



Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 11, 2018, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
 - a) Approval of Minutes for the following meeting: 08-14-18
Purpose: **ACTION ITEM**
- 5) Items of Consideration
 - a) Consideration to initiate the revocation process for Special Use Permit #1233.
Purpose: **ACTION ITEM** By: Jonathan Spendlove
 - b) Consideration to reinstate SUP #1440 due to the use not being established within the one (1) year required after approval.
Purpose: **ACTION ITEM** By: Steve O'Connor, City Planner
- 6) Public Hearings
 - a) Request for a Special Use Permit to operate an ATM drive-through service on property located at the 102 2nd Avenue South. c/o Andrea Rios on behalf of Wells Fargo Bank (app. PZ18-0028)
Purpose: **ACTION ITEM** By: Steve O'Connor, City Planner
 - b) Requests for a Special Use Permit to construct a detached accessory building with a total square footage that exceeds 1000 sq. ft. (approx. 1600 sq. ft.) on property located at 278 Caswell Avenue West. c/o Mel Moeller (app. PZ18-0054)
Purpose: **ACTION ITEM** By: Brock Cherry, City Planner
 - c) Requests for a Special Use Permit to construct a Communication Utility building larger than 25 sq. ft. or taller than 3 ft. above ground on property located at 260 Highland Avenue. c/o EHM Engineers, Inc on behalf of PMT (app. PZ18-0055)
Purpose: **ACTION ITEM** By: Steve O'Connor, City Planner
- 7) Upcoming Meeting(s)

a) September 25, 2018 Public Hearing

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (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 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, then commence with their comments. Following their statements, they shall write their name 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.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 14, 2018, 6:00 PM

203 Main Avenue E
Twin Falls, ID 83301

Members -

City Limits: Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order, he confirmed a quorum, reviewed the public hearing procedures and introduced staff.

Members Present: Dawson, Hawkins, Munoz, Musser, Bolton, Hansen, Kelley

Staff Present: Cherry, Nope, O'Connor, Spendlove, Strickland, Vitek

2) Consideration of Amendments to Agenda - None

3) General Public Input - None

4) Consent Calendar

a) Approval of Minutes from the following meeting: 07-24-18

b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-24-18

Motion:

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

Commissioner Bolton seconded the motion.

Unanimously Approved

5) Items of Consideration

a) Request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East. c/o Gerald Martens on behalf of Connie Storrer (app. PZ18-0034)

Applicant Presentation:

David Thibault, EHM Engineers, Inc, representing the applicant, stated this property on the northeast side of Twin Falls. The plan is to plat the property into 3 lots, with septic systems and well. The property south of this area is zoned for a residential development. He stated he is here to request approval of the preliminary plat and has no objections to staff recommendations.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for consideration of a preliminary plat for The Falls at the Preserve, a PUD subdivision

approximately 4.18 acres consisting of 3 lots located along the 2400 Block of Pole Line Road East.

This parcel has been in open space/agriculture use since the 1950s. The subject property is part of The Preserve PUD #261, first recorded in 2006. On April 23, 2018, City Council approved an amendment to the applicable PUD (#261) which allows for the three (3) lots of the proposed preliminary plat to be developed in accordance to SUI Zoning District Development Standards instead of R-2 Zoning District Development Standards. This is a request for approval for the preliminary plat "The Falls at the Preserve", a proposed single-family development near the east extension of Pole Line Road, in the northern portion of The Preserve PUD (#261). The preliminary plat proposes three (3) lots with three (3) residential units located in the R-2 Zoning District. This Plat complies with City Code in regards to development criteria for the SUI Zoning District and the applicable PUD.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed. A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of "The Falls at the Preserve", 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.
2. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

PZ/Questions & Comments:

- Commissioner Hansen asked for clarification on the location of the Canyon Rim Trail and the possible interference to this path during construction.
- City Planner Cherry explained the applicant does not anticipate any interference due to construction.
- Commissioner Munoz asked for clarification stating that the third lot was going to be accessed through driveway that passes between the other two lots. He explained it looks as though that driveway will have to cross a waterway, and asked how the developer plans to address that issue.

- Mr. Thibault explained there will either be a bridge constructed or piped to address the waterway.
- Commissioner Munoz clarified that access to all three of these lots will be through the private road to the north.
- Mr. Thibault confirmed that to be true and stated there are not any plans for access to come from the development to the south.

Public Hearing: Opened and Closed

Discussions Followed: Without Concerns

Motion:

Commissioner Bolton made a motion to approve the request, as presented, with staff recommendations. Commissioner Higley seconded the motion. All members present voted in favor of the motion.

Approved, As Presented With 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.
2. A letter from the Idaho Department of Water Resources that indicates approval of individual wells for those proposed lots will be required prior to the submittal of a final plat.
3. A letter from South Central Health District that indicates approval of individual septic systems for those proposed lots will be required prior to the submittal of a final plat.

6) Public Hearings

- a) Request for Special Use Permit to operate an indoor recreation facility "Gym" on property located at 1763 Fillmore Street. c/o WEC97H-Idaho Investment Trust (app. PZ18-0037)

Applicant Presentation:

Sammy Salem, representing the applicant, stated this is a Special Use Permit request for property located at 1763 Fillmore Street. He thanked staff for their support during this process. They have owned this property since 1997, the space has had several occupants, without much success. They have had several businesses interested in the building but have finalized a deal with Planet Fitness who is very interested in the site. They plan to renovate the site and remodel the interior of the building. He anticipates the project to be a success. He asked for the Commission's approval for the Special Use Permit and they do not object with staff's recommendations.

Staff Presentation:

City Planner O'Connor, reviewed the request on the overhead and stated this is a request for

Special Use Permit to operate an indoor recreation facility "Gym" on property located at 1763 Fillmore Street.

The Blue Lakes Investors Concept 91 PUD was approved and recorded in early 1992, and governs a significant portion of land north of Pole to the Canyon Rim, between Blue Lakes N and Harrison St. with the exception of the Breckenridge Property. This was the old Hancock Fabrics Store however it is vacant at this time.

This is a request to establish an indoor recreation facility on property located at 1736 Fillmore St. N. A health or fitness club is classified as indoor recreation and therefore requires an SUP per the Blue Lakes Concept 91 PUD and the C-1 zone. The applicant has submitted a site plan showing a partial demolition of the north side of the building. This area will serve as additional parking. The site plan is not drawn to city code requirements, however, before any building permit is issued a site plan that meets city code is required.

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

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

PZ/Questions & Comments:

- Commissioner Higley clarified that the demo would allow for additional parking.
- City Planner O'Connor confirmed that to be true.
- Commissioner Dawson asked about extended hours.
- City Planner O'Connor explained extended hour restrictions only apply to retail. This will not be a retail business therefore there are not restrictions for hours of operation.
- Commissioner Detweiler asked about the removal of the dock area and if there will be landscaping.
- City Planer O'Connor explained with the removal of a portion of the building the parking that will be installed will have to meet code and that there is some landscaping along that portion of the property.
- Commissioner Munoz asked if there will be any retail sales at this location for the public.
- Mr. Salem stated no.
- Commissioner Hansen asked about hours and staffing.
- Mr. Salem explained they will be a 24 hours 7 days a week operation and will have a staff member on site 24 hours.

Public Hearing: Opened

Jim Stevens, representing the HOA President of Breckenridge Estates, he stated and his neighbors are concerned about the 24 hour operation, but is pleased to hear they will have staff on-site 24 hours. He explained that there are people that do donuts in the area late at night and sometimes they have people that hit golf balls at the houses in this neighborhood. He asked if the applicant would consider installing security cameras.

Discussions Followed:

- Mr. Salem explained he will work to see what they can do to help the neighbors.
- Commissioner Bolton explained that she is very supportive of retrofitting an existing building.
- Commissioner Higley agreed that this will be a great fit for the building.
- Commissioner Hansen agreed with the Canyon Rim Trail close by it should be a good fit.
- Commissioner Munoz explained refreshing a building and bringing it back to life is great.

Motion:

Commissioner Kelley made a motion to approve the request, as presented, with staff recommendations. Commissioner Detweiler seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With The Following Conditions

1. Subject to site plan amendments as required by City Code Standards.
- b) Request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. c/o Ron Holmgren (app. PZ18-0041)

Applicant Presentation:

Ron Holmgren, the applicant stated he is here to present a Special Use Permit request to operate a gunsmith shop on property located at 3362 B Addison Avenue East. He has been gunsmithing for years, and would like to pursue on a more formal business. He has a building to operate this business from and feels it would be a success.

Staff Presentation:

City Planner Cherry, reviewed this request on the overhead and stated this is a request for a Special Use Permit for a home occupation to operate a gunsmith shop on property located at 3362B Addison Avenue East. 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. These conditions shall be implemented within 6 months or the permit is void.

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

The primary residence on this property was constructed in 1908 per Twin Falls County Records.

This is a request to establish a Home Occupation for a Gunsmith Shop (firearm maintenance, repair, modifications, and commissioned builds) on the property located at 3362 B Addison Ave. E within the SUI Zoning District.

The applicant intends to primarily receive firearms to gunsmith via mail deliveries. However, the applicant wishes to provide potential customers the opportunity to hand deliver their firearms to his residence.

A Special Use Permit is required for Home Occupations which generate traffic to the premises.

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to all federal, state, and local laws and regulations.

PZ/Questions & Comments:

Commissioner Detweiler asked if there will be any gun sales from this location.

City Planner Cherry explained he can facilitate sales.

Commissioner Detweiler asked about test firing.

Mr. Holmgren explained that he will not be doing any onsite test firing.

Commissioner Bolton asked about modifications to the building being used for this work.

Mr. Holmgren explained no there will not be any modifications

Commissioner Munoz asked about reloading or sale of amunition.

Mr. Holmgren stated it will not be a retail location, no amunition to be sold.

Public Hearing: Opened & Closed Without Input

Discussions Followed: Without Concerns

Motion: Dawson, Hawkins

- c) Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. c/o The McGregor Company (app. PZ18-0044)

Applicant Presentation:

David Thibault, EHM Engineers, Inc. representing the applicant stated that this request is triggered by the storage of chemical identified as Hazardous by the Fire Code. The property is zoned manufacturing, the chemicals have been reviewed and presented to the Fire Department. They have no objections tot he staff recommendations.

Staff Presentation:

Request for a Special Use Permit to store & blend agricultural seed treating chemicals on property located at 252 Deere St. 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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit is void.

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

The existing building on the northern portion of the property was constructed in 1985. The southern portion of the property is currently vacant/undeveloped.

This is a request to allow the storage and blending of agricultural seed treating chemicals at 252 Deere Street within the M-2 Zoning District.

The existing building on the northern portion of the property will be used for office space and chemical blending. A 10,000 square foot chemical storage facility will be constructed on the southern portion of the property.

The M-2 Zone requires a special use permit (SUP) for the storage of chemical products. The proposed facilities are at least three hundred feet (300') from a residential dwelling.

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to all federal, state, and local laws and regulations.

PZ/Questions & Comments:

Commissioner Bolton clarified the layout of the storage.

Mr. Erickson explained chemicals will be stored in the new building with an office in the other building.

Commissioner Erickson asked about spill management

If the container leak contain it

If your load is not secure-secure it

We can all live and work here forever if we remember that every drop counts.

Commissioner Munoz asked about a spill protocol and hazardous waste disposal protocol

Commissioner Hansen asked about current use of building.

Public Hearing: Opened & Closed Without

Public Hearing: Closed

West: Agricultural

North: Government Facility

Discussions Followed:

Kelly glad to see expansion, heavy regulation to keep license

hansen glad Fire has looked at it

Motion: Higley, Detweiler

- d) Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. c/o Randy Musser (app. PZ18-0045)

Applicant Presentation:

Randy Musser, the applicant, explained he purchased the subject property in 1999 and a good portion of it is being used for agriculture. They have gravel on the front end of the property that has been used for equipment auctions, they are now doing more online auctions and they have not been using the land like they use to. they have been approached by Star Fleet for a location to store Jayco trailers. The property has been leased and they would like to put a mobile office building on the property and because they are within a certain distance of city services they have to annex into the city. There is a long term lease for the property.

Staff Presentation:

Request for annexation with a zoning designation of M-2 for approximately 40 (+/-) acres currently zoned M-2 and located at 630 Hankins Road South. The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the commission and council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

There is limited history on this property other than it is an original 40 acre parcel being utilized as ag and storage of RV trailers.

This is a request to annex parcel RP10S17E237200, a 40 acres +/- parcel located at 630 Hankins Rd. S. Currently the parcel is zoned M-2, and the applicant is not requesting a zoning change with this annexation. The property is currently being utilized with both agricultural and transportation uses, with the storage of R.V. trailers on the premises.

The Commission is tasked to make a recommendation to the City Council on the zoning

designation being requested by the applicant. The Commission's recommendation may be to deny the request, approve the request as presented, request a different zoning designation or request additional information be provided.

PZ/Questions & Comments:

Commissioner Munoz clarified the recommendation is the zoning for the annexation.

City Planner O'Connor explained yes the applicant is not requesting a change in the zoning, and it is consistent with the comprehensive plan

Public Hearing: Opened & Closed Without Input

Discussions Followed: Without Concerns

Motion: Kelley, Detweiler

7) Upcoming Meeting(s)

No meetings for August 28, 2018

- a) August 28, 2018 Public Hearing - Cancelled

8) Adjournment

Lisa A. Strickland, Administrative Assistant



Date: Tuesday, September 11, 2018
To: Planning and Zoning Commission
From: Planning and Zoning Department

ACTION ITEM

Request:

Consideration to initiate the revocation process for Special Use Permit #1233, Indoor Recreation and Extended Hours, located at 139 Shoshone St N. (PZ18-0075)

Time Estimate:

Presentation approximately five (5) minutes. Additional five (5) minutes for discussion and questions.

Background:

Special Use Permit #1233 was originally approved in June 2011. This SUP was granted for Extended Hours of Operation and an Indoor Recreation Facility. There were conditions placed on the permit (see attachment).

In September of 2017, the commission took action to initiate revocation of this special use permit. A Public Hearing took place on October 24, 2017. The commission voted to table the item until December 12, 2017. An additional Public Hearing took place on December 12, 2017. The motion to revoke the Permit failed by a vote of 1-4.

Since December 2017, the Police Department has continued to monitor the premises. The calls for service and the increase in hazards to the public have continued.

Due to recent events, the Police and Fire Chiefs are extremely concerned with the lack of safety being observed at the business.

A full report on the calls for service and the inordinate amount of police resources that have been allocated in responding to this property outside of the allowed "Hours of Operation" over the last year will be provided to the commission during the Public Hearing.

For this reason, staff has brought this item back to the commission asking for a motion to initiate revocation of Special Use Permit #1233.

Approval Process:

Per City Code 10-13-2-3: The commission may initiate revocation by adoption of a motion. The permit holder shall be notified of the motion, the change in circumstances which have been alleged to occur and the adverse impact the changes made, and the conditions alleged to have been violated. A public hearing would then be scheduled and held, where the permit holder will have the opportunity to address the allegations, and the Commission will be tasked with making a decision on revocation.

Budget Impact:

N/A

Regulatory Impact:

Revocation of a Special Use Permit would remove the right of the permit holder to conduct the business, or activity. In this case, it would limit the hours of operation to 07:00 - 10:00 (the outright permitted hours in City Code), and remove the right to use the property as an "Indoor Recreation Facility" or Dance Floor with live music.

History:

N/A

Analysis:

N/A

Conclusion:

The Commission is tasked with making a motion to initiate the revocation process for Special Use Permit #1233. The Commission may approve the request, deny the request, or table the request for more information.

Attachments:

1. 1233 Afrim Hetemi (SUP)



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

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

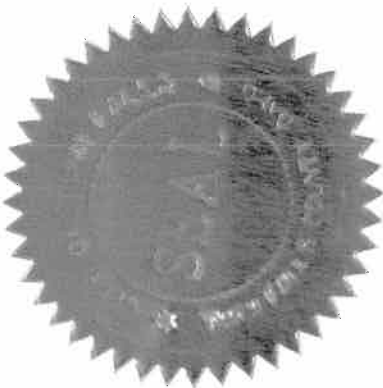
Permit No.1233

Granted by the Twin Falls City Planning and Zoning Commission on June 14, 2011 to Afrim Hetemi whose address is 718 3rd Avenue East Twin Falls, ID 83301 for the purpose of operating an indoor recreation facility to include dancing and pool tables operating with extended hours of operation Wednesday, Friday & Saturday from 11:00 pm to 3:00 am in conjunction with an existing bar and grocery store on property located at 139 Shoshone Street North and legally described as Twin Falls Townsite Maxwells Lot D; Stronks Lots D& E SW 25' Lots 13 thru 16 Block 86 (16-10-17)

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

This permit corresponds to Zoning Application No.2455

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.
2. Subject to compliance with State, County, and City Alcohol licenses and regulations
3. Subject to this facility being allowed to operate until 3:00 am on Wednesdays, Fridays and Saturdays, as presented
4. Subject to operation of an indoor recreation facility including and dance floor and pool table, as presented





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE 7/12/2011

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.

cc: Building Inspection



Date: Tuesday, September 11, 2018
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Consideration to reinstate SUP #1440 due to the use not being established within the one (1) year required after approval.

Time Estimate:

Approximately 5 mins

Background:

N/A

Approval Process:

The commission may review any Special Use Permit which has not been established within one (1) year of approval. The commission should review the current situation and determine if the conditions of the surrounding properties has changed enough to warrant a new SUP or approve reinstatement of the SUP.

Budget Impact:

Regulatory Impact:

N/A

History:

N/A

Analysis:

This is a request to reinstate SUP #1440. The SUP has become void due to the fact that the property has had to go through extensive environmental remediation. The owner and applicant of the property was unable to establish the kennel or Pet Resort due to the remediation efforts.

The SUP was approved June 27th, 2017 with 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 no pets outside between the hours of 7:00 PM to 7:00 AM.
- 3) Subject to no occupancy until the COO is issued.

N/A

Conclusion:

The Commission is tasked with approving reinstatement of SUP #1440, or requiring a new Special Use Permit be obtained.

Attachments:

1. PZ18-0074 Staff Report
2. 1440 Gardiner, Tim 06-27-17 (SUP)



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Request: Consideration of a request to reinstate Special Use Permit #1440.

Applicant:

Timothy Gardiner
 PO Box 187
 Sun Valley, ID 83353
 208.726.9297
buckg@mathercapital.com

Public Hearing: September 11th, 2018

Analysis & Summary of Request

This is a request to reinstate SUP #1440. The SUP has become void due to the fact that the property has had to go through extensive environmental remediation. The owner and applicant of the property was unable to establish the kennel or Pet Resort due to the remediation efforts.

The SUP was approved June 27th, 2017 with 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 no pets outside between the hours of 7:00 PM to 7:00 AM.
- 3) Subject to no occupancy until the COO is issued.

Approval Process

The commission may review any Special Use Permit which has not been established within one (1) year of approval. The commission should review the current situation and determine if the conditions of the surrounding properties has changed enough to warrant a new SUP or approve reinstatement of the SUP.

Applicable Regulations or Codes

Per City Code 10-13-2.2(I); Any Special use which was not established within one year of the date of issuance may be reviewed by the commission.

Facts

This Property is zoned CB with the P-2 Parking Overlay which requires an SUP for a kennel facility. There has been little to no development changes to the surrounding properties.

Conclusion

The Commission is tasked with approving reinstatement of SUP #1440, or requiring a new Special Use Permit be obtained.

Attachments

1. Vicinity Map
2. Narrative

Public Hearing: September 11th, 2018

Reference Only





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

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1440

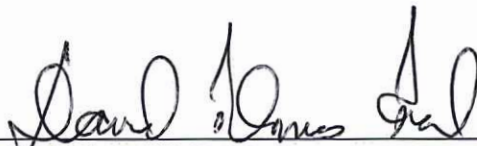
Granted by the Twin Falls City Planning and Zoning Commission, as presented, on June 27, 2017 to Tim Gardiner c/o Colby Ricks whose address is P.O. Box 187 Sun Valley, ID 83353 for the purpose of establishing a dog & cat grooming/kennel business as a "Pet Resort" on property located at 304 4th Avenue West and legally described as TWIN FALLS SE ½ LOT 27; LOT 28 BLOCK 129 (16-10-17) RPT0001129027AA

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

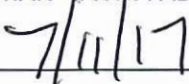
This permit corresponds to Zoning Application No.2874

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 no pets outside between the hours of 7:00 PM to 7:00 AM.
3. Subject to no occupancy until the COO is issued.





CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION



DATE

ADMINISTRATOR SIGNATURE

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.

cc: Building Inspection



Date: Tuesday, September 11, 2018
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Request for a Special Use Permit to operate an ATM drive-through service on property located at the 102 2nd Avenue South. c/o Andrea Rios on behalf of Wells Fargo Bank (app. PZ18-0028)

Time Estimate:

Applicant may take up to 10 minutes, staff's presentation will be approximately 5 minutes.

Background:

N/A

Approval Process:

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit is void.

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

Budget Impact:

N/A

Regulatory Impact:

None

History:

This lot is does fall in the Downtown Historic District, however, it does not have any contributing historic structure or use, and has been utilized as parking lot since as early as the 1980's. The Historic Preservation Commission approved the structures and design for the ATM in January 2018.

Analysis:

This is a request to establish a drive through in conjunction with a Drive-Up ATM on property located at 102 2nd Ave S. The property is zoned CB (Central Business) with the P-1 parking overlay and the Downtown Historic District.

The applicant has already received a Certificate of Appropriateness from the Historic Preservation Commission,

for the structure and ATM.

The Historic Preservation Commission specifically conditioned the certificate to have landscaping on the exterior of the lot. The commission's concern was that this would just be a large open hard surfaced lot with no landscaping. Since the P-1 overlay does not require parking, and the CB zone's landscaping requirement is tied to "required parking," there is no required internal landscaping per the zone. The commission may feel it appropriate to condition this SUP request to include internal landscaping.

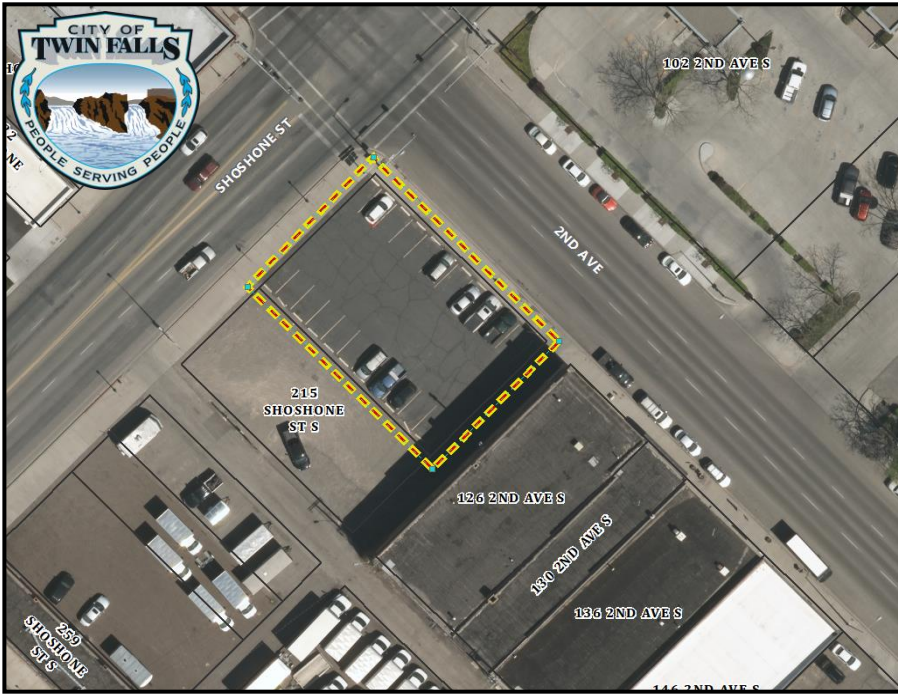
Conclusion:

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

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

Attachments:

1. PZ18-0028 SUP Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor - City Planner
 Editor: Jonathan Spendlove - Director
 Authored by: Steve O'Connor
 Request: Request for a Special Use Permit to operate an ATM drive-through service on property located at the 102 2nd Avenue South.
 Application: PZ18-0028
 Applicant: Wells Fargo
 c/o Andrea Rios
 960 E. Discovery Ln.
 Anaheim, CA 92801
 714.956.2827
 arios@cimgroupinc.com

Public Hearing: Tuesday, September 11th, 2018

Analysis

This is a request to establish a drive through in conjunction with a Drive-Up ATM on property located at 102 2nd Ave S. The property is zoned CB (Central Business) with the P-1 parking overlay and the Downtown Historic District.

The applicant has already received a Certificate of Appropriateness from the Historic Preservation Commission, for the structure and ATM.

The Historic Preservation Commission specifically conditioned the certificate to have landscaping on the exterior of the lot. The commission's concern was that this would just be a large open hard surfaced lot with no landscaping. Since the P-1 overlay does not require parking, and the CB zone's landscaping requirement is tied to "required parking," there is no required internal landscaping per the zone. The commission may feel it appropriate to condition this SUP request to include internal landscaping.

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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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

This lot is does fall in the Downtown Historic District, however, it does not have any contributing historic structure or use, and has been utilized as parking lot since as early as the 1980's. The Historic Preservation Commission approved the structures and design for the ATM in January 2018.

Applicable Regulations or Codes

Per City Code 10-4-7, an SUP is required for any drive through.

Certificate of Appropriateness #18-001

Per city Code 10-11-1 thru 8, required improvements include access, drainage and storm water. Required improvements will and all applicable code requirements are enforced at the time of building permit submittal.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown." Staff has determined this request is in compliance with the 2016 comprehensive plan

Possible Impacts

Staff and the Applicant don't anticipate an increase in detrimental impacts to surrounding properties.

Conclusion

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

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

Attachments

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

Public Hearing: Tuesday, September 11th, 2018



Vicinity Map

-  C-B
-  M-2
-  O-T
-  Historic Downtown Overlay
-  WHO
-  Parking Overlay - One
-  Parking Overlay - Two
-  Parking Overlay - Three

Current Zoning & Land Use:

CB P-1 DHD

Comprehensive Plan:

Downtown

Adjacent Zoning & Land Uses:

North East:

2nd Ave S; CB P-1; Parking lot

South East:

CB P-1 DHD; Retail

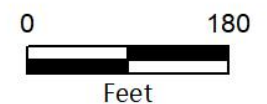
South West:

CB P-1 DHD; Parking Lot

North West:

Shoshone St. S.; CB P-1 DHD;

Retail





Tuesday, May 22, 2018

City of Twin Falls
Community Development Department
324 Hansen St. E.
Twin Falls, ID 83303

Request: Special Use Permit to allow ATM Drive-Up Island. (section 10.7.2.(B).6.a)

Wells Fargo is proposing to install a new drive-up island automatic teller machine at 215 Shoshone St. S. in the Wells Fargo extended parking lot adjacent to Apricot Home store. Twin Falls Townsite, Lots 1, 2, 3 Block 118, (16-10-17).

At present the nearest Wells Fargo ATMs are 0.09 miles North-East at 102 Main Ave S, 0.91 miles North-East at 1303 Addison Ave E and 2.85 miles North at 1864 Blue Lakes Blvd N. The purpose of the new drive-up island ATM is to alleviate ATM usage at the afore noted ATM locations and provide closer access to ATM services and reduce traffic to and from the afore noted ATM locations.

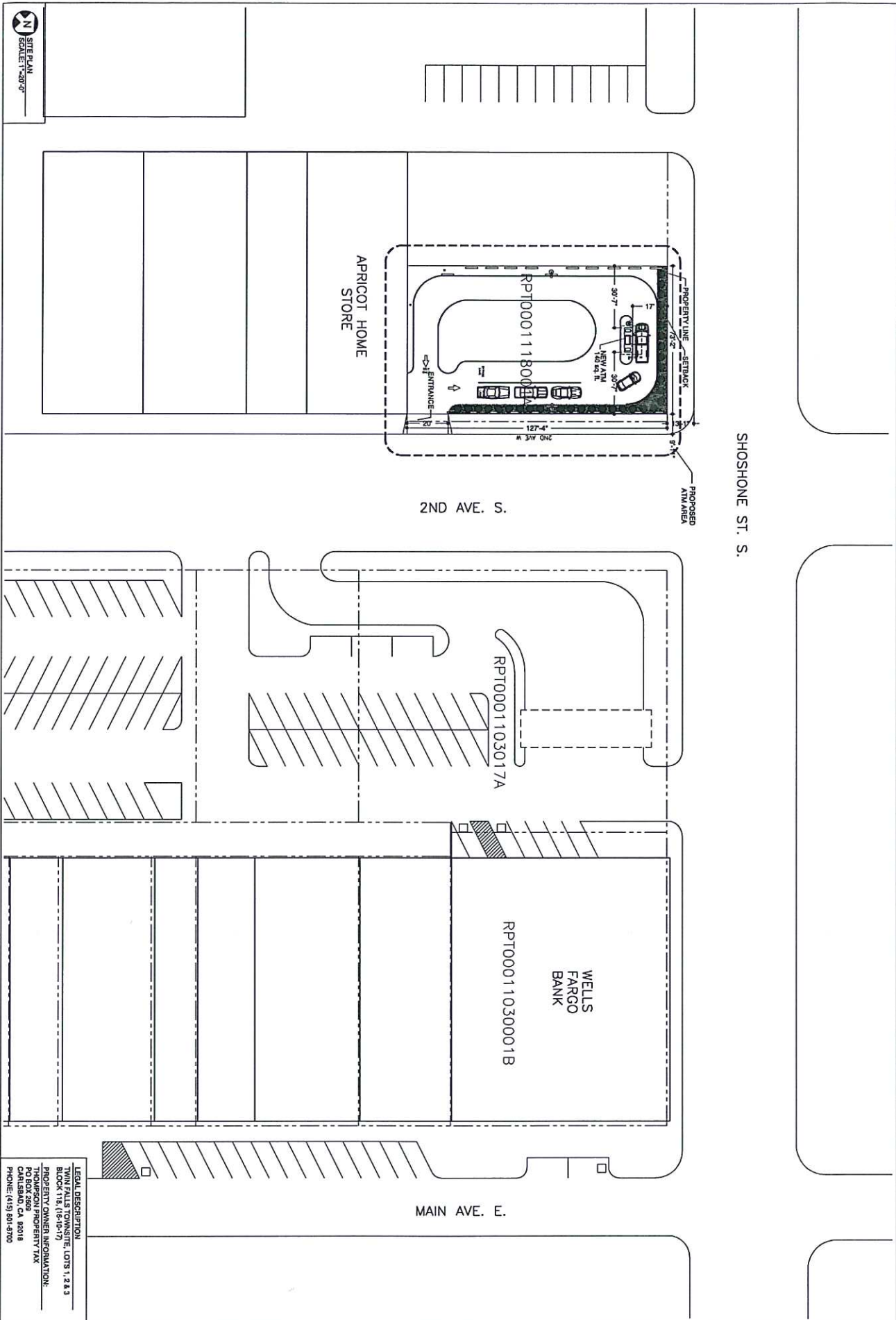
The use will not cause an adverse impact on adjacent property or properties in the area. Adverse impacts would include, for example: a significant increase in vehicular or pedestrian traffic in adjacent residential areas; emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions; contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.

The use will be in compliance with all provisions of the Zoning Codes and the laws of the City of Twin Falls.

Yours Sincerely,

A handwritten signature in black ink that reads 'James C Spix' in a cursive script.

James C Spix
Engineering Project Manager



N
 SITE PLAN
 SCALE: 1"=30'-0"

LEGAL DESCRIPTION:
 TWIN FALLS TOWNSHIP, LOTS 1, 2 & 3
 BLOCK 118, (15-15-17)
 PROPERTY OWNER INFORMATION:
 PO BOX 2809
 PARISSEAU, CA 92318
 PHONE: (415) 801-8100

DATE:	08/22/17
SCALE:	NOTED
JOB:	Shoshone
DRAWN:	J.S.P.
REV	
05/21/18	A
05/21/18	B

WELLS FARGO BANK
 SHOSHONE ST W & 2ND AVE
 215 SHOSHONE ST S
 TWIN FALLS, ID 83301

SITE PLAN

CIM GROUP INC
 KNOWLEDGE EQUALITY EXPERIENCE
 950 E Discovery Lane, Anaheim, CA 92801
 Phone (714) 556-2827 Fax (714) 556-8157





960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157



Shoshone St W & 2nd Ave
215 Shoshone St. S
Twin Falls, ID 83301

PID: P2039

T1411

RENDERING

REVISED
11/21/17

New ATM
ISLAND DU

SCALE:
Not To Scale

6/22/2017

Page 6 of 6



NE Corner Looking SW



NW Corner Looking SE



Date: Tuesday, September 11, 2018
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Requests for a Special Use Permit to construct a detached accessory building with a total square footage that exceeds 1000 sq. ft. (approx. 1600 sq. ft.) on property located at 278 Caswell Avenue West. c/o Mel Moeller (app. PZ18-0054)

Time Estimate:

Staff Presentation five (5) minutes; Questions/Discussion five (5) minutes

Background:

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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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:

Regulatory Impact:

NA

History:

Twin Falls County Records indicates the primary residence on the property was built in 1948. The portion of the property the applicant wishes to construct the accessory structure has remained unchanged and remains vacant/undeveloped.

Analysis:

This is a request a detached accessory building which exceeds 1,000 sq. ft. on property located at 278 Caswell Ave W. within the R-4 Zone. The R-4 Zone requires an SUP for all detached accessory buildings exceeding 1,000 sq. ft. The applicant has stated the structure will be utilized for storage and personal shop space.

Conclusion:

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

3. Existing access/approaches will be utilized and no new access/approaches will be created.

Attachments:

1. PZ-18-0054-SUP Staff Report
2. 1 - Narrative
3. 3 - Site Plan
4. 4 - Elevations
5. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
Presenter: Brock Cherry, City Planner
Editor: Administrator
Authored by: Brock Cherry, City Planner
Request: A **Special Use Permit** to construct a Detached Accessory building which total square footage exceeds 1,000 sq. ft. (approx. 1600sq. ft.) located at 278 Caswell Ave W.
Application: PZ18-0054
Applicant:
Mel Moeller
3236 Addison Ave E.
Twin Falls, ID, 83301
208-316-2072
melmoe5@gmail.com

Public Hearing: September 11th 2018

Analysis

This is a request a detached accessory building which exceeds 1,000 sq. ft. on property located at 278 Caswell Ave W. within the R-4 Zone. The R-4 Zone requires an SUP for all detached accessory buildings exceeding 1,000 sq. ft. The applicant has stated the structure will be utilized for storage and personal shop space.

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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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

Twin Falls County Records indicates the primary residence on the property was built in 1948. The portion of the property the applicant wishes to construct the accessory structure has remained unchanged and remains vacant/undeveloped.

Applicable Regulations or Codes

Per City Code 10-4-5, an SUP is required for any detached accessory buildings exceeding 1,000 sq. ft. within the R-4 Zone.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Staff has determined this request is in compliance with the 2016 comprehensive plan

Possible Impacts

Staff nor the Applicant anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.
3. Existing access/approaches will be utilized and no new access/approaches will be created.

Attachments

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

Public Hearing: September 11th 2018



Vicinity Map

 R-4

Current Zoning & Land Use

R-4, Residential

Comprehensive Plan

Town Neighborhood

Surrounding Zoning & Land Use

North

R-4, Residential

South

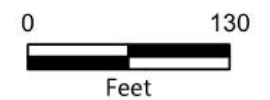
R-4, Residential

West

R-4, Residential

East

R-4, Residential



July 29,2018

From:

Mel Moeller

3236 Addison Avenue E.

Twin Falls, Idaho 83301

208-316-2072

Reference: Special Use Permit for 278 Caswell Ave W (My New Residence)

To: City Of Twin Falls Community Development Services

Attn: Planning and Zoning Officers

I wish to apply for a special use permit to build a shop/storage building at my new residence located at 278 Caswell Ave West Twin Falls.

My wish is to have a 40' x 40' building in order to store a large motor home as well as my three classic cars that I enjoy driving and working on. I prefer to have a nice looking building that will match the colors of my home so it blends in well with the surroundings. I do not like to have old cars or car parts sitting outside in the open and prefer to have them inside, out of sight. I always keep my property looking neat and tidy. All neighbors close to this property would attest that I took an extremely messy property and cleaned it up to be a very respectful place of residence.

My intentions for the storage building/shop is for personal use only and no business will be ran out of it. I will not be making any noise and no activity will be going on later than 10:00 PM on any day. There will be no traffic anticipated other than my own. There will be no employees as this will not be a business and will only be a shop/storage building of my own for my enjoyment in my retirement. There will be no glare from the building or contents, no odor and no fumes or vibration on adjoining property.

The building will be very compatible with the surrounding properties. There are many four plexes on the north and east sides as well as a trailer court on the south side and open areas/fields on the west side of the proposed building.

I sincerely appreciate your consideration of my project.

Respectfully yours,

Mel Moeller



NOTES

1. SOIL IS ASSUMED CLAY @ 1500 PSF
2. CORD UTILITIES W/OWNER
3. SLOPE ALL SOIL MIN 6" IN 10'-0" FROM BLDG
4. ALL EXT CONC TO BE 3500PSI MIN W/ 4" PEA GRAVEL BASE OVER 95% COMP FILL

LEGEND

PROPERTY LINE
NEW BUILDING



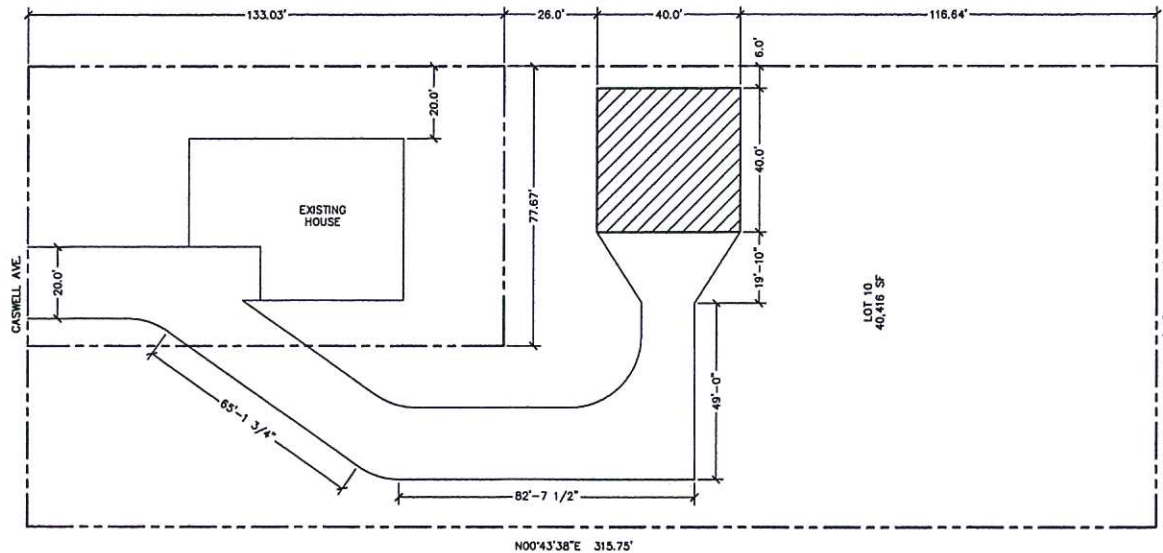
PROPOSED SHOP
FOR
MEL MOELLER
LOCATED AT LOT 10 ROBBINS SUBDIVISION
278 CASWELL AVE.
TWIN FALLS, TWIN FALLS COUNTY, IDAHO



VICINITY MAP
NTS

TABLE OF CONTENTS

- 1 - SITE PLAN
- 2 - FOUNDATION/FIRST FLOOR FRAMING PLAN
- 3 - MAIN FLOOR/SEC FLOOR FRAMING PLAN
- 4 - SHEAR BRACING PLAN
- 5 - ROOF FRAMING PLAN
- 6 - ELEVATIONS



SITE PLAN

SCALE 1/8"=1'-0"



MJ DRAFTING
& DESIGN

SHOP FOR
MEL MOELLER

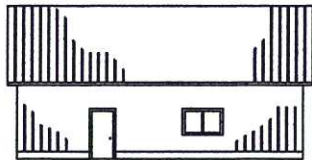
18-MAR-2018

SITE PLAN

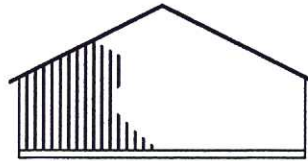
SHEET

1

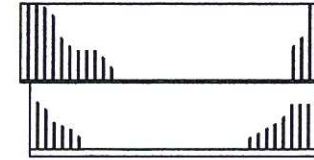
OF 6 SHEETS



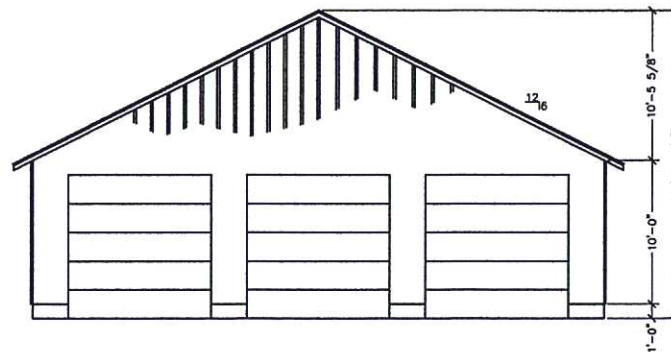
SOUTH ELEVATION
SCALE $\frac{1}{8}"=1'-0"$



WEST ELEVATION
SCALE $\frac{1}{8}"=1'-0"$



NORTH ELEVATION
SCALE $\frac{1}{8}"=1'-0"$



EAST ELEVATION
SCALE $\frac{1}{8}"=1'-0"$

MJ DRAFTING
& DESIGN

SHOP FOR
MEL MOELLER

SCALE AS NOTED

28-MAR-2016

ELEVATION
PLAN

SHEET

6

OF 6 SHEETS



Front Facade of the Primary Residence



Site of the Proposed Detached Accessory Building



Date: Tuesday, September 11, 2018
To: Planning and Zoning Commission
From: Planning & Zoning Department

ACTION ITEM

Request:

Requests for a Special Use Permit to construct a Communication Utility building larger than 25 sq. ft. or taller than 3 ft. above ground on property located at 260 Highland Avenue. c/o EHM Engineers, Inc on behalf of PMT (app. PZ18-0055)

Time Estimate:

Applicant may take up to 10 minutes, staff's presentation will be 5 minutes.

Background:

N/A

Approval Process:

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

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

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

Budget Impact:

Regulatory Impact:

N/A

History:

There is very little history on this property, which originally had a home on it from 1908 to as late as 1978.

Analysis:

This is a request to construct a communications utility structure which is more than 3' above ground and larger than 25 sqft in size on a vacant piece of land at 260 Highland Ave. The property is zoned M-1 and the requested use requires an SUP.

Conclusion:

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

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

Attachments:

1. PZ18-0055 SUP Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Steve O'Connor, City Planner
 Editor: Administrator
 Author: Steve O'Connor, City Planner
 Request: A **Special Use Permit** to construct a Utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground on property located at 260 Highland Ave.
 Application: PZ18-0055
 Applicant: PMT c/o Jeff Schamber
 c/o Tim Vawser, EHM Engineers, Inc
 621 North College Rd, Ste 100
 Twin Falls, ID 83301
 208.734.4888
 tvawser@ehminc.com

Public Hearing: July 24th, 2018

Analysis

This is a request to construct a communications utility structure which is more than 3' above ground and larger than 25 sqft in size on a vacant piece of land at 260 Highland Ave. The property is zoned M-1 and the requested use requires an SUP.

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

There is very little history on this property, which originally had a home on it from 1908 to as late as 1978.

Applicable Regulations or Codes

Per City Code 10-4-9, an SUP is required for a utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood" Staff has determined this request is not in compliance with the 2016 comprehensive plan. However, the current zoning of the property allows for the request through the SUP process.

Potential Impacts

Staff does anticipate an increase of impacts from the overall proposed use of the property, however, there are surrounding facilities and uses which currently impact surrounding properties more than the anticipated impact of this proposed request.

Conclusion

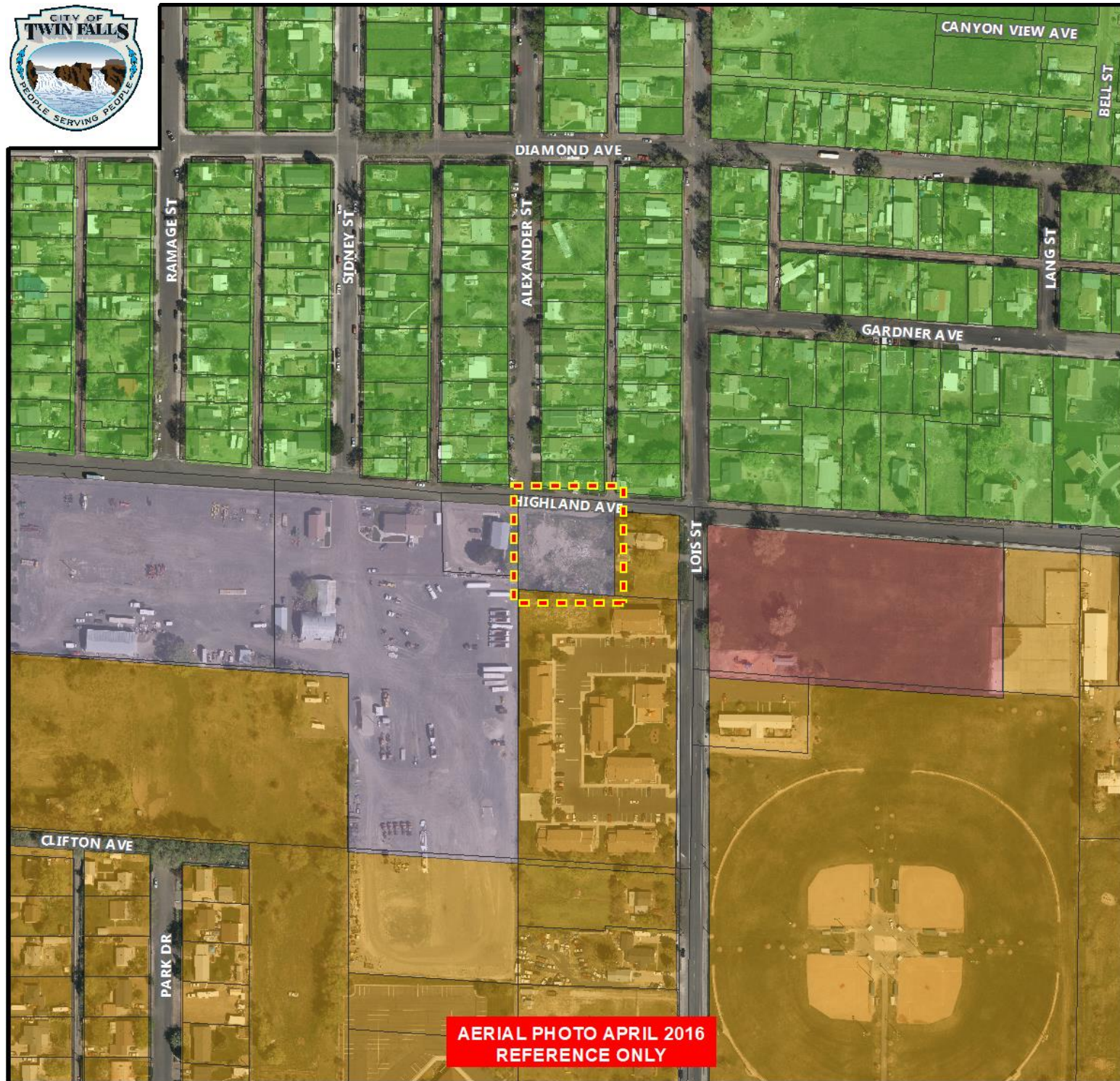
If the Commission approves this request as presented, then staff recommends the following conditions.

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

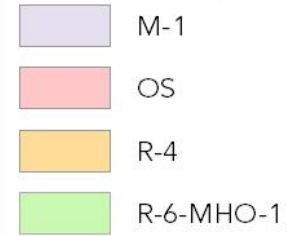
Attachments

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

Public Hearing: July 24th, 2018



Vicinity Map



Current Zoning & Land Use:

M-1 Light Manufacturing

Comprehensive Plan:

Town Neighborhood

Adjacent Zoning & Land Uses:

North:

Highland Ave; R-6 MHO, Residential

South:

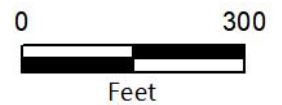
R-4 PUD, Residential

East:

R-4, Residential

West:

M-1; Manufacturing



PMT (260 Highland Avenue)

Special Use Permit Statement

4.a Reason For Request:

PMT has an option and purchase and sale agreement with the owner of the property located at 260 Highland Avenue to renovate the site to be utilized as a materials yard. This use is permitted in the M-1 zone however, they wish to install a communications hut and a forklift shed that are larger than 25 square feet and higher than 3 feet which is allowed by the special use permit process . The property is 0.72 acres in size and large enough to encompass the intended uses.

4.b.i.

The hours of operation are between 8:00 a.m. to 5:00 p.m, Monday through Friday.

4.b.ii.

Traffic anticipated would be a maximum of 10 trips per day for smaller company vehicles. Larger trucks would deliver materials to the site a maximum of 4 times a month.

4.b.iii.

The number of employees expected to visit the site on an intermittent basis would be 4 to 6 per day. The trips do not last for long periods and the yard would remain uninhabited and locked for the majority of each day.

4.c.i.

Noise is anticipated to be limited to brief deliveries and will mainly be caused by the unloading of materials.

4.c.ii.

No lighting is anticipated. Any site lighting that may be installed will be directed internal to the site and no unreasonable glare is anticipated.

4.c.iii.

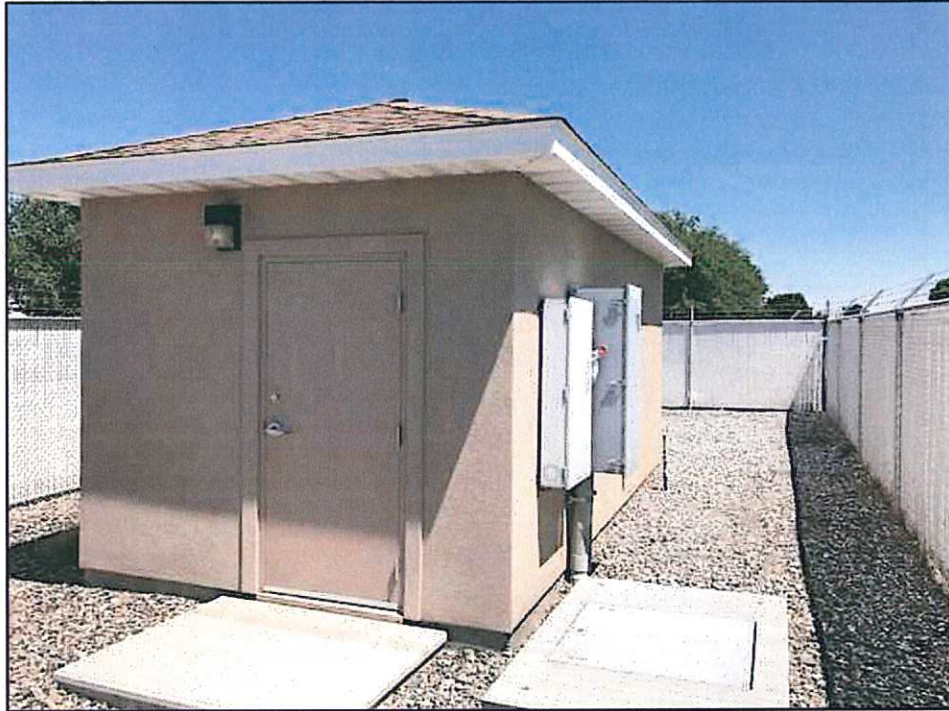
No increase in odor is anticipated because of this improvement.

4.c.iv.

No fumes or vibration is anticipated to effect adjoining property.

4.c.v.

This is anticipated to be generally compatible with the surrounding neighborhood. A multifamily development exists to the south. A sign company exists to the west and residential lies east and north. The property will be fenced all around for security and as a buffer to residential.



COMMUNICATIONS HUT
FRONT & RIGHT SIDE ELEVATION - N.T.S.



COMMUNICATIONS HUT
REAR ELEVATION - N.T.S.



NE Corner Looking SW



NW Corner Looking SE