



NOTICE OF AGENDA
PUBLIC MEETING
Twin Falls City Planning & Zoning Commission
August 27, 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 & August 13, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
 - Marv Pierce-NCBE 08-13-13
 - Lisa Douda-SUP 08-13-13

III. ITEMS OF CONSIDERATION: NONE

IV. PUBLIC HEARINGS:

1. Requests a Special Use Permit to add more than 25% expansion to an existing automobile repair business on property located at 419 4th Avenue West c/o Ken Rogers on behalf of Snake River Auto Body (app. 2590)
2. Requests a Special Use Permit to serve alcohol for consumption on site in conjunction with a restaurant on property located at 611 Blue Lakes Boulevard North c/o Knox Famiy, LLC dba Genghis Khan Mongolian Grill (app. 2592)
3. Requests a Special use Permit to allow an indoor recreation facility in conjunction with a medical office on property located at 170 South Park Avenue. c/o Curtis Mason on behalf of Elite Physical Therapy and Health, LLC (app. 2593)
4. Requests a Special use Permit to construction a detached accessory building over 1000 sq. ft. (2500 sq. ft.) on property located at 3268 Highlawn Drive. c/o Bob Veeh (app. 2594)
5. Requests a Special Use Permit to allow a drive-through window in conjunction with a financial office on property located at 1907 Blue Lakes Boulevard North c/o Idaho Central Credit Union (app. 2595)

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. Work Session – **Wednesday**, September 4, 2013 12:00 pm – 1:00 pm
2. Public Hearing – **Tuesday**, September 10, 2013 6:00 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 27, 2013**

To: Planning & Zoning Commission

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

Office: (208) 735-7267

AGENDA ITEM IV-1

Request: Request for a Special Use Permit to add more than 25% expansion to an existing automobile repair business on property located at 419 4th Avenue West c/o Ken Rogers on behalf of Snake River Auto Body (app. 2590)

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: +/- 3840 sf Building; 0.6 Acre lot
Snake River Auto 419 4 th Ave West Twin Falls, ID 83301	Current Zoning: C-B	Requested Zoning: Special Use Permit to expand by more than 25%.
	Comprehensive Plan: Townsite	Lot Count: 3 Lots
	Existing Land Use: Auto Repair/Parking	Proposed Land Use: Expanded Auto Repair
Representative:	Zoning Designations & Surrounding Land Use(s)	
Ken Rogers PO Box 121 Hazelton, ID 83335	North: 4 th Ave West; C-B , Residence	East: C-B, Commercial
	South: Alley; C-B, Commercial	West: C-B, Commercial
	Applicable Regulations: 10-1, 10-4-7.2(B)-11b, 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 negligible impact on the City budget in the form of increase property tax.

Regulatory Impact:

Approval of this request will allow the applicant to continue with the building permit process to expand the auto body repair shop by more than 25%.

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. An SUP was granted in March, 1982 for an auto body repair shop. Another SUP was granted in May, 2002 for an expansion on the Auto Body Repair shop. Both of these SUP's had conditions placed on them by the commission.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Snake River Auto Body has submitted for a building permit with the City. The proposed building will allow for more work space and accommodate a better work flow. The hours of operation will be 8:00 AM – 6:00 PM, Monday – Friday; and 8:00 AM to 1:00 PM Saturday, closed Sunday.

The applicant believes that the impacts to neighboring land uses will be minimal. Their narrative states that they do not anticipate any change in odor, glare, noise, or otherwise objectionable impacts to neighboring properties. The applicant believes they will operate in much the same manner as they presently do.

Per City Code 10-4-7.2: Automobile and truck service and/or repair businesses are required to have a special use permit in order to operate. This particular location has had multiple special use permits for an auto repair business, with the first one occurring in 1982. At that time the makeup of uses in the area were described as a mix of commercial and residential uses. Since that time, more commercial uses have moved into the area reducing the amount of surrounding residential properties.

There are residences nearby, particularly across 4th Ave West. The proposed addition may increase traffic due to a greater availability of work space. However, it will also give the business more space to store vehicles which are in need of repair, thus potentially reducing the visual impacts to the surrounding area. The business currently operates as a body shop, which inherently causes some noise, glare, odor, and vibration. These impacts will most likely not increase dramatically with the addition.

All improvements made on the subject property are required to comply with standards set forth in Twin Falls City Code.

Per City Code 10-10: The number of parking spaces required is one space for every three hundred square feet (1:300sqft). This ratio equals 38 spaces. This location is also within the P-2 Parking Overlay, this allows a 30% reduction in number of required parking spaces. With this factored in, the required number of spaces equals 27.

The submitted site plan only shows 26 striped parking spaces. One additional space will be required by a revision on the building permit site plan that will bring the number of spaces to meet the minimum code requirement.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will be required to meet the minimum requirements.

Landscaping: Currently no landscaping is found on the project area. Along the majority of the block, concrete has been installed in front of the businesses. The minimum required landscape area equals two-hundred forty-three square feet (243 sqft). Per City Code, this amount of area requires one (1) tree, and three (3) bushes. Taking into consideration the pre-existing condition with the concrete, it would be acceptable to allow the required number of trees and bushes to be installed using an alternative landscape plan.

Parking Area: All parking and maneuvering areas are required to be paved in the C-B Zone. The owner has expressed a desire to apply for a staged deferral on portions of the parking area. This deferral must be approved by the City Council. Prior to the city issuing a final certificate of occupancy, the parking lot will either need to be paved completely, or have an approved staged deferral on the property.

Possible Impacts: This particular business has been in operation at the current location at least since 1982. The City has not received any recent zoning complaints regarding this business or location. It is believed that the impacts this business may have are existing, and the addition which is being proposed will not greatly increase those impacts beyond what is reasonably acceptable at this location.

However, any auto body repair shop has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the community as a whole, it would be acceptable to require all un-operable vehicles and parts to be stored inside, or within a sight obscuring fence.

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 an alternative landscape plan being provided to City Staff for approval, and installed by applicant no later than October 8th 2013.
3. Subject to all un-operable, un-licensed, or junk vehicles, and all parts being stored inside, or behind a sight obscuring fence that has been approved by staff.
4. Subject to the parking and maneuvering area being paved in conjunction with the construction of the addition, or an approval of a staged three (3) year deferral that would require portions of the area to be paved each year ; with the entire area to be paved no later than August 27, 2016.

Attachments:

1. Letter of Request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos (4)
7. SUP #782

July 12, 2013

City of Twin Falls
Community Development Services
P.O. Box 1907
324 Hansen Street E
Twin Falls, Idaho 83303

City of Twin Falls,

Snake River Auto Body & Paint would like to request to put an addition on the existing building at 419 4th Ave. West. The objective is to allow more work space, and accommodate work flow.

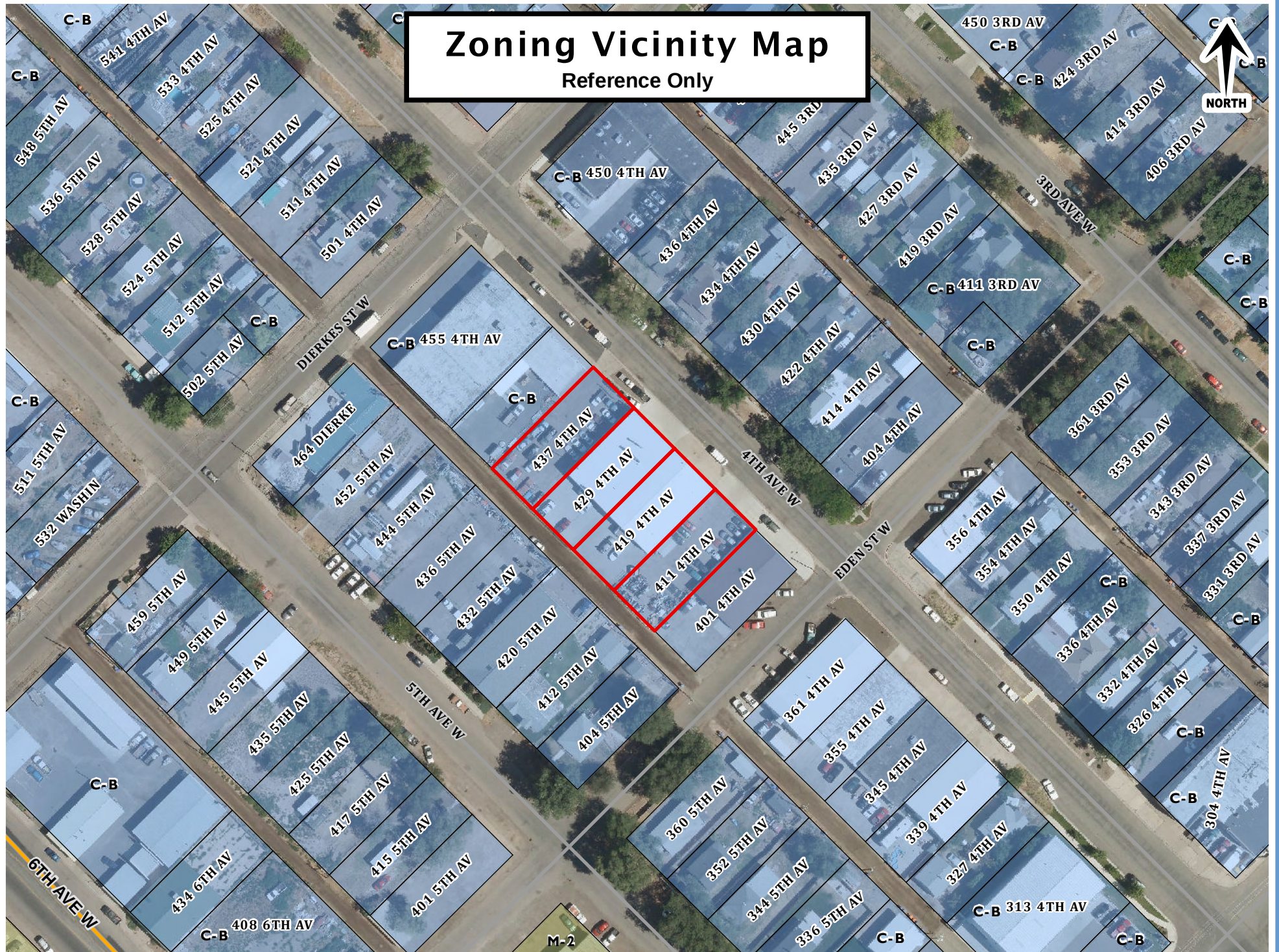
Ours hours of operation will be 8:00a.m. to 6:00p.m. Mon.- Fri. and 8:00a.m. to 1:00p.m. Sat. Traffic should remain the same. We have between 10 to 15 employees. Business and work conducted in the new addition will be the same as the existing building. We don't anticipate a change in the noise, glare, odor, or fumes and vibration on adjoining properties that doesn't already exist. Other properties in the district can expect business to be conducted in the same way as what is presently being done. We are EPA, DEQ, and OSHA compliant. Our log books are available for your inspection. Hazardous waste is professionally removed by Safety Klean. Our desire is to be considerate and compatible with our surrounding neighbors.

Thank you,

Ken Rogers
Snake River Auto Body & Paint

Zoning Vicinity Map

Reference Only



Aerial Site Map

Reference Only



4th Avenue West
Existing Right of Way

Existing Right of Way
Existing Right of Way

Existing Right of Way
Existing Right of Way

Existing Right of Way
Existing Right of Way

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Snake River Auto Body
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RECEIVED
AUG 15 2013
PLANNING DEPARTMENT

Located In
Lots 4, 5, 6 and 7, Block 141
Twin Falls Original Townsite
NW 1/4, Section 16,
T. 10 S. R. 17 E. B.M.
Twin Falls County, Idaho
2013

Legend

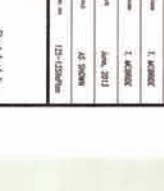
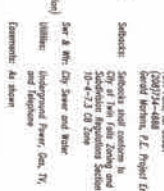
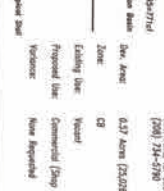
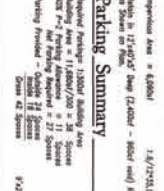
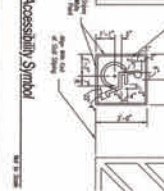
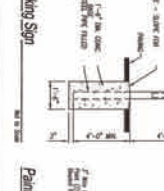
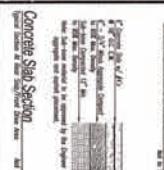
General Notes

Concrete Notes

Design Data

Parking Summary

Drainage Calculations



EHM Engineers Inc.
Engineers / Surveyors / Planners
621 N College Rd., Suite 100 Twin Falls, ID 83301 - (208)734-4888

SITE PLAN
For
SNAKE RIVER AUTO BODY ADDITION
404 4th Ave. West
Twin Falls, Idaho



Area of Proposed Expansion.

08/20/2013 10:54 AM



Area of Proposed Expansion.

08/20/2013 10:55 AM



West side of business – area to be paved. Possibly via deferral

08/20/2013 10:59 AM



Rear of building, looking toward alley.

08/20/2013 11:00 AM





P.O. Box 1907

321 Second Avenue East

Twin Falls, Idaho 83303-1907

Fax: (208) 736-2296

OFFICE OF THE PLANNING & ZONING DIRECTOR

208-735-7267

SPECIAL USE PERMIT

Permit No. 0782

Granted by the Twin Falls City Planning and Zoning Commission on June 25, 2002, to Snake River Auto Body for Brian Everil & Ken Rogers whose address is 419 4th Avenue West, for the purpose of expanding an existing auto repair business on real property located at 419 4th Avenue West and legally described as Lots 5, 6, and 7 Block 141 of the Twin Falls Town Site.

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

- 1) Provide a revised parking and landscaping plan that meets City Code requirements.
- 2) Vehicles not being repaired are not to be stored on site.
- 3) All parts and miscellaneous equipment to be stored inside of buildings.
- 4) Provide storm water retention to compensate for the additional roof area.




Chairman

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.

This permit corresponds to Application No. 1655

cc: Building Inspection



Public Hearing: **Tuesday August 27, 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 Special Use Permit to serve alcohol for consumption on site in conjunction with a restaurant on property located at 611 Blue Lakes Boulevard North c/o Knox Family, LLC dba Genghis Khan Mongolian Grill (app. 2592)

Time Estimate:

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

Background:

Applicant:	Status: Lease	Size: +/- 4800 sf Building; 1.56 Acre lot
Genghis Kahn Mongolian Grill PO box 937, Mountain Home, ID 83647	Current Zoning: C-1	Requested Zoning: Special Use Permit for alcohol consumption within 300' of a residence.
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Commercial; Restaurant	Proposed Land Use: Restaurant with beer and wine by the glass.
Representative:	Zoning Designations & Surrounding Land Use(s)	
David Knox PO box 937, Mountain Home, ID 83647	North: C-1, Retail/Commercial	East: Blue Lakes Blvd N; C-1, Retail/Commercial
	South: R-2, Residential & C-1, Retail/Commercial	West: R-2, Residential
	Applicable Regulations: 10-1, 10-4-8.2(B)-10a, 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 serve beer and wine by the glass in conjunction with a restaurant within 300' of residential property.

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 location has had multiple restaurants inhabit the space over the years. The building has housed various restaurants over many years.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Genghis Khan Mongolian Grill will operate from 11AM – 9PM, with an anticipated traffic load of 300 guests per day, and approximately 25 employees. The applicant anticipates the restaurant will blend very well with the area along Blue Lakes Blvd.

Per City Code 10-4-8.2: Alcoholic beverages when consumed on the premises where sold if located less than three hundred feet (300') from residential property requires a Special Use Permit. This requirement is in place to minimize the possible impacts to neighboring residential areas.

The location of this restaurant is along a major commercial corridor. The residential areas within 300' are located to the west of the property. These residences are not accessible through the subject property. All traffic to and from the restaurant will take place via Blue Lakes Blvd. The property boundaries adjoining residential zones already have a sight obscuring fence as required by code.

Per City Code 10-10: The required parking spaces for this use will be assessed at one space per 4 chairs. The total number of parking spaces was reviewed at the time of building permit. The amount available to patrons satisfies the minimum required by city code.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention have been reviewed with the building permit submitted to the city and have met the minimum requirements set forth by city code.

Possible Impacts: A restaurant is listed as a permitted use in the C-1 zone. Inherently, commercial activities mainly impact residential uses by an increase in noise, traffic, and other visual related matters. To mitigate these impacts city code requires a sight obscuring fence to help minimize the noise and visual impacts. Traffic is mitigated by limiting access to residential areas. Serving beer and wine by the drink in conjunction with a restaurant is not

anticipated to increase the previously stated impacts, nor is it anticipated to create any new adverse impacts to the area.

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 applicant maintaining the sight obscuring fence along the property lines which adjoin residential uses.

Attachments:

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

Written Response for Application #4

a. The reason for the request:

Request for a permit to serve beer and wine in the Genghis Khan Mongolian Grill Restaurant.

b. An explanation of the project, including:

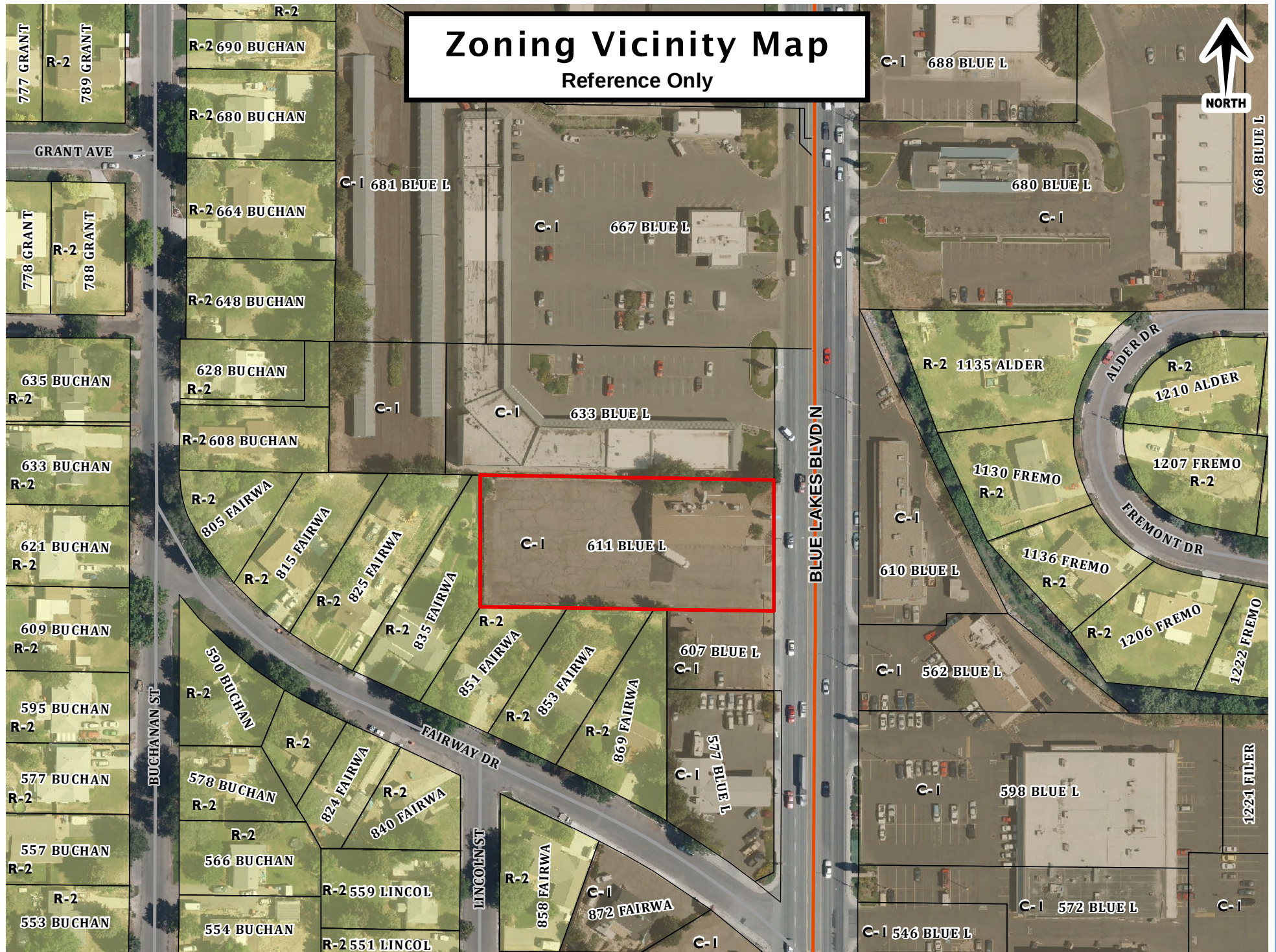
- i. Hours of operation - 11:00 am to 9:00 pm
- ii. Traffic anticipated - 300 guests per day
- iii. Number of employees - ~25 employees

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

- i. Noise - Parking lot
- ii. Glare - None
- iii. Odor - None
- iv. Fumes and vibration on adjoining property - None
- v. A discussion of the general compatibility with adjacent and other properties in the district – should blend very well.

Zoning Vicinity Map

Reference Only



Aerial Site Map

Reference Only



681 BLUE L

633 BLUE L

825 FAIRWA

611 BLUE L

835 FAIRWA

851 FAIRWA

853 FAIRWA

869 FAIRWA

607 BLUE L

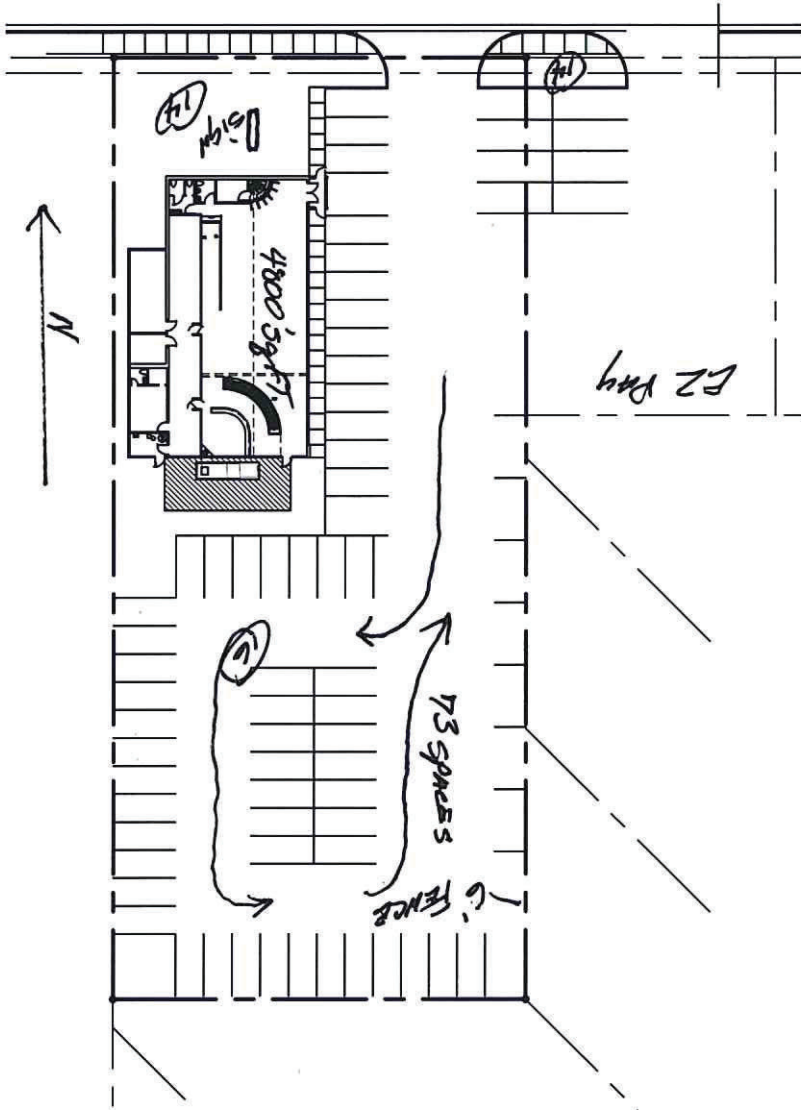
577 BLUE L

BLUE LAKES BLVD N

610 BLUE L

562 BLUE L

611 Blue Lakes Blvd.



THIRD FAUS GENTRIS KLAND
SCALE: 1"=80'-0"
611 BLUE LAKES BLVD N.







Public Hearing: **Tuesday August 27, 2013**

To: Planning & Zoning Commission

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

Office: (208) 735-7267

AGENDA ITEM IV-3

Request: Requests a Special use Permit to allow an indoor recreation facility in conjunction with a medical office on property located at 170 South Park Avenue. c/o Curtis Mason on behalf of Elite Physical Therapy and Health, LLC (app. 2593)

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	Size: +/- 6300 sq ft Building; +/- 28,000 sq ft Lot
Elite Physical Therapy and Health c/o Curtis Mason 1200 Oakley Ave Burley, ID 83318 208-312-2186	Current Zoning: C-1	Requested Zoning: Special Use Permit to operate an indoor recreation facility.
	Comprehensive Plan: Neighborhood Center	Lot Count: 4 Lots
	Existing Land Use: Commercial	Proposed Land Use: Commercial – Physical Therapy Office/ Indoor Recreation Facility
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: South Park Ave; C-1	East: Alley; C-1 & R-6 MHO-1; Residence
	South: R-6 MHO-1; Residence	West: Ramage St; C-1 & R-6 MHO-1; Residence
	Applicable Regulations: 10-1, 10-4-8.2(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 a 24hr Gym in conjunction with a physical therapy office on property listed above.

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 location has had multiple commercial uses on the property. Some of these included restaurants which received Special Use Permits for a drive-thru and to serve alcohol by the drink for onsite consumption. These permits were as follows: #396 – for a drive-thru in 1994; #397 – for a bar in 1994; #469 for alcohol with restaurant in 1996; #938 for alcohol with restaurant in 2005. These previously issued permits are currently void due to inactivity of the particular uses at this location. No other zoning history is known at this time.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Elite Physical Therapy in conjunction with Elite Health Club intends to open a physical therapy clinic in conjunction with a 24/7 health club. The Applicant states that staffed hours will be 8AM – 5:30 PM Monday – Friday, with after hour access by membership issued electronic access cards. There are expected to be 5-13 employees. The applicant anticipates minor use and traffic through night and weekend hours.

The applicant states that 24 hour lighting will be present for safety concerns, but also addresses any glaring or flood lighting will be pointed down or toward the building; and will not intrude on adjoining properties. The applicant states noise from the gym will not penetrate outside the building and should not be a problem for neighboring uses.

The applicant has identified a fence on the south and east portions of the property that adjoins residential uses. This fence will be maintained/modified so as to create a sight obscuring barrier between commercial uses and residential uses.

Per City Code 10-4-8.2: Rehabilitation services are an allowed use in the C-1 Zone. A fitness center falls under the indoor recreation facility in our zoning code and therefore requires a Special Use Permit to operate.

In the past, this building has been used for multiple restaurants and other various retail establishments. A fitness center would normally have fewer traffic impacts than a restaurant. The hours of operation could be a concern with neighboring residences.

The applicant has stated that noise from within the business will not be audible outside the building. It should be noted that any noise or disturbances occurring after hours can be dealt with through the noise ordinance enforced by the police department. The applicant also states that all lighting, besides the minimum required levels for the parking lot, will be directed downward or toward the building.

These measures by the applicant should minimize the imposing impacts of light and noise that may occur with this business operation.

Per City Code 10-10: The required parking spaces for this use will be a combination of the physical therapy office space and the fitness area. The minimum requirements will be reviewed and enforced at the time of occupancy change with a building permit.

It is anticipated that the applicant will have sufficient parking for the proposed use due to offices and indoor recreation have less required parking when compared to restaurants or eating establishments.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention were reviewed when the building was first constructed.

All required improvements will be reviewed again at the time of occupancy change with a building permit.

Possible Impacts: The neighboring uses are commercial on the north and residential to the east, south and west. This building has had a commercial use occupying it as far back as the mid 90's, perhaps further. These uses ranged from various retail stores to restaurants that served alcohol, with special use permit approval. The possible impacts of a fitness center operating 24 hours would typically be noise and light trespass from the building, as well as an increase in traffic to the neighborhood during nighttime hours.

The applicant has addressed a plan to mitigate the noise and light trespass from the building. From conversations with staff, the applicant is aware of the implications that unmonitored noise and light trespass could result in revocation of the special use permit. The increased traffic to the area should be minimal to the residences to the south. With the property on the north end of Ramage and in close proximity to Shoshone Street south, the great majority of traffic will enter and exit the area using Shoshone Street and the north portion of Ramage Street respectively.

The applicant has noted that shrubs along the perimeter will be maintained, this will help minimize the light trespass from vehicles that happen to park facing the residences. However, there are spots that this vegetation is not sufficient to minimize the potential impacts. It would be practical to place a condition on the special use permit to increase the number and/or size of shrubs along those portions of the parking lot directly across the road from residential uses, in order to minimize the potential impacts.

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 applicant increasing trees and/or shrubs along perimeter of parking lot directly across the street from residential uses per staff approval.

Attachments:

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

Statement for Special Use Permit for 170 S. Park Ave, Twin Falls

Elite Physical Therapy and Health, LLC in conjunction with Elite Health Club, LLC intends to open a full service physical therapy clinic in addition to a 24/7 access health club at 170 S. Park Ave. The primary reason for this statement is to apply for a special use permit necessary for a 24/7 health club.

Staffed hours will be 8 am to 5:30 pm Monday-Friday with after hour/24 hour access by membership only through the use of electronic access cards. There are expected to be 5-13 employees.

Our experience with attendance to a 24/7 health club is that most people will attend between the hours of 5:00 am and 10:00 pm with minor use through the night. This location with the proposed exercise equipment will not be able to handle more than 1500 gym members, making approximately 100-300 visits per day. Maximum number of persons in the facility at any point in time is expected to be far below occupancy load.

Noise from the gym will be far less than city code requirements due to building insulation and education of staff.

24 hour lighting will be present but any glaring lights and/or flood lighting will be pointing down or at the building and will not intrude on adjoining properties.

Odor, fumes and vibration will not be an issue for surrounding properties.

Parking should rarely if ever exceed current parking area.

Fencing is found at the edges of the property line on the south and east with appropriate shielding. This will be maintained and any changes that the city may require/request will be made to ensure compliance. Current shrubbery will be maintained to decrease any impact to the surrounding area.

We will make every adjustment needed to ensure compatibility with surrounding areas and to be a "good neighbor" to our directly impacted community. There should not be any negative impact to the adjacent or other properties in the district, and if there is, we will make every reasonable effort to eliminate it.

A handwritten signature in black ink, appearing to read 'Curtis Mason', with a stylized flourish extending to the right.

Curtis Mason, CEO

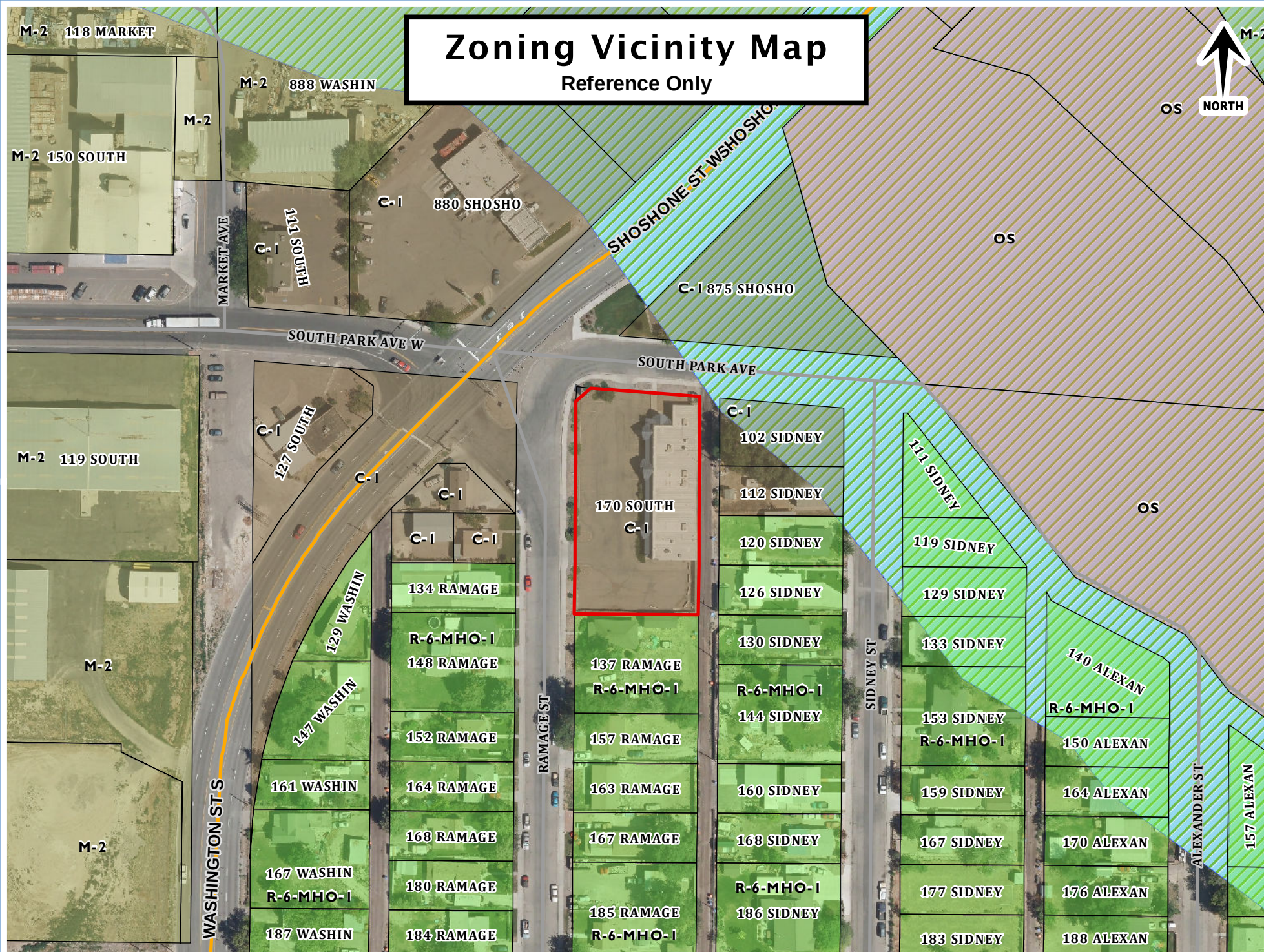
Elite Physical Therapy and Health, LLC

Zoning Vicinity Map

Reference Only

Zoning Vicinity Map

Reference Only



Aerial Site Map

Reference Only

875 SHOSHO



SOUTH PARK AVE W

SOUTH PARK AVE

WASHINGTON ST S

RAMAGE ST

102 SIDNEY

112 SIDNEY

120 SIDNEY

126 SIDNEY

130 SIDNEY

170 SOUTH

137 RAMAGE

120 RAMAGE

128 RAMAGE

134 RAMAGE

148 RAMAGE

126 RAMAGE



APR 27 1968
FBI - NEW YORK

[Handwritten signature]

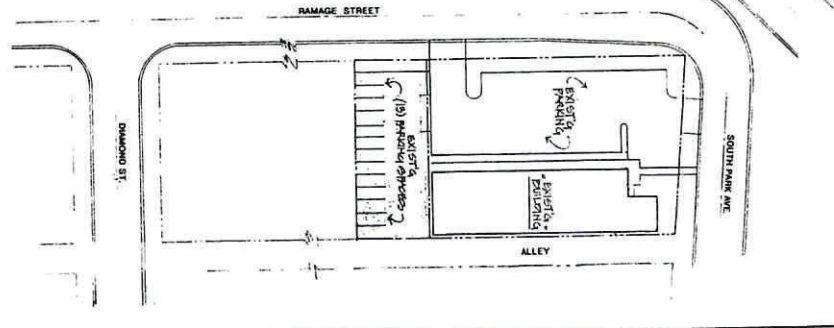
ROBERT L. GORDON
STATED PAGE

7/13/68

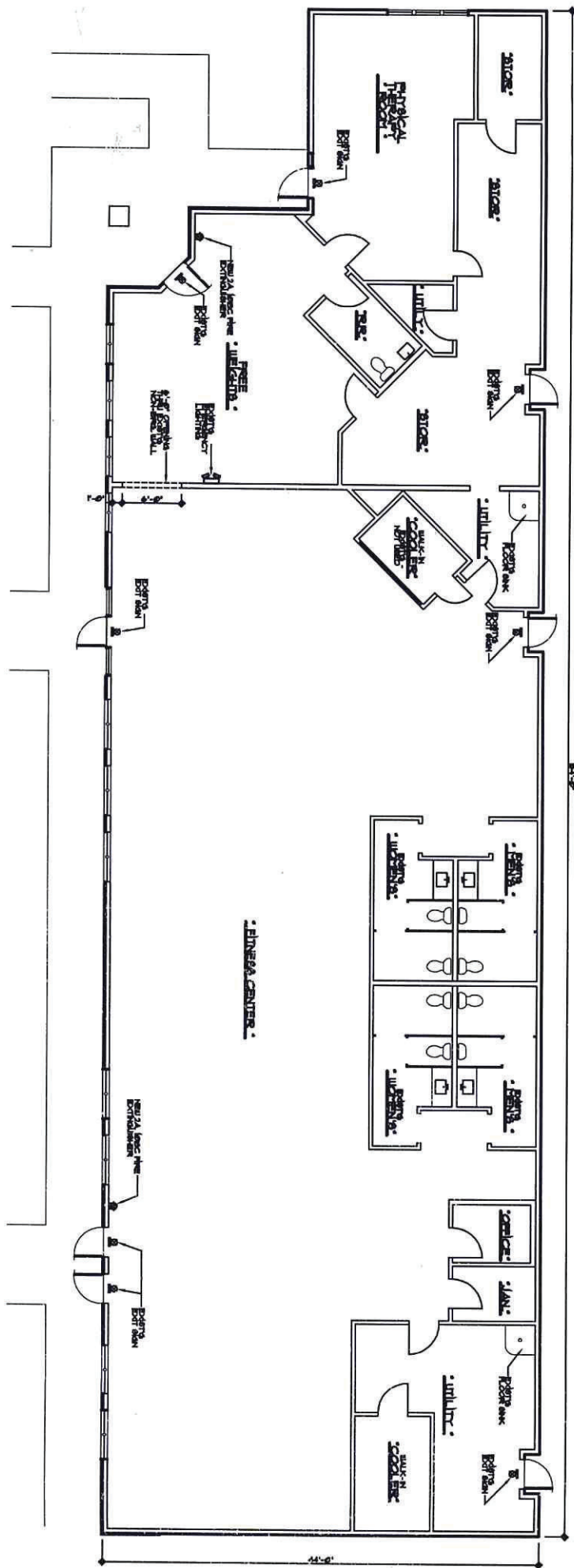
TOTAL SPACES RENT	(21)
ACCESSIBLE SPACES	(4)
PARKING SPACES FURNISHING	(41)
TOTAL	45

APRA 1A	= 560
APRA 1B	= 514.9575
APRA 1C	= 651.5
APRA 1D	= 704.5
APRA 1E	= 964.5
APRA 1F	= 100
TOTAL	= 3440.4575

REQUIRED RETENTION AREA		
LOT SIZE	RETENTION FACTOR	REQUIRED RETENTION
21,600 sq. ft.	150%	32,400 sq. ft.




FLOOR PLAN
 6/24/82 J.P.C.





08/20/2013 11:09 AM



View of alley behind building.

08/20/2013 11:10 AM





Fence to be repaired.

08/20/2013 11:11 AM



Proposed Area to have increase
in landscaping.

08/20/2013 11:11 AM



Public Hearing: **Tuesday August 27, 2013**

To: Planning & Zoning Commission

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

Office: (208) 735-7267

AGENDA ITEM IV-4

Request: Request a Special use Permit to construction a detached accessory building over 1000 sq. ft. (2500 sq. ft.) on property located at 3268 Highlawn Drive. c/o Bob Veeh (app. 2594).

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: +/- 1800 sf Building
Bob Veeh 3268 Highlawn Twin Falls, ID 83301 208-731-6500	Current Zoning: SUI	Requested Zoning: Special Use Permit to construct +/-1800 sq. ft. detached accessory building.
	Comprehensive Plan: Rural Residential	Lot Count: 2 Lots
	Existing Land Use: Residential	Proposed Land Use: Residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: SUI; Residence	East: SUI; Residence
	South: SUI; Residence	West: SUI; Residence
	Applicable Regulations: 10-1, 10-4-2.2(B)-6a, 10-8, 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 continue with the building permit process to construct an accessory building over 1000 sq. ft. in the SUI zone.

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 lot and surrounding area are currently zoned SUI in the Area of Impact.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Currently the applicant has an older accessory building which they use to house personal vehicles and items. They submitted a request for an SUP to construct an accessory building of +/- 1800 sq ft that will be tall enough to store a personal RV. The surrounding area has had other applicants for accessory buildings of similar size and type in the past. The applicant does not anticipate any significant impacts to neighboring residences, besides during the construction of the building.

Per City Code 10-4-2.2: Detached accessory buildings more than 1,500 square feet are required to have a special use permit in the SUI Zone. This zone is intended to provide a transition from agricultural land uses to residential land uses in the area of impact.

Larger detached accessory buildings are common place in the AG and SUI zones as they are intended to have some elements of agricultural use and residences on larger lots.

Per City Code 10-4-2.3: The rear yard and side yard setback requirements are three (3) feet from property line for detached accessory buildings in this zone.

The applicant has supplied a site plan showing these requirements being exceeded, therefore meeting the minimum standard.

Possible Impacts: The neighboring uses are residential. Multiple residents in the area currently have detached garages and accessory buildings. Some of these required SUP's; others did not exceed the allowed square footages therefore did not need the Special Use Permit.

The biggest anticipated impact to neighbors will be during the construction of the building. The applicant has supplied a short narrative detailing some of the construction details that will occur. The construction is anticipated to take place Monday through Saturday, between the hours of 8:00 am to 6:00 pm with 3-6 workers on site until the building is complete. This will minimize the impact to neighbors as far as duration and hours of construction.

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 accessory building being used solely for private non-commercial uses.

Attachments:

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



Twin Falls
800 Falls Ave Suite 1 • 208.734.6500
Jerome
700 South Lincoln • 208.324.3354
Buhl
130 South Broadway • 208.543.8510

Gooding
520 Main St. • 208.934.4334
Hagerman
461 State St. S. • 208.837.6022

July 29, 2013

To whom it may concern:

The proposed building will replace the approximately 1200 sq ft machine shed building which is constructed of exterior plywood board and batt and galvanized sheet metal which houses 4 vehicles and misc. open storage. The new 1800 sq ft metal building will be made of high quality metal siding with a similar exterior look as our residence and will fully enclose our vehicles, storage and our 42 ft motor home. This will allow us to complete landscaping our entire area with lawn and shrubs as well as move our vehicles that have been parked outside for years inside. Our subdivision is over 35 years old and has many existing outbuildings and storage sheds as well as pastures and livestock. This larger replacement structure will be designed in keeping with the existing rural residence tradition of the neighborhood. No noise, glare, fumes or vibrations will be created by this building. In fact it will reduce the noise and glare of our present vehicles that are stored outside.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bob Veeh'.

Bob Veeh

Special Use Permit Request Statement

Address: 3268 Highlawn, Owner: Bob Veeh

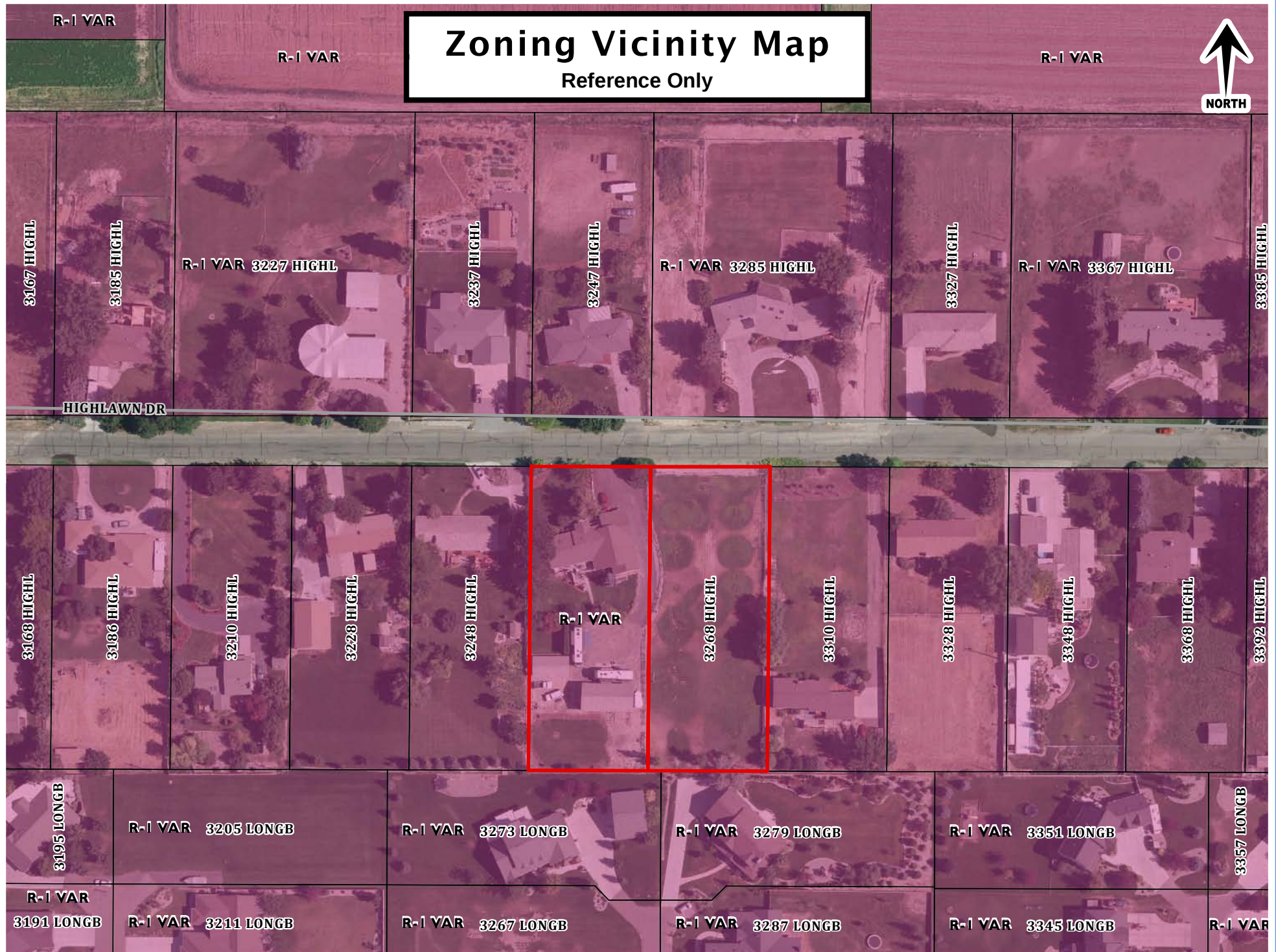
To whom it may concern,

We are requesting a special use permit so that we can tear down an existing residential vehicle and storage building to put up a beautiful new private residential garage and storage building. The proposed building will be built on the same footprint as the existing structure with an added 24x24 section on the south side. This building is solely for private use and will reflect a similar look to the residence.

During the construction of the proposed building the crew will work daily from 8:00 am to 6:00 p.m until complete, with the exception of Sunday. We will have a crew of 3 to 6 employees at a time. They will arrive in the morning possibly leave once for lunch and then again at the end of the day so as to keep traffic down to a minimum. We anticipate the build to move forward with ease and should have the project complete with in two weeks of its start.

Zoning Vicinity Map

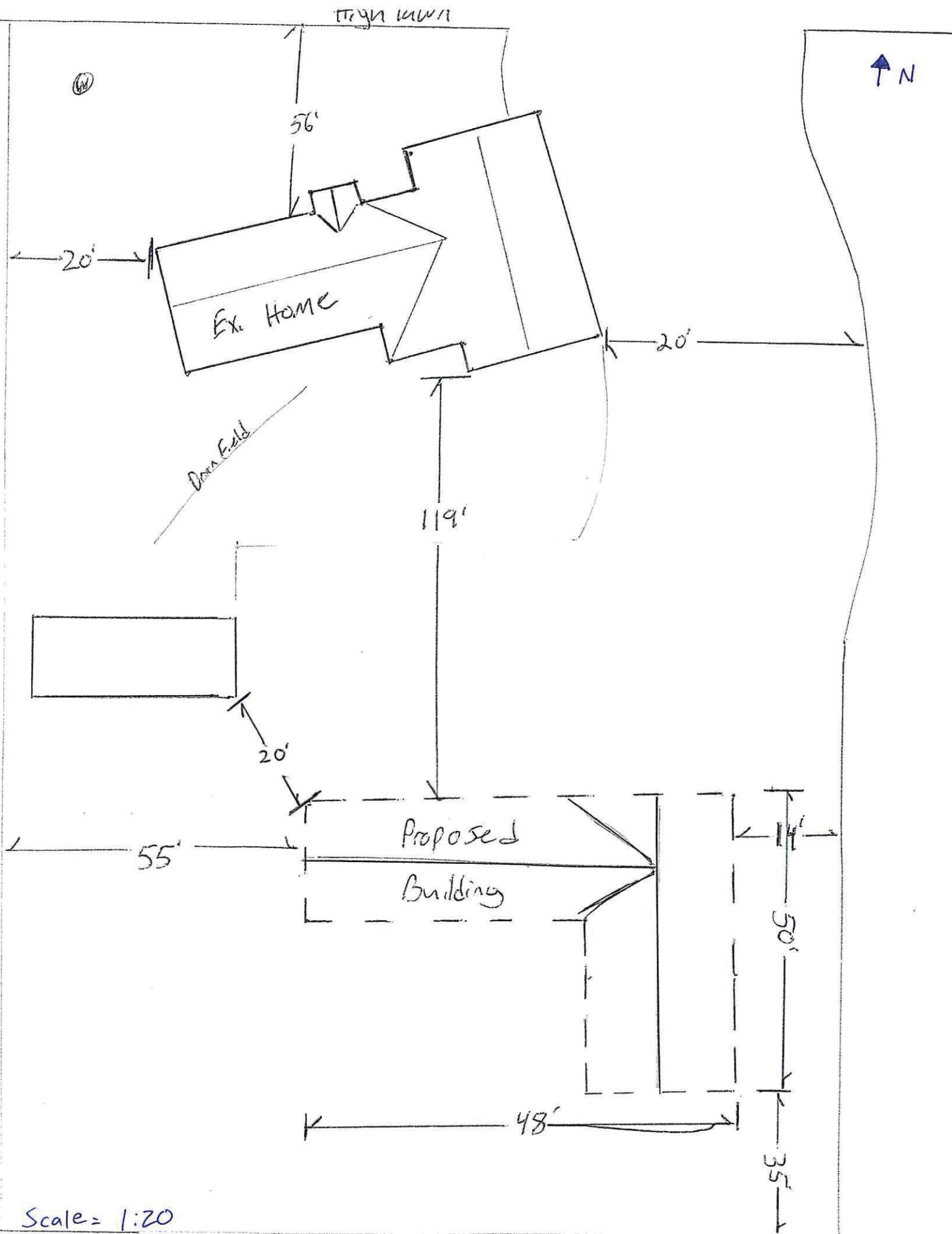
Reference Only





Aerial Site Map
Reference Only





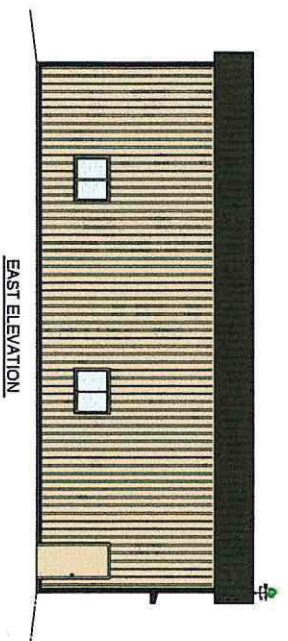
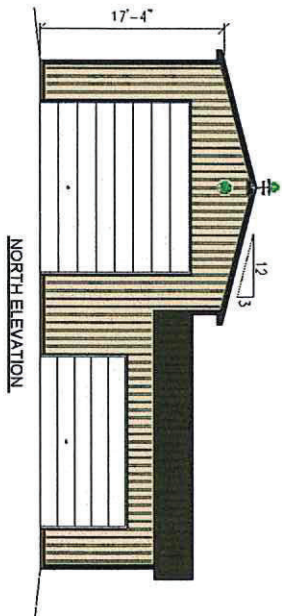
Scale = 1:20



Proposed Building for: **Bob Veeh** 24'x50'x17'-4" and 24'x24'x11'-4" Commercial



DISCLAIMER: THESE DRAWINGS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF CLEARY BUILDING CORP. ALL RIGHTS RESERVED.



BUILDING COLORS
ROOF: DARK BROWN
SIDES: HICKORY MOSS
TRIM: DARK BROWN

We Protect What You Value™

NOTE:
THE COLORS SHOWN ON THIS PROPOSAL ARE AS CLOSE TO THE ACTUAL PAINTED COLORS AS PERMITTED BY THE PRINTING PROCESS





Looking North East

08/20/2013 10:24 AM



Looking South on east side of bldg.

08/20/2013 10:25 AM



Reason for Request

This reason for request is to allow operation of a facility with a drive-thru window as required by Twin Falls City Code. The proposed facility will have three stations to provide service to customers in their vehicles.

Hours of Operation

Drive-thru hours will be:

8:30 am - 6:00 pm (Monday thru Friday)

9:00 am - 3:00 pm (Saturday)

Number of Employees

Maximum number of employees will be 17.

Traffic

Anticipated traffic will be similar to existing banking facilities.

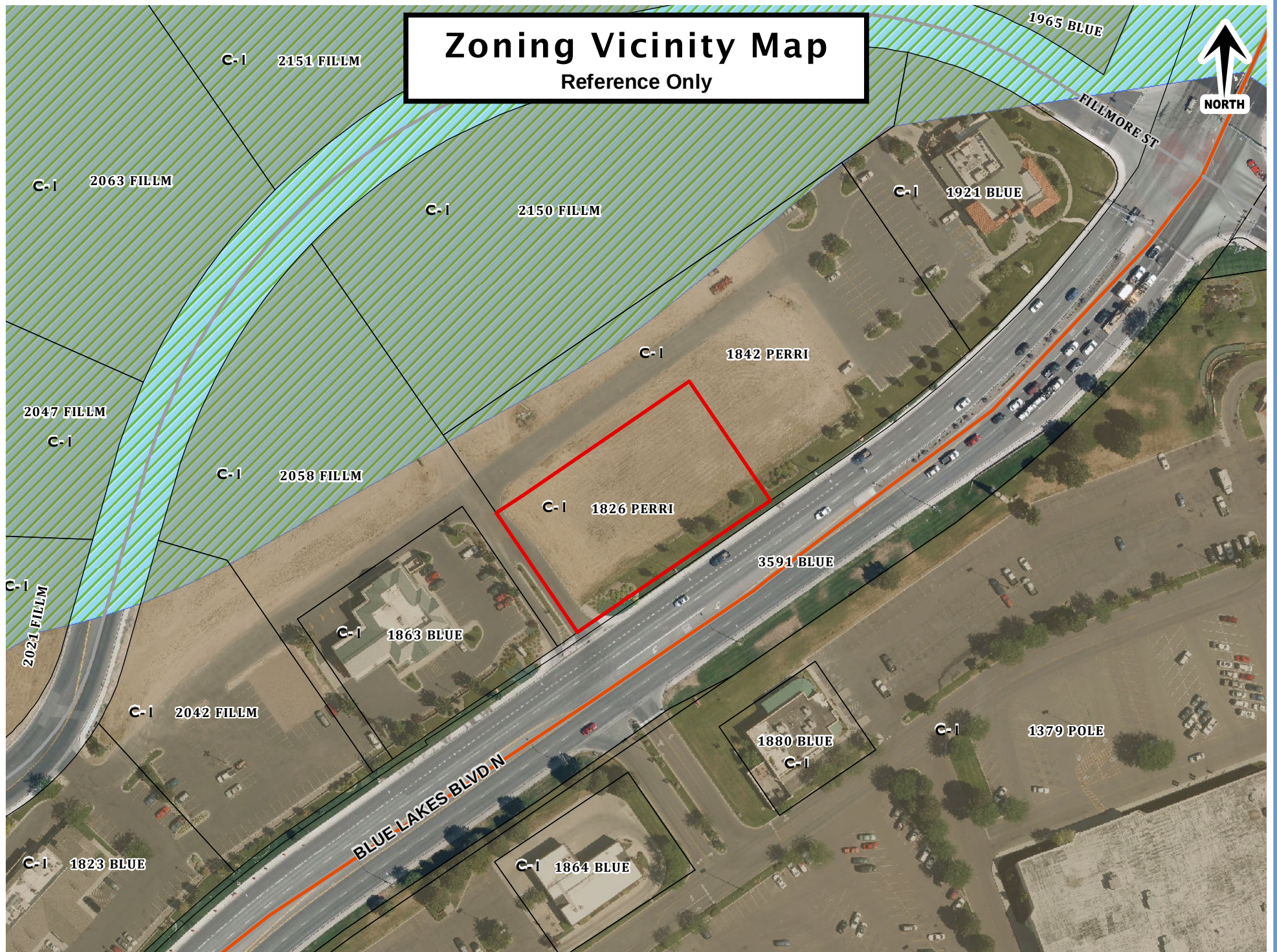
Impacts to Adjoining Properties

1. All adjoining properties are commercial. This proposal facility with the drive-thru is totally comparable with existing and proposed adjacent users.
2. The proposed facility and drive-thru window will not create any objectionable odor, glare, noise, or otherwise cause objectionable impacts to neighboring properties.
3. All lighting will be compatible with neighboring uses. Lighting for this facility will comply with the lightening standards outlined in the Canyon Park PUD agreement.

Zoning Vicinity Map

Reference Only

NORTH



Aerial Site Map

Reference Only



2150 FILLM

1842 PERRI

2058 FILLM

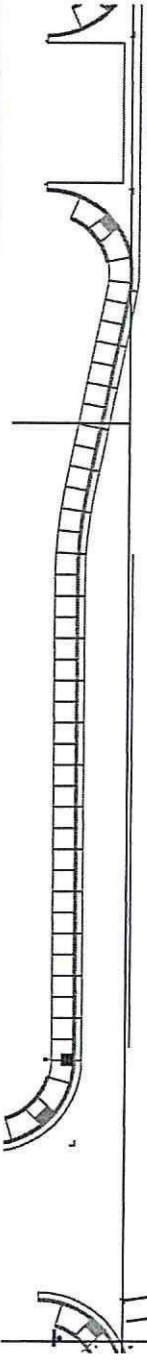
1826 PERRI

1863 BLUE

3591 BLUE

BLUE LAKES BLVD N

1379 POLE



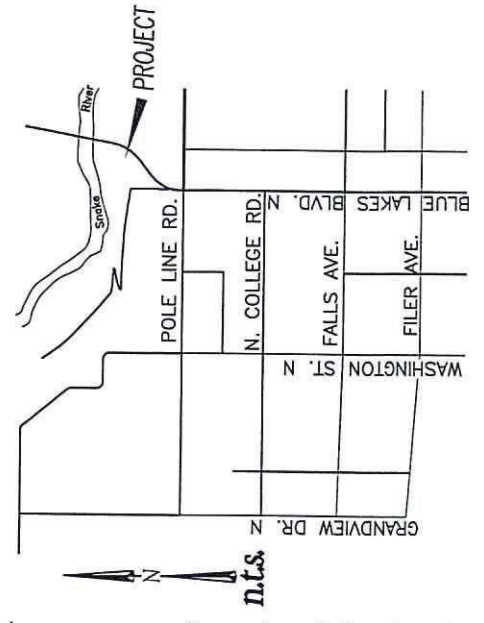
Fillmore Street

Idaho Central
Credit Union

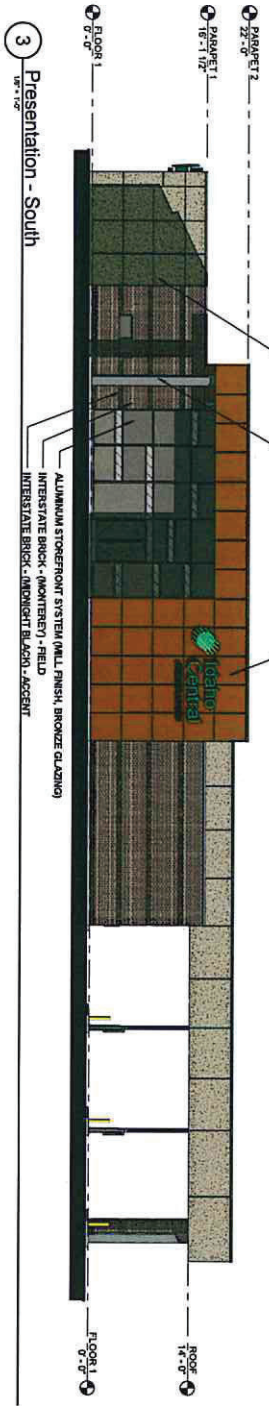
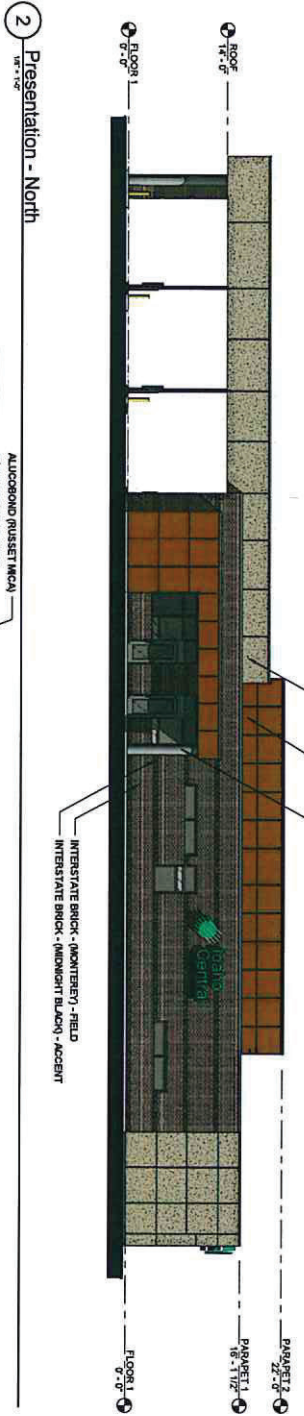
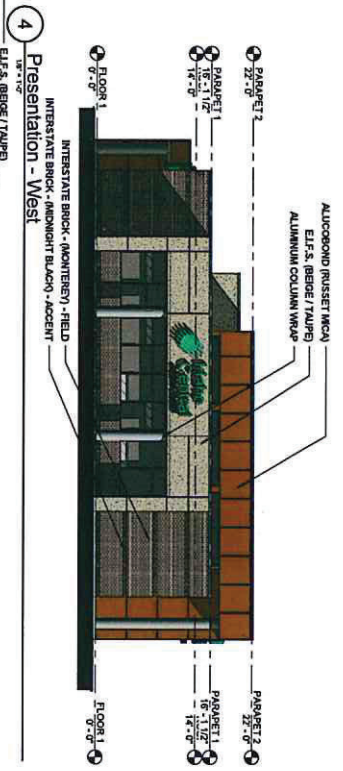
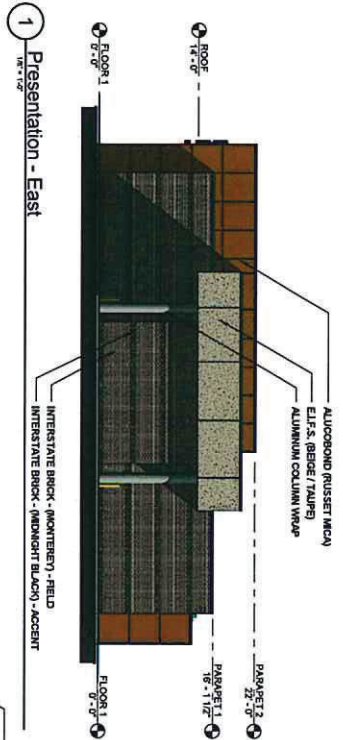
Perrine Street

Drive Thru

Vicinity Map



Blue Lakes Blvd. N



TWIN FALLS BLUE LAKES BRANCH







Looking West towards Zions Bank.

08/20/2013 10:38 AM



Public Hearing: **Tuesday August 27, 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 Special Use Permit to allow a drive-through window in conjunction with a financial office on property located at 1907 Blue Lakes Boulevard North c/o Idaho Central Credit Union (app. 2595)

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	Size: +/- 6000 sf Building; 0.9 Acre lot
Idaho Central Credit Union	Current Zoning: C-1 PUD	Requested Zoning: Special Use Permit to operate a drive-through window.
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Vacant	Proposed Land Use: Financial Office with Drive-Through Window
Representative:	Zoning Designations & Surrounding Land Use(s)	
Gerald Martins 621 N College Road Suite 100 Twin Falls, ID 83301	North: C-1 PUD, Future Retail/Commercial	East: C-1 PUD, Future Retail/Commercial
	South: Blue Lakes Blvd N; C-1 PUD, Retail/Commercial	West: C-1 PUD, Financial Office with drive-through window
	Applicable Regulations: 10-1, 10-4-8.2(B)-6a, 10-6-1, 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 negligible impact on the City budget with increased property tax revenue.

Regulatory Impact:

Approval of this request will allow the applicant to operate a drive-through window in conjunction with an allowed financial office.

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. Multiple PUD's have been proposed and approved that included this particular area over multiple years. The latest zoning action occurred in August, 2012 when the Canyon Park West Amended C-1 PUD was approved and recorded.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Idaho Central Credit Union has submitted for a building permit with the City. The proposed building will have multiple drive-up stations that will provide services to customers. The drive-thru hours are stated by the applicant to be 8:30 AM – 6:00 PM (Monday – Friday) and 9:00 AM – 3:00 PM (Saturday) and closed on Sunday. The maximum number of employees at this location will be 17. The anticipated traffic load will be that which is similar to other banking facilities.

The applicant believes that the impacts to neighboring land uses will be negligible. Their narrative states that they do not anticipate any objectionable odor, glare, noise, or otherwise objectionable impacts to neighboring properties. The applicant also states that all lighting will comply with the standards outlined in the approved Canyon Park West PUD.

The location for the financial office and attached drive-through windows are not located in the Canyon Rim Overlay.

Per City Code 10-4-8.2: All drive-through establishments in the C-1 Zone are required to obtain a Special Use Permit prior to establishing the use.

The location of this financial office is along a major commercial corridor. The impacts to surrounding areas will be minimal as it pertains to traffic, noise, or visual matters, due to surrounding areas being similarly zoned and or used.

All improvements made on the subject property are required to comply with standards as set forth in the approved Canyon Park West Amended PUD.

Per City Code 10-10: The required parking spaces for this use will be assessed at the time of building permit. The amount available to patrons will satisfy the minimum requirement.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code or the PUD, whichever is applicable, at the time of building permit. All required improvements including landscaping,

screening, parking areas, drainage and storm water retention will be reviewed with the building permit submitted to the city and will meet the minimum requirements.

Possible Impacts: Any establishment with a drive-through has the potential to have impacts to neighboring land uses.

These impacts generally include an increase in traffic, noise and light trespass from headlights and security lighting. Typically these impacts are greater on residential uses. With the neighboring uses being commercial/retail in nature, these impacts are not seen as out of the ordinary for the proposed location.

It is anticipated that the proposed drive-through window will not have significant impacts to the area that need to be mitigated by special conditions.

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.

Attachments:

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

