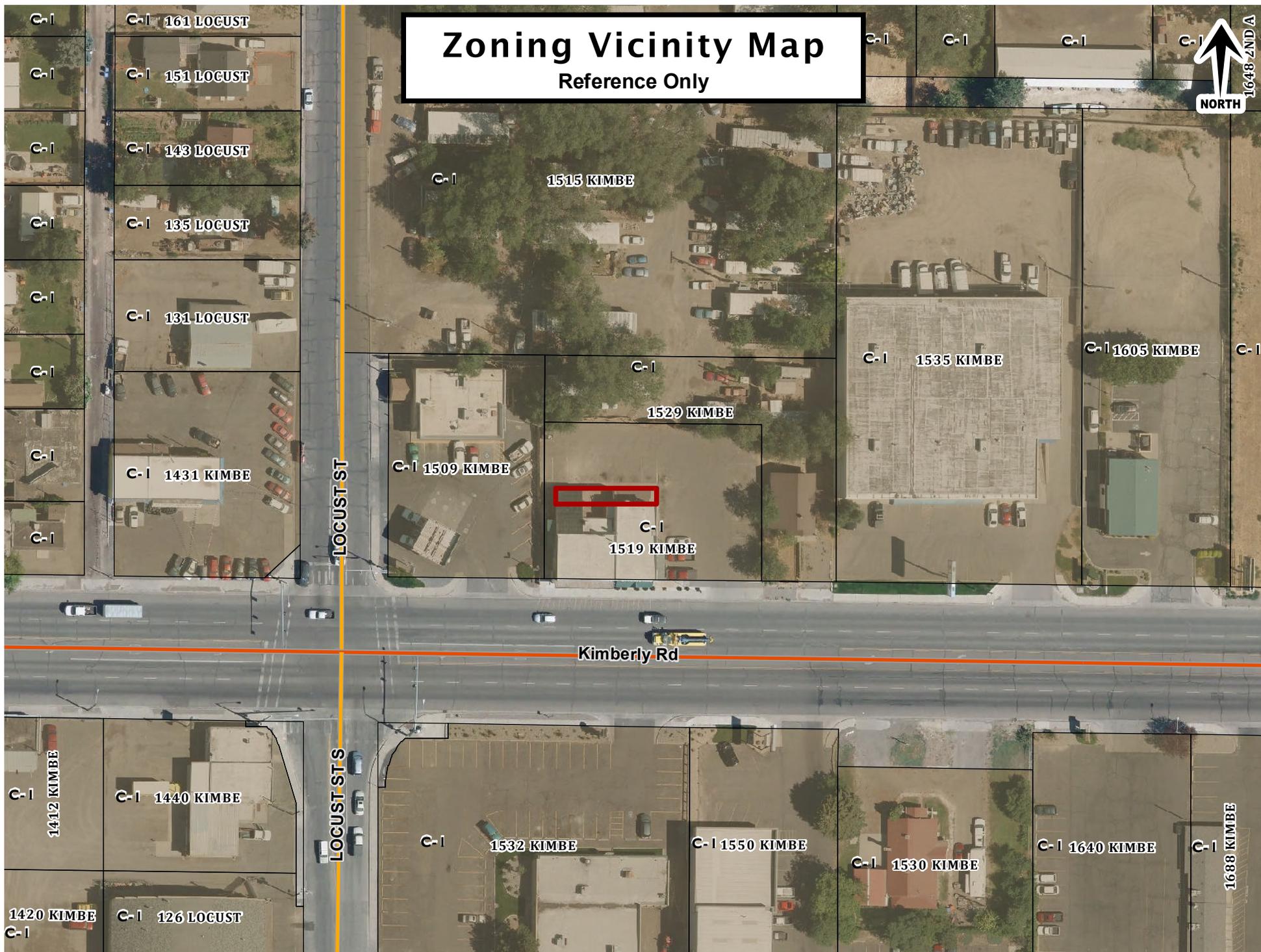
1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Site Photos(2)
6. Historical Site Photos(4)

③ This building is being added on as a storage unit - To combine all Pioneer Club STORAGE into one on premise - There are zero hours of operation + no employees needed to maintain it - This addition is being built on unused property - Taking up zero parking spots - ALSO NOT SHORTENING SPACE -

④ NO NOISE - GARE - FUMES - VIBRATIONS
This building is an asset around us - nice building - Makes the existing property more complete + clean + plus valuable -

Zoning Vicinity Map

Reference Only



Zoning & PUD Map

Reference Only



1529 KIMBE

1509 KIMBE

1519 KIMBE

1535 KIMBE

80 Ft Center Line Setback

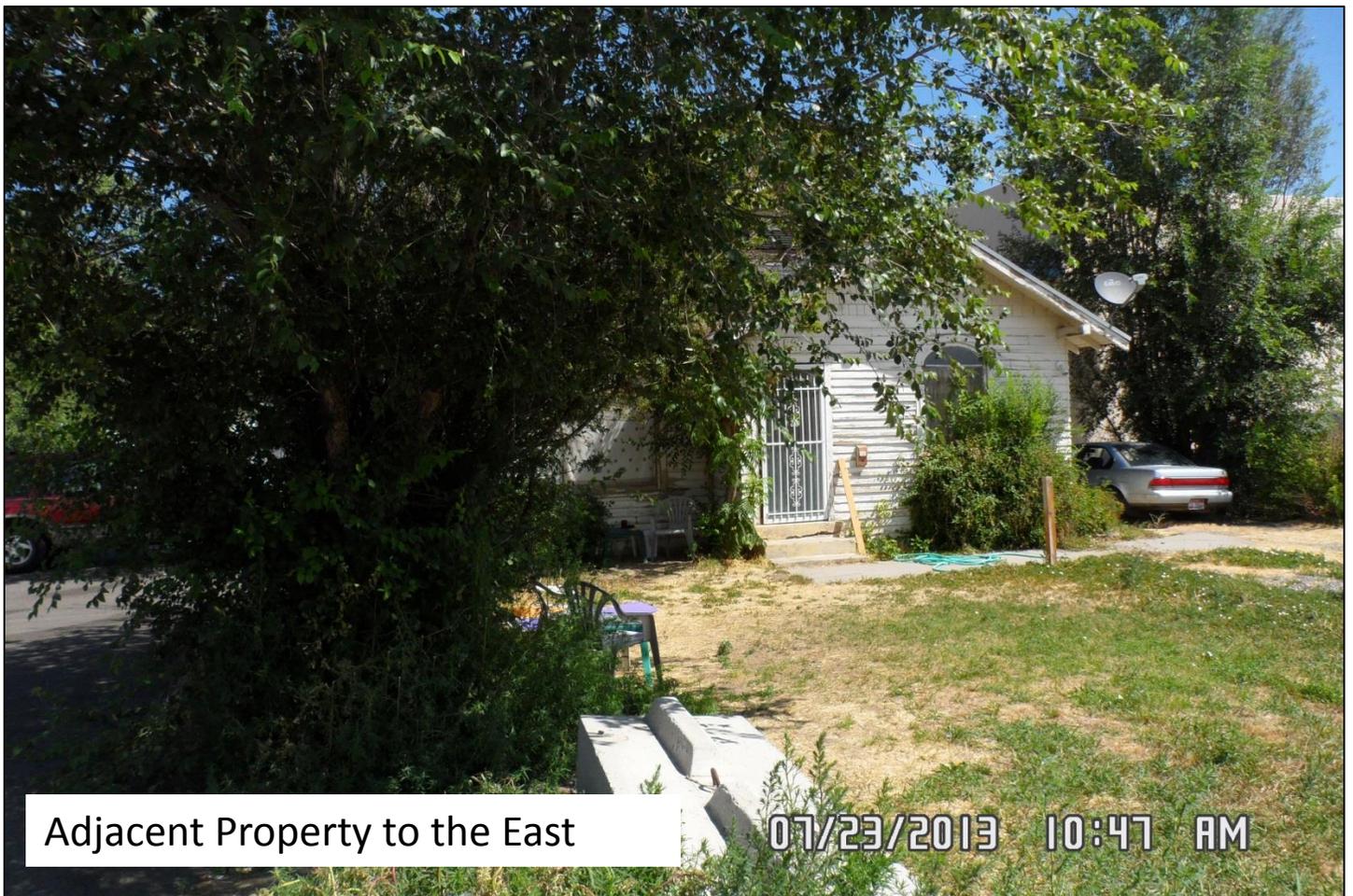
Kimberly Rd





Pioneer Club along Kimberly Rd

07/23/2013 10:47 AM



Adjacent Property to the East

07/23/2013 10:47 AM



Back of Bldg: location of Proposed Expansion

07/23/2013 10:48 AM



Back of Bldg: Location of Proposed Expansion

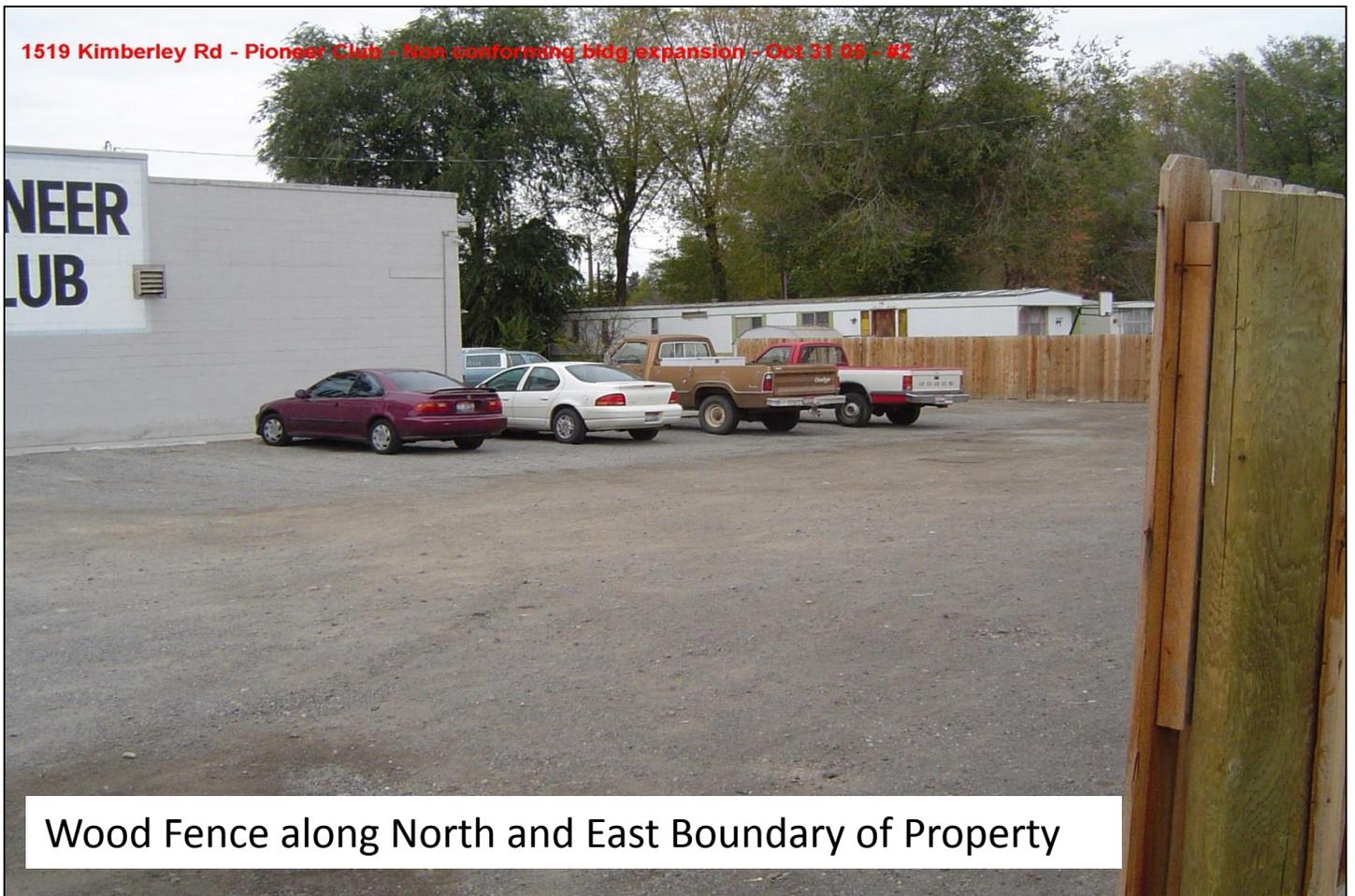
07/23/2013 10:48 AM

1519 Kimberley Rd - Pioneer Club - Non conforming bldg expansion - Oct 31 05 - #1



Pioneer Club along Kimberly Rd

1519 Kimberley Rd - Pioneer Club - Non conforming bldg expansion - Oct 31 05 - #2



Wood Fence along North and East Boundary of Property



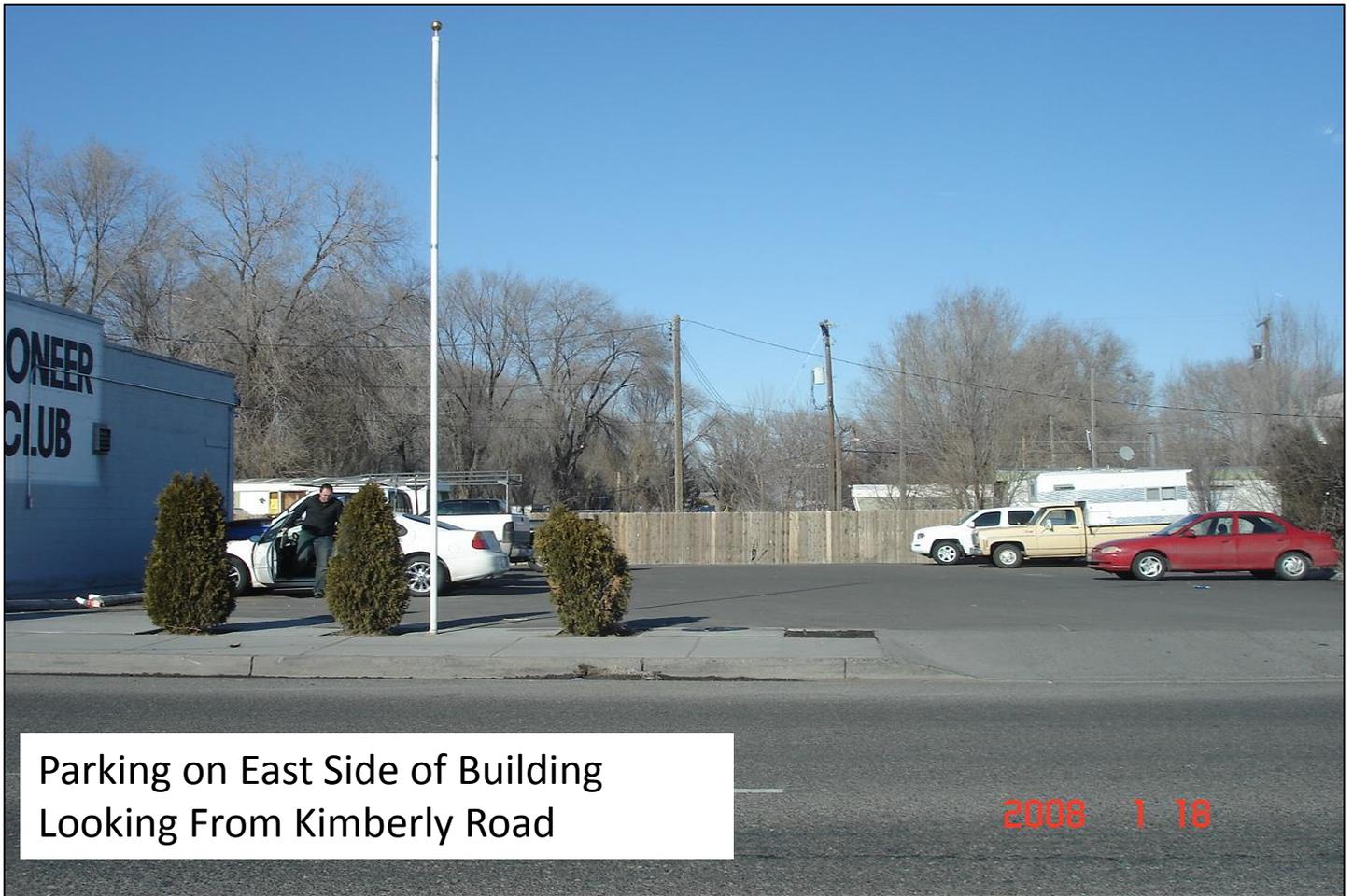
Back of Bldg: location of Proposed Expansion

07/23/2013 10:48 AM



Back of Bldg: Location of Proposed Expansion

07/23/2013 10:48 AM



Parking on East Side of Building
Looking From Kimberly Road

2008 1 18



Rear Property Line – North Side

2008 1 18



Partial Fence Separating Properties
on North Property Line

2008 1 18



Looking Eastward from back of
building.

2008 1 18



Public Hearing: **TUESDAY August 13, 2013**
 To: Planning & Zoning Commission
 From: Rene'e V Carraway, Community Development Department
 Office: 208-735-7267

AGENDA ITEM IV-3

Request: Request for a Special Use Permit to operate a Community Event Center, to include private parties, weddings, receptions, art shows, plays, with extended hours of operation until 1:00 A.M. seven (7) days a week, on property located at 136 Main Ave North. c/o Lisa Douda (App 2588)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Lease Agreement	Size: +/- 2900 sf Building & Lot
Lisa Douda 220 9 th Ave North Twin Falls, ID 83301 208-404-9812 lisadouda@gmail.com	Current Zoning: C-B P-1	Requested Zoning: Special Use Permit
	Comprehensive Plan: Townsite	Lot Count: 1 Lot
	Existing Land Use: Retail	Proposed Land Use: Event Center
Representative:	Zoning Designations & Surrounding Land Use(s)	
	Northwest: C-B P-1, Vacant Bldg	Northeast: C-B P-1; Public Parking Lot
	Southwest: Main Ave N; C-B P-1; Commercial Retail	Southeast: C-B P-1; Vacant Bldg
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-7.2(B)12d, 10-10, 10-11-1 thru 8, 10-13-2-2.	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate an event center in conjunction with an established retail store.

A special use 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.

History:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. This building and surrounding area are currently zoned C-B.

The building file with the city shows multiple retail establishments in this building including Sew-City Fabrics and Anne’s Casuals.

Analysis:

The applicant has supplied a narrative outlining the detail of the current and proposed operation and use of the property. They are requesting an SUP for a community/event center. Currently the applicant operates a retail business at the location offering party equipment and display rentals, which is an allowed use in the zone. She is asking to be permitted to also hold events at this facility as well as the operation of the retail business. The types of events she would like to hold will be private parties, weddings receptions, art shows, plays and other similar functions.

The retail and business side of the operation would be by appointment only, from 10:00 AM to 9:00 PM on Monday through Saturday, and the Event Center would also operate by appointment only from 9:00 AM to 1:00 AM all days.

Currently the applicant is anticipating 2 employees (owner operated). The applicant has addressed the anticipated traffic by providing a plan they will explain to customers. This plan includes encouraging use of the public parking lots located Northeast of the event center, as well as the lot on 2nd Ave (see attachment #4)

The applicant does not anticipate any glare, odor, or fumes to effect adjoining property owners. With any event center there is a potential for some noise. The applicant assures the noise will be kept to a respectable level, as outlined in the lease agreement and management supervision.

Per City Code 10-4-7.2: Indoor Recreation Facilities require a special use permit in order to be established in the Central Business District (C-B). The C-B Zone is intended to provide commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment.

An indoor recreation/ event center along Main Ave would fall into the category of a commercial activity in the central area of downtown.

Per City Code 10-4-7.3: The existing building does not have property setbacks, and landscaping requirements are equal to five percent (5%) of the total parking area. Consequently, no parking area is required or located on the lot, therefore no landscaping is required for this property.

Per City Code 10-10: No off Street Parking is required for this business as it is located within the P-1 Parking Overlay. The parking plan provided shows that the applicant will be directing patrons to the public city lots located on 2nd Ave North and 2nd Ave West.

The City has made a commitment to providing public parking downtown and this business is justified in assuming the ability to use it as parking for their business.

Possible Impacts: The neighboring uses in the general area are commercial/retail in nature. There are various restaurants, specialty shops, movie theaters, event centers, banks and other various businesses. With this event center being established prior to any new tenants occupying those immediate surroundings; the new tenants would have fair warning prior to deciding where to establish.

With any event center, the potential for disruption and impacts can and have been some of the following: an increase in litter outside the event area, additional security risks and police calls, as well as unacceptable noise levels. Requiring a written plan from the applicant detailing how the preceding items will be addressed could be a reasonable condition. This will allow the applicant to realize the full responsibility of the proposed use, as well as give staff the opportunity to review an acceptable course of action in the event any of these impacts do occur.

Parking for the event center will have an impact on the available public parking lots, as well as those along Main Avenue. All these aforementioned locations are public parking areas and are served on a first come first serve basis with varying time limits. The applicant has agreed to direct customers to the parking lots and discourage the use of the on-street parking along Main Avenue.

Conclusion:

Should the Commission grant this request as presented; city staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to a written plan addressing trash cleanup, security and noise level for events being approved by staff.
3. Subject to permit being issued to **Soiree 12** c/o Lisa Douda, with any change of ownership requiring resubmittal for a Special Use Permit.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Parking Plan
5. Site Photos (2)

4. Provide a Detailed Written Statement on a Separate Sheet of Paper Containing:

a. The reason for the request.

We are requesting a special use permit for the building located at 136 Main Avenue North, Twin Falls 83301. The current use of the building retail, we would like to use the main level of the building for a community/event center in Twin Falls. The purpose of our event center would be for people to rent the facility to hold private parties, weddings, receptions, etc. at our location. We would also like to hold community events such as art shows, plays etc.

b. An explanation of the project, including:

i. Hours of operation;

Business hours will be by appointment only. Hours of availability for appointments will be from 10:00am to 9:00pm Monday through Saturday. Rental hours for the event center will be from 9:00am to 1:00am Monday through Sunday.

ii. Traffic anticipated;

Traffic will increase during event hours that typically take place in the evenings and on weekends. We are also hopeful that community events will increase traffic to the downtown area. Patrons of the event center and their guests will be encouraged to use the public parking lot located behind the event center (see diagram, section A) for primary parking and the public parking lot located on 2nd Avenue (see diagram, section B) for secondary parking enabling the parking spots located directly on Main Street open for other businesses. We explain this to our patrons as a necessary option as their average length of stay far outweighs the average Main Street business customer.

iii. Number of employees, etc.

At this time the owners Jon & Lisa Douda are the only "working" members of the event center. Any additional services needed will be contracted out.

c. An evaluation of the effects on adjoining property including the effect of such elements such as:

i. Noise;

Currently there are no occupants in the businesses directly on either side of the space. The noise will increase during the evening events where professional music is played. Noise levels will be kept at a respectable level as not to disrupt or disturb other Main Street businesses. This is insured in rental contracts and management supervision.

ii. Glare

There is no anticipated effect concerning glare.

iii. Odor

There is no anticipated effect concerning odor. There is no kitchen, no food will be prepared on site.

iv. Fumes

There is no anticipated effect concerning fumes. There is no equipment or operations on site that would create this effect.

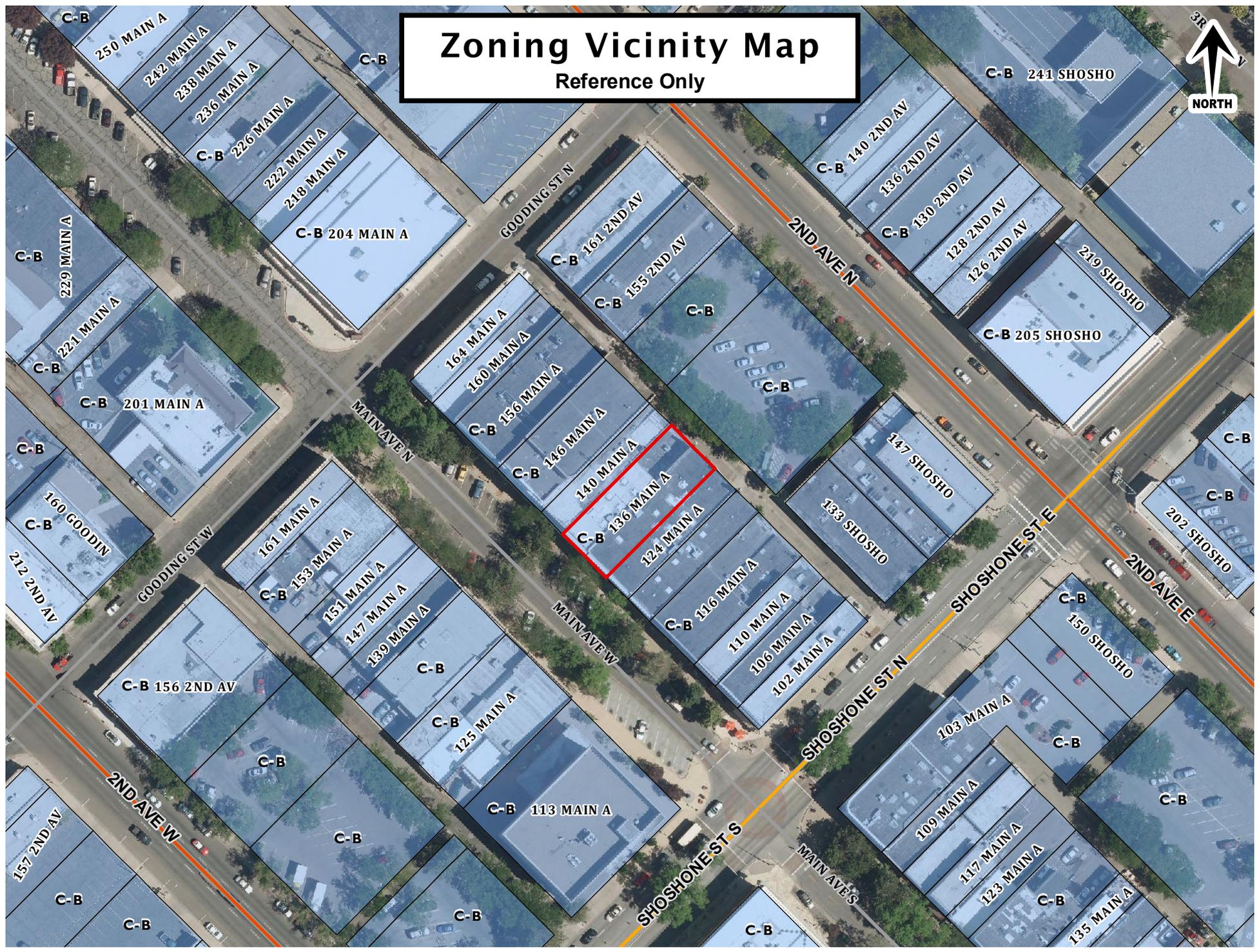
v. A discussion of the general compatibility with adjacent and other properties in the district.

We feel this business will be a great addition and asset to downtown Twin Falls. One of our policies allows people to bring in any caterer that they want, encouraging them to use local/downtown caterers. We also feel having a wedding venue on Main Street will encourage people to shop for their wedding cakes at the downtown bakeries and use the other vendors downtown for their wedding/party needs. Hosting community events will encourage people to come downtown and spend their time on Main Street. We also work with other Main Street vendors when doing our community events.

As we do not have any plans or future plans to be a bar or serve alcohol, strict alcohol policies will be enforced by contract for our customers. Any alcohol served on site for a private rental or community event must be contracted through a local businesses that has their own alcohol license. Parties that request to have hard liquor on site must agree to allow Soiree 12 to hire security at their discretion. This is done to keep our building a safe environment for rentals as well as maintain a respectable atmosphere and reputation in the community.

Zoning Vicinity Map

Reference Only



Aerial Site Map

Reference Only



204 MAIN A

GOODING ST N

164 MAIN A

160 MAIN A

156 MAIN A

146 MAIN A

140 MAIN A

136 MAIN A

124 MAIN A

116 MAIN A

110 MAIN A

106 MAIN A

102 MAIN A

2ND AVE N

130 2ND AV

147 SHOSHO

133 SHOSHO

153 MAIN A

151 MAIN A

147 MAIN A

139 MAIN A

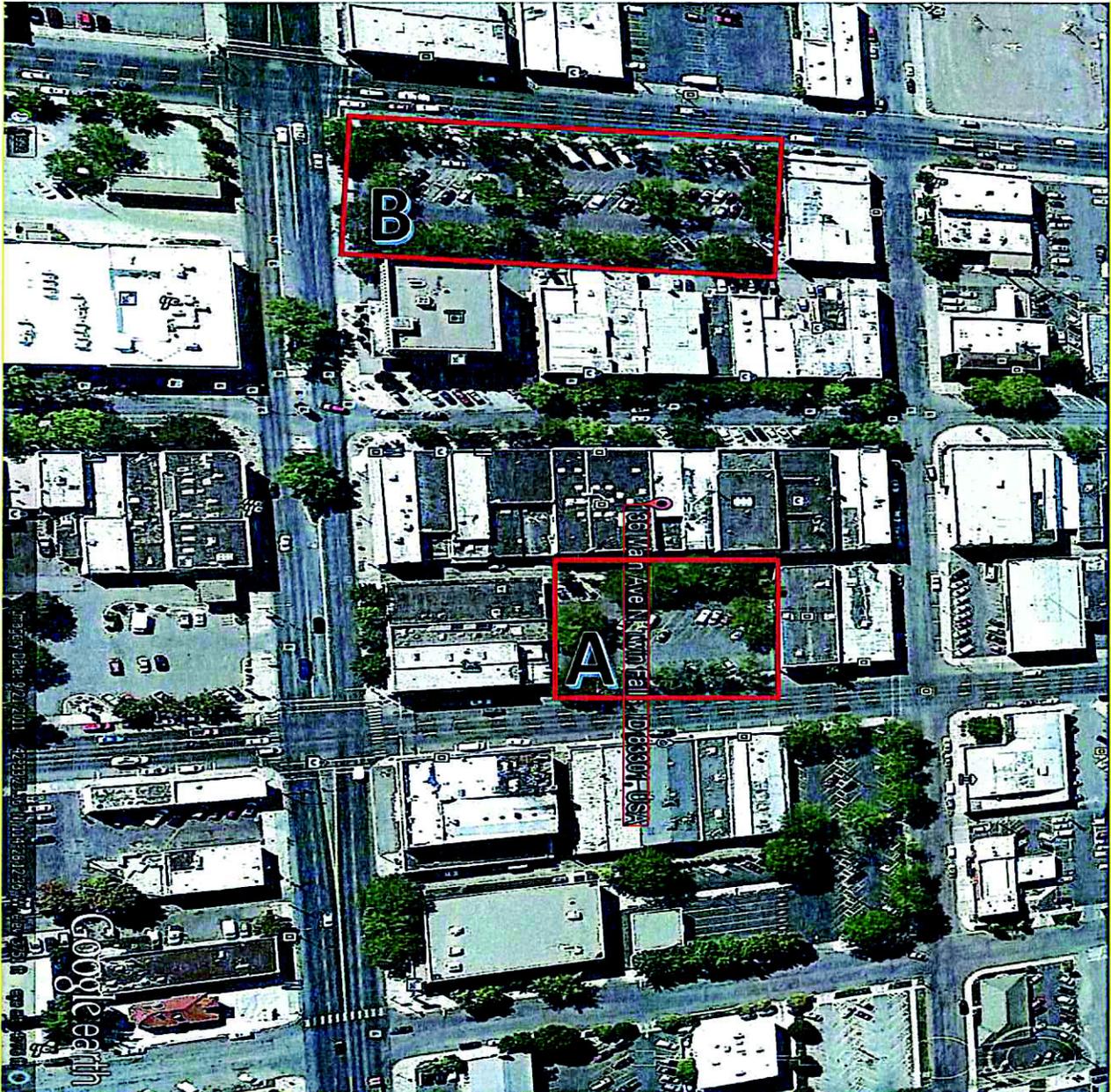
125 MAIN A

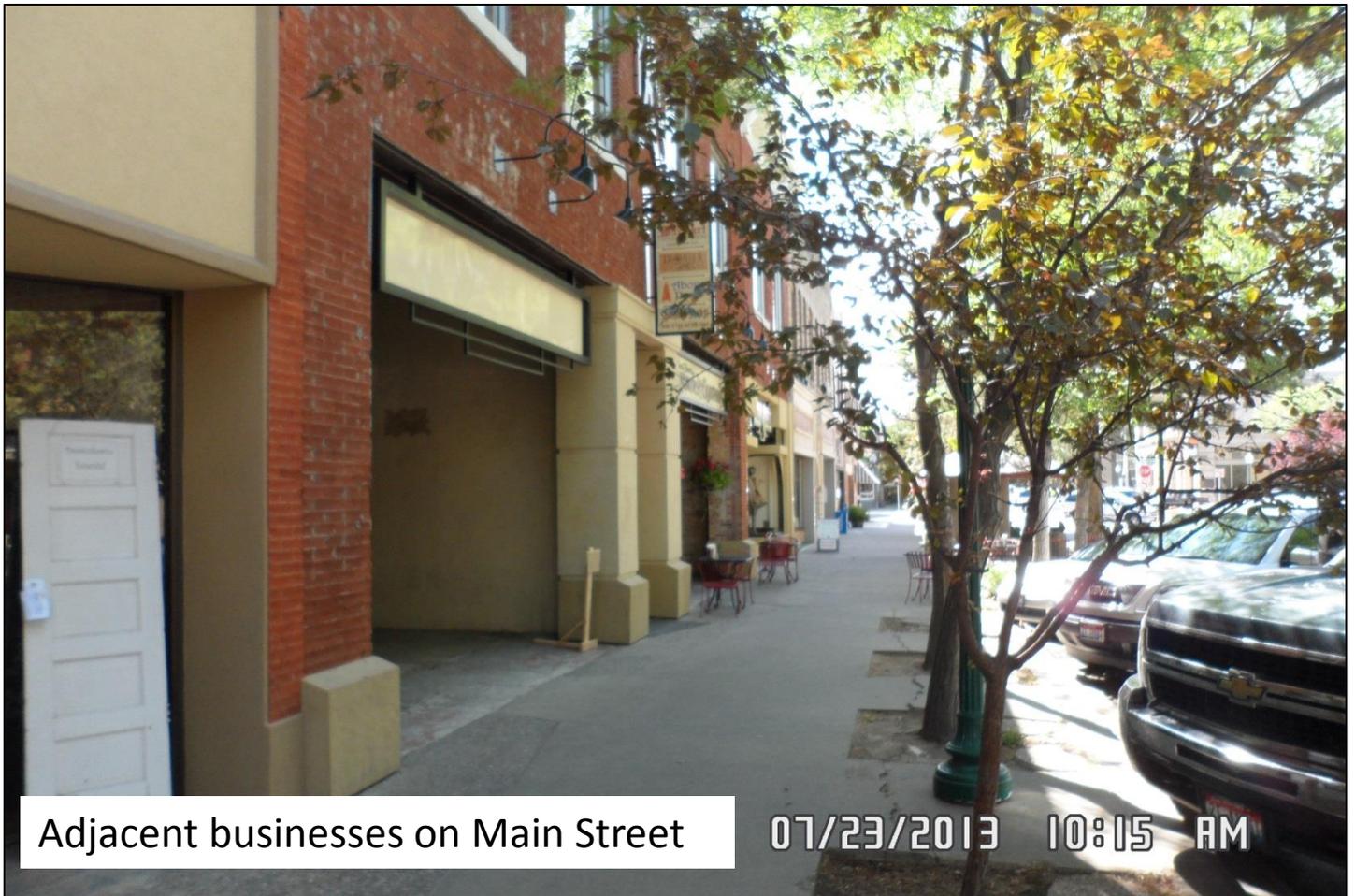
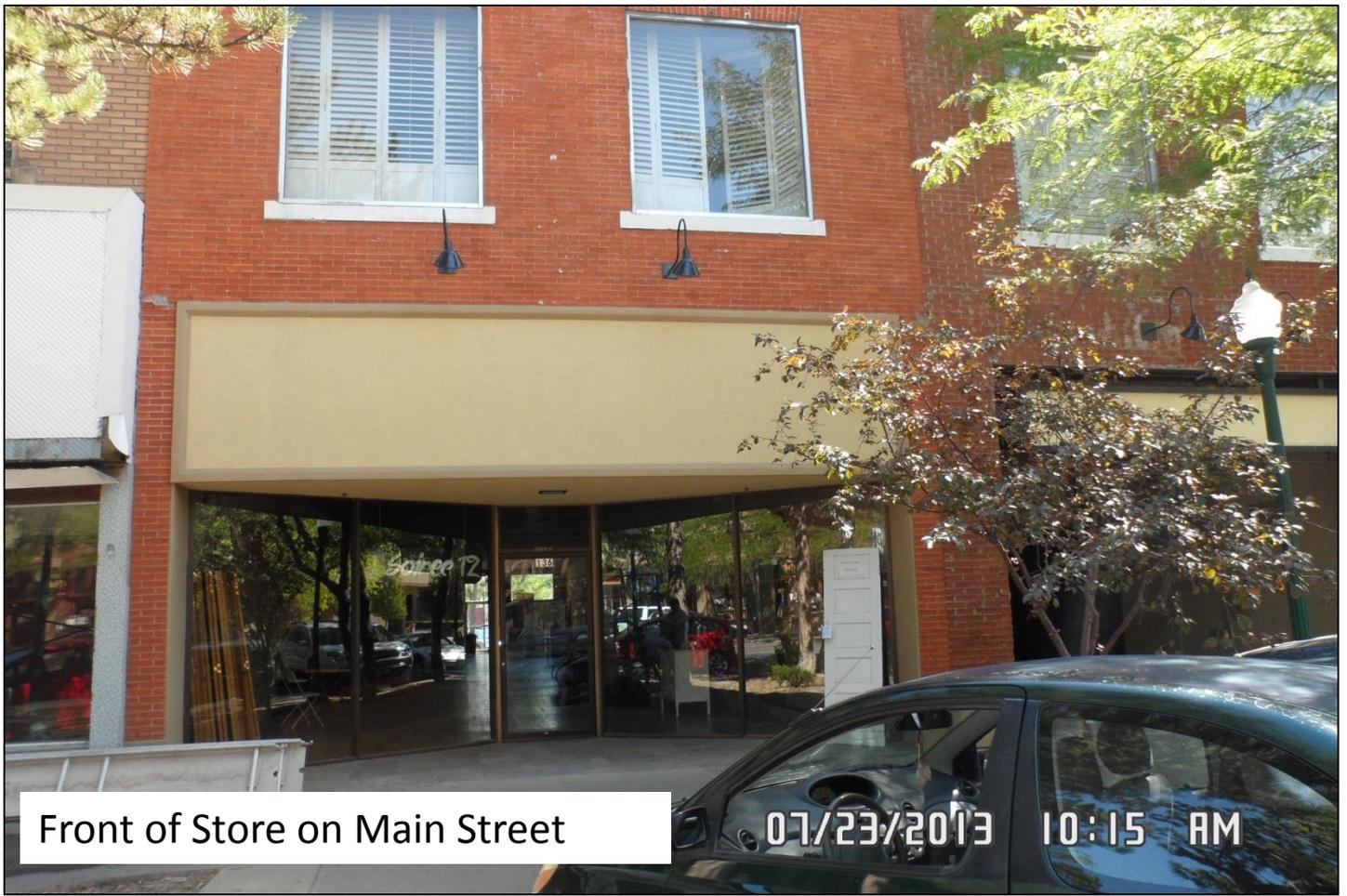
SHOSHONE ST E

Arial Map of 136 Main Avenue North

A: Public Parking Lot located behind Soiree 12. This is the primary suggested parking lot for guests.

B: Public Parking Lot located on Second Avenue behind MV Bank: This is the secondary suggested parking lot for guests.

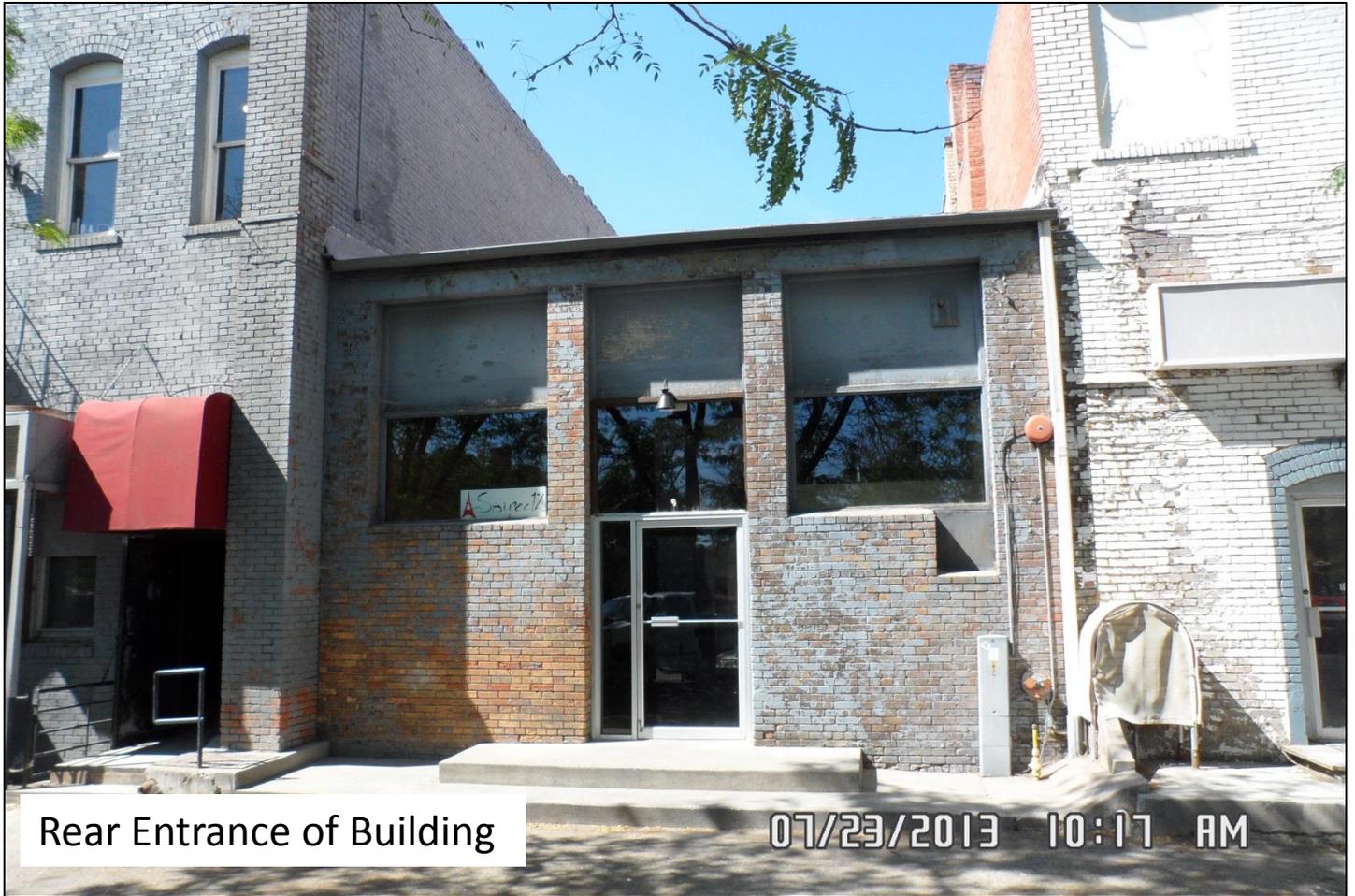






Adjacent Businesses On Main Street

07/23/2013 10:15 AM



Rear Entrance of Building

07/23/2013 10:17 AM



Public Hearing: **Tuesday August 13, 2013**

To: Planning & Zoning Commission

From: Rene'e V. Carraway, Community Development Department

Office: (208) 735-7267

AGENDA ITEM IV-4

Request: Request for a Special Use Permit to operate a hookah lounge with extended hours of operation from 6:00 P.M. to 1:00 A.M. on weekdays and 6 P.M. to 3 A.M. on weekends, on property located at 677#D Filer Avenue/Campus Commons Shopping Center. c/o Artem Petrosyan on behalf of the Hookah Paradise (app. 2589)

Time Estimate:

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	Status: Lease Agreement	Size: +/- 5000 sf Building
Artem Petrosyan 427 2 nd Ave E #41 Twin Falls, ID 83301 208-948-0703	Current Zoning: C-1	Requested Zoning: Special Use Permit to allow Extended Hours
	Comprehensive Plan: Neighborhood Center	Lot Count: 1 Lot
	Existing Land Use: Retail	Proposed Land Use: Hookah Lounge operating with extended Hours
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-2; Residence	East: C-1; Europe Bar in adjacent space East Of Campus Commons Is a Restaurant, a Drive-Thru Pharmacy & retail store.
	South: C-1; Common Parking Lot; Filer Ave/residential neighborhood	West: C-1; Office, Doctors Office in adjacent space West Of Campus Commons Is Fillmore Street & residential neighborhood
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8.2(B)10j, 10-10, 10-11-1 thru 8, 10-13-2-2.	

Approval Process:

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

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval.

If an applicant or interested party appeals the decision of the Commission, the 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:

Approval of this request will have no impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a business outside regular hours of operation of 7:00 am to 10:00 pm as outlined in City Code.

A special use 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.

History:

Ordinance 2012 was passed in 1981, it created the zoning districts we currently use, and zoned various properties within City Limits. The new zoning designations were assigned at that time, or when areas were annexed. This building and surrounding area are currently zoned C-1.

Analysis:

The applicant has supplied a narrative outlining the detail of the proposed operation and use of the property. Currently the applicant is operating outright permitted retail establishment. They submitted a request for an SUP to extend business hours at the established Hookah Paradise Lounge Café at 677 #C Filer Avenue. The extended hours requested are from 6:00 PM – 1:00 AM on weekdays, and 6:00 PM – 3:00 AM on weekends. Current traffic patterns/customer numbers are 10-20 people on weekdays and 20-50 people on weekends. The applicant states 2-3 employees will be on-site during weekday hours, and 5 on the weekends. Generally the applicant would like to have 1 employee for every 10 customers. The applicant does not anticipate any significant impacts to neighboring businesses.

Per City Code 10-4-8.2: Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) AM to ten o'clock (10:00) PM require a special use permit in the Commercial Highway District (C-1). The C-1 Zone is intended to provide commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment.

Per City Code 10-4-8.3: There are no rear and side yard setbacks, and landscaping requirements are equal to five percent (5%) of the total parking area. Consequently this shopping center was established and developed prior to current landscaping requirements being established.

Per City Code 10-10: Off Street Parking is required for this business at a rate of one space for each two hundred fifty (1:250) square feet of floor area. This results in a parking requirement of twenty (20) parking spaces. The shopping center has a cross use agreement for all tenants and parking has been satisfied with that agreement.

Possible Impacts: The neighboring uses to the west are commercial/retail/office in nature. There are various restaurants, specialty shops, offices other various businesses. The proposed extended business hours located between what is believed a Doctor's office and the Europe Restaurant and Bar. The neighboring uses to the north, east and south of the Campus Commons Shopping Center are existing residential neighborhoods.

With the hours of operation being proposed, the doctor's office may not be greatly impacted, and the nature of a restaurant and bar is not anticipated to be significantly impacted by these extended hours. However, the area to the north, east and south of the Campus Commons Shopping Center are existing residential neighborhoods. The operation of a retail establishment open until 3:00 am could cause concern for the residential neighborhoods given the potential customers could be outside at that time of the morning. Consideration should be given to the potential impacts to these residences with a business operating until 1 AM on weekdays and 3 AM on weekends respectively and possibly people out and about at that time of the morning.

Conclusion:

Should the Commission grant this request as presented; city staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to the noise level remaining at an acceptable level with respect to the surrounding residential neighborhoods.
3. Subject to hours of operation not to exceed 1:00 AM on Sunday - Thursday nights, and 3:00 AM on Friday – Saturday Nights.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Site Photos (2)

Artem Petrosyan

427 2nd Ave East Apt #41

Twin Falls, Idaho, 83301

208-948-0703

The Hookah Paradise LLC

I would like to request an extension of the business hours at 677 #D Filer Ave in Twin Falls Idaho 83301.

I would like to get the permission from the City of Twin Falls and the neighboring businesses to operate a Hookah Lounge Café for the business hour of 6pm to 1am on weekdays and 6pm to 3am on the weekends.

Weekdays traffic is about 10-20 customers. Weekends is anywhere from 20-50.

There will be 2-3 employees on the weekdays and 5 on the weekends. Eventually I would like to have 1 employee for every 10 customers I get.

An evaluation of the effects such as noise glare and odor is minimal.

Most neighboring business in the area operated during the business hours of 10am and 6pm.

All business shares a parking lot that can park up to 100 cars.

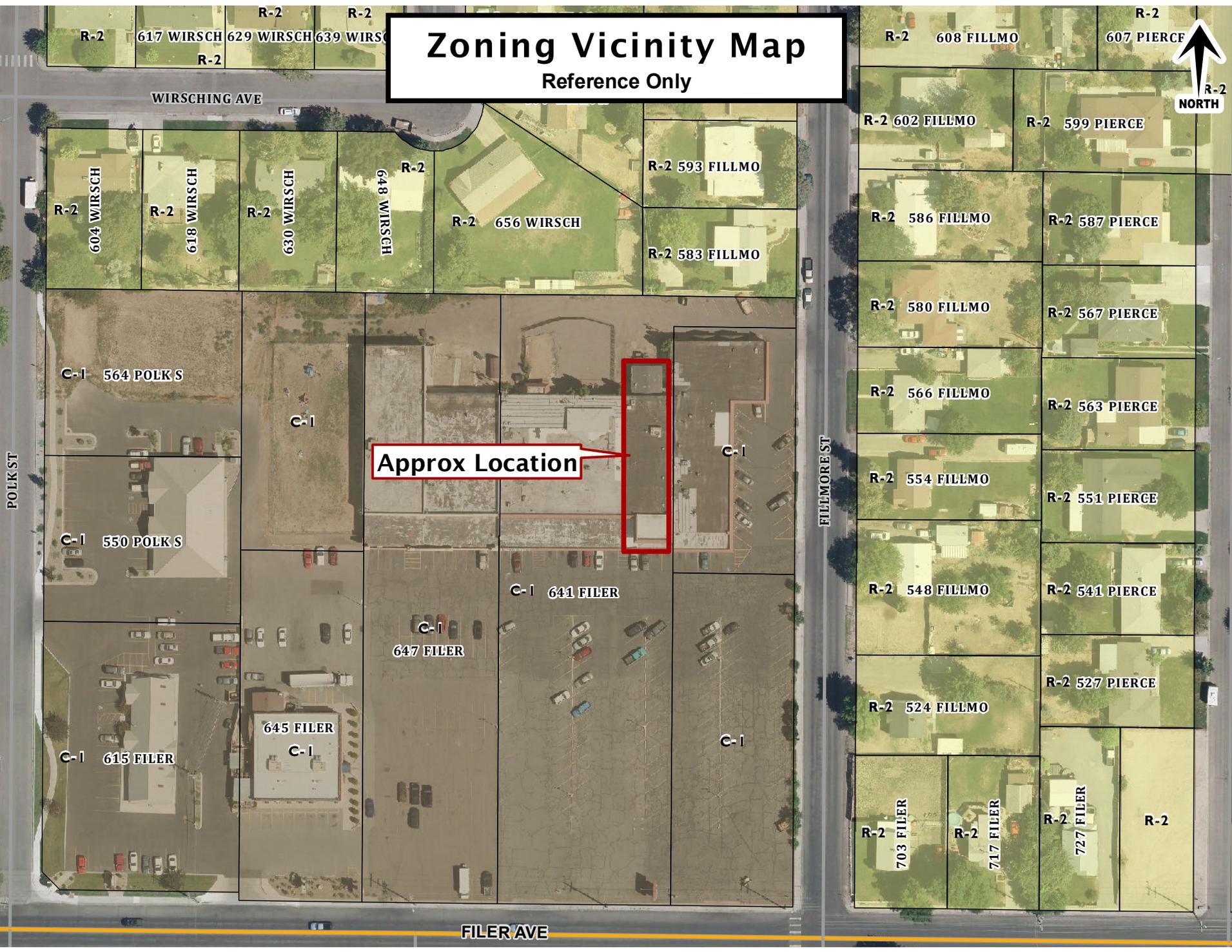
If you have any questions please feel free to email me at PetrosyanArtem@gmail.com or call me at 208-948-0703.

Zoning Vicinity Map

Reference Only



Approx Location



Aerial Site Map

Reference Only

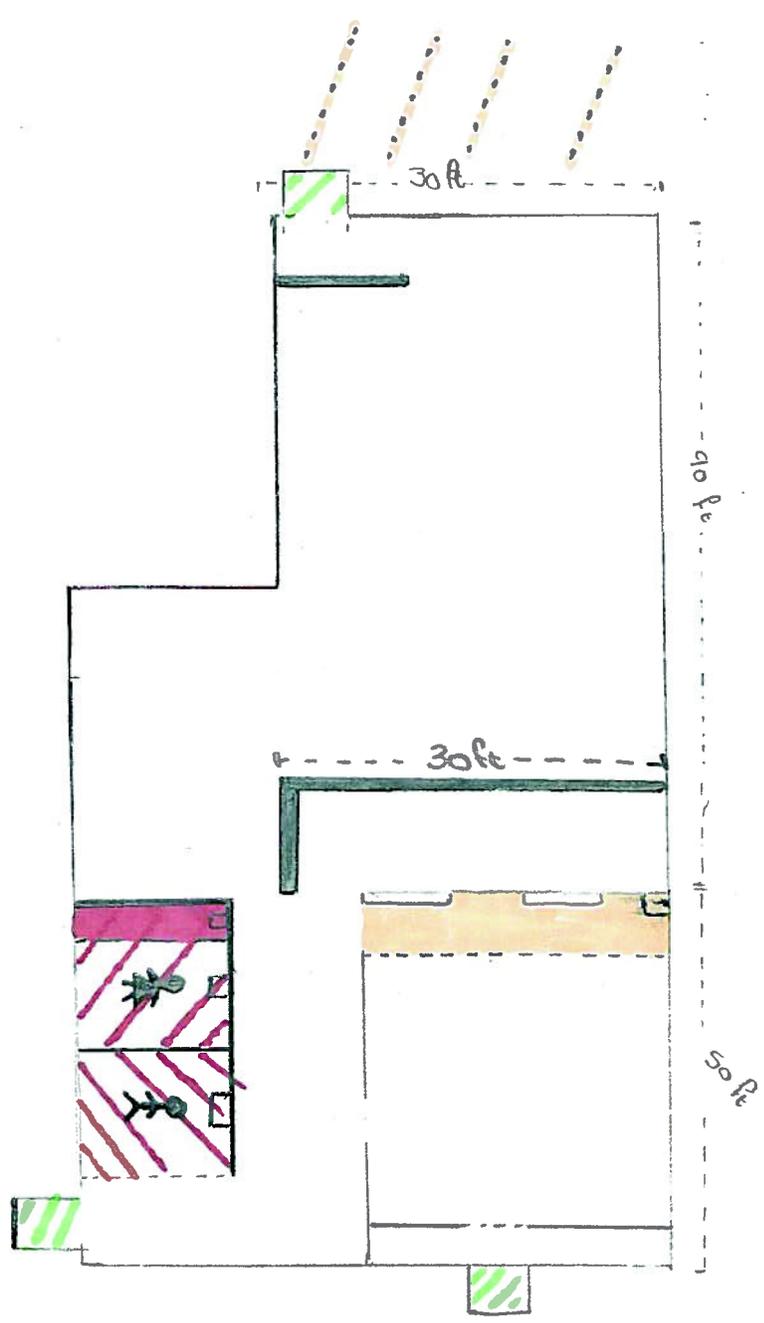


Approx Location



GARIBALDI

-  Parking Space
-  Exit Doors
-  Pantry / closet
-  Sink Location
-  Bathrooms





Front of Business in Campus Commons

07/23/2013 10:56 AM



07/23/2013 10:56 AM



Adjacent Businesses to the East

07/23/2013 10:57 AM



Adjacent Businesses to the West

07/23/2013 10:57 AM