



NOTICE OF AGENDA
PUBLIC MEETING
Twin Falls City Planning & Zoning Commission
September 10, 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):
May 2, 2013 Work Session
July 3, 2013 Work Session
August 27, 2013 Public Hearing
2. Approval of Findings of Fact and Conclusions of Law:
 - Ken Rogers-SUP 08-27-13
 - Bob Veeh-SUP 08-27-13
 - Knox Family-SUP 08-27-13
 - Idaho Central Credit Union-SUP 08-27-13
 - Curtis Mason-SUP 08-27-13

III. ITEMS OF CONSIDERATION:

1. Request to approve the preliminary plat Desmond Estates Subdivision approximately 3.37 (+/-) consisting of 3 residential lots located at 2851 Pole Line Road East c/o EHM Engineers, Inc.

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to build a mini-storage unit facility on a 2 (+/-) acres portion of undeveloped land located south of 221 Carriage Lane North, aka Carriage Lane Apartments c/o Forrest LeBaron (app. 2599)
2. Request for a Special Use Permit to establish a drive-through ATM in conjunction with an existing bank on property located at 215 Blue Lakes Boulevard North c/o Jason Smith on behalf of D.L. Evans Bank (app. 2598)

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

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

1. Public Hearing – **Tuesday, September 24, 2013** 6:00 pm
2. Work Session – **Thursday, October 3, 2013** 12:00 pm – 1:00 pm

VII. ADJOURN MEETING:

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

CITY OF TWIN FALLS
PLANNING & ZONING COMMISSION
Public Hearing Procedures for Zoning Requests

1. Prior to opening the public meeting, the Chairman shall review the public hearing procedures, confirm a quorum is present and introduce staff present.
2. Individuals wishing to testify or speak before the Commission shall wait to be recognized by the Chairman, approach the microphone/podium, state their name and address, then commence with their comments. Following their statements, they shall write their name and address on the Sign-In record sheet(s) located on a separate table near the entrance of the chambers. The administrative assistant shall make an audio recording of each public meeting.
3. **The Applicant, or the spokesperson for the Applicant, shall make a presentation** on the application/request. No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing – WHICH IS A MINIMUM OF 15 DAYS PRIOR TO PUBLIC HEARING. **The applicant's presentation should include the following:**
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**

The Applicant is limited to 15 minutes, unless a written request for additional time is received and granted by the Chairman prior to commencement of the public meeting.
4. Upon completion of the applicant's presentation City Staff will present a staff report which shall summarize the application/request, history of the property, if any, staff analysis of the request and any recommendations.
 - **The Commission may ask questions of staff or the applicant pertaining to the request at this time.**
5. The public will then be given the opportunity to provide public testimony/input/comments regarding the request.
 - **The Chairman may limit public testimony to no more than two (2) minutes per person.**
 - **Five (5) or more individuals, having received personal public notice of the application under consideration, may select a spokesperson by written petition. The spokesperson shall be limited to 15 minutes.**
 - **No written comments, including e-mail, received after 12:00 o'clock noon on the date of the hearing will be accepted for consideration by the hearing body. Written comments, including e-mail, received by 12:00 o'clock noon or before the date of the hearing shall be either read into the record or displayed on the overhead projector either during or upon the completion of public comment.**
 - **Following the Public Testimony, the applicant is permitted a maximum five (5) minutes rebuttal to respond to Public Testimony.**
6. Following the Public Testimony and Applicant's response, the Public Input portion of the public hearing shall be closed-**No further public testimony is permitted.** Commission Members, as recognized by the Chairman, shall be allowed to request clarification of any public testimony received of the Applicant, Staff or any person who has testified. The Chairman may again establish time limits.
7. The Chairman shall then close the Public Hearing. The Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. **Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed.** Legal or procedural questions may be directed to the City Attorney.

Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Chairman.



Public Hearing: **TUESDAY, SEPTEMBER 10, 2013**
To: Planning & Zoning Commission
From: Rene'e Carraway, Zoning and Development Manager

AGENDA ITEM III-1

Request: Request for the Commission's consideration of the Preliminary Plat of Desmond Estates Subdivision, 3.37 (+/-) acres consisting of three lots on property located at 2851 Pole Line Road East, c/o Gerald Martens on behalf of Patrick and Tara Desmond.

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff's presentation may be up to five (5) minutes.

Background:

Applicant:	Status: Property Owner	Size: 3.37(+/-) acres
Patrick and Tara Desmond 2851 Pole Line Road East Twin Falls, ID 83301	Current Zoning: SUI CRO Aol	Requested Zoning: Approval of a preliminary plat
	Comprehensive Plan: Urban Village/Urban Infill	Lot Count: 3 lots
	Existing Land Use: residential/undeveloped	Proposed Land Use: residential
Representative:	Zoning Designations & Surrounding Land Use(s)	
EHM Engineers c/o Gerald Martens 621 N. College Rd, Ste 100 Twin Falls, Idaho 83301 208-734-4888 208-420-2461cell gmartens@ehminc.com	North: OS; Snake River Canyon	East: R-2 CRO PUD; undeveloped
	South: R-2 CRO PUD; undeveloped	West: SUI CRO Aol; undeveloped
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-2, 10-4-19, 10-8-1 thru 10-8-5, 10-12-2.3	

Approval Process:

As per Twin Falls City Code 10-12-2.3 Action on Preliminary Plat:

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

Budget Impact:

As the request is for a Preliminary Plat, approval of this request will have negligible impact on the City budget.

Regulatory Impact:

After a public hearing, a recommendation from the Planning and Zoning Commission for the requested change will allow the applicant to proceed to develop a final plat in conformance with the approved preliminary plat and any conditions placed on the approval.

History:

On January 5, 1994 Variance #363 was approved for a 35' Snake River Canyon rim setback. This variance was denied by Planning & Zoning and appealed to the City Council. The City Council approved the request. The decision was appealed to the Area of Impact Appeals Board. The Board upheld the City Council's decision, also finding the appellants had no standing to appeal the request.

In April of 1995 a certificate of occupancy was issued for a single family dwelling at this location.

Analysis:

This Preliminary Plat for the Desmond Estates Subdivision includes 3.37 (+/-) acres and is zoned SUI CRO in the Area of Impact. The request is to plat three (3) lots. The site is located at 2851 Pole Line Road East (extended).

The proposed plat will divide an existing lot into three (3) lots. The property is currently developed with one single family dwelling. The parcel is being subdivided into Lot 1 (1.12 acres), Lot 2 (1.13 acres) and Lot 3 (1.10 acres). The minimum lot area requirement for a single family residence in the SUI zone is one (1) acre. The proposed development is for single family residential subdivision that meets the minimum code standards.

Pole Line Road East extended crosses a waterway with a private wooden bridge and is a private drive to the proposed subdivision. The existing bridge and private drive are inadequate for emergency vehicles and are not compliant with current zoning code. The Developer shall reconstruct/improve the bridge to 30' wide to allow access of emergency vehicles. The Developer will widen the proposed private drive where it is too narrow as approved by the City Engineering Department. The drive will be constructed of adequate all weather surface material.

A full review of required improvements will be made by the Building, Planning, Fire and Engineering Departments for full compliance with minimum development standards prior to issuance of any building permits.

This is the first step of the plat approval process. A preliminary plat is presented to the Planning and Zoning Commission. The Commission may approve the preliminary plat, deny it, or approve it with conditions. 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.

The plat is consistent with other subdivision development in the area, city code criteria and is in conformance with the Comprehensive Plan which designates this area as appropriate for urban village/urban infill uses.

Conclusion:

Staff recommends the Commission approve the preliminary plat of the Desmond Estates Subdivision, as presented, and 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. Subject to final technical review and amendments as required by Engineering officials of the development of the private bridge over the waterway.
3. Subject to final technical review and amendments as required by Engineering officials to ensure compliance with all applicable City Code requirements and standards of the development of the private drive to the proposed subdivision.

Attachments:

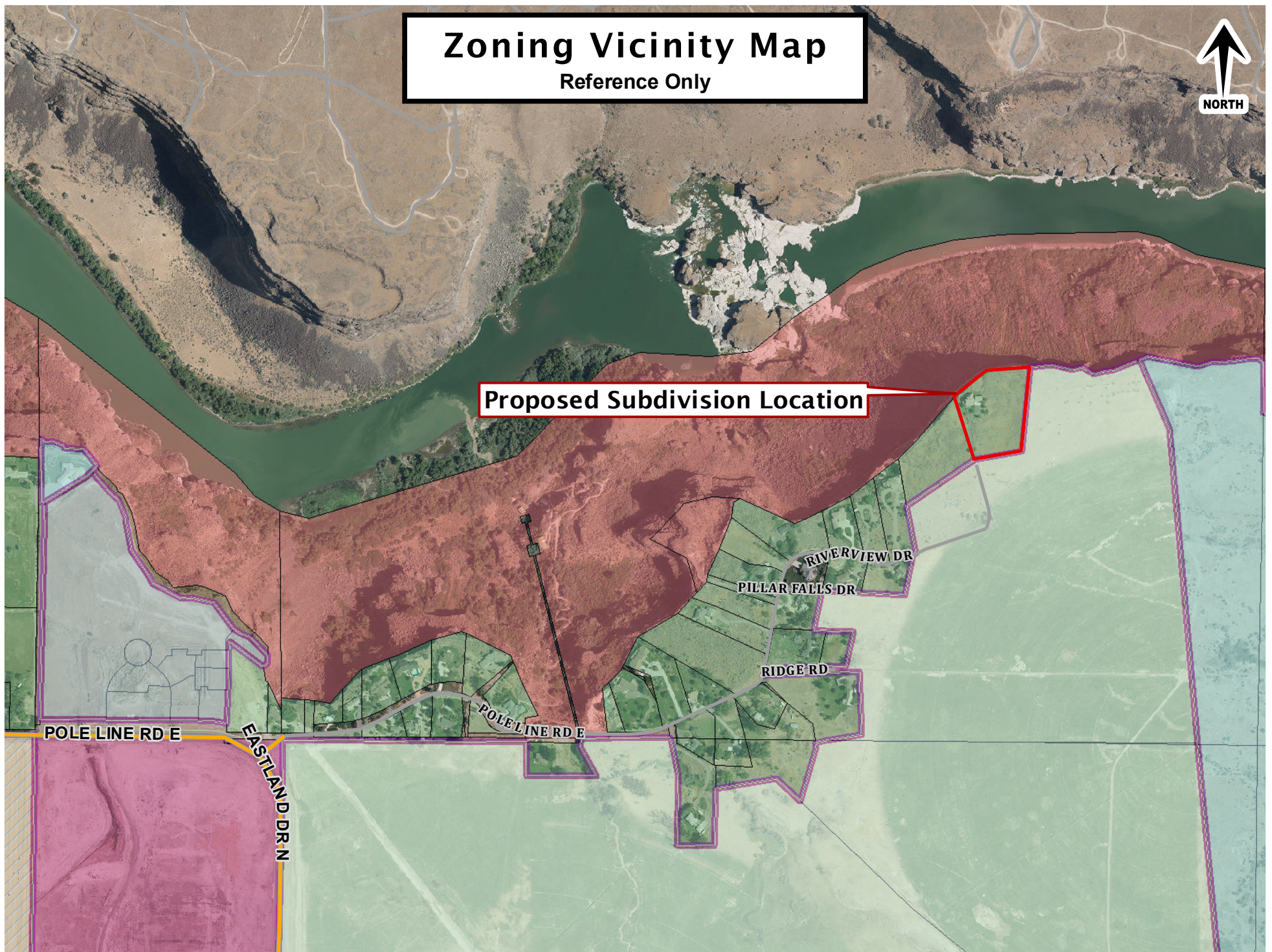
1. Zoning Vicinity Map
2. Aerial Map
3. Preliminary Plat Exhibit
4. Comprehensive Plan Map of Site
5. Photos (6)

Zoning Vicinity Map

Reference Only

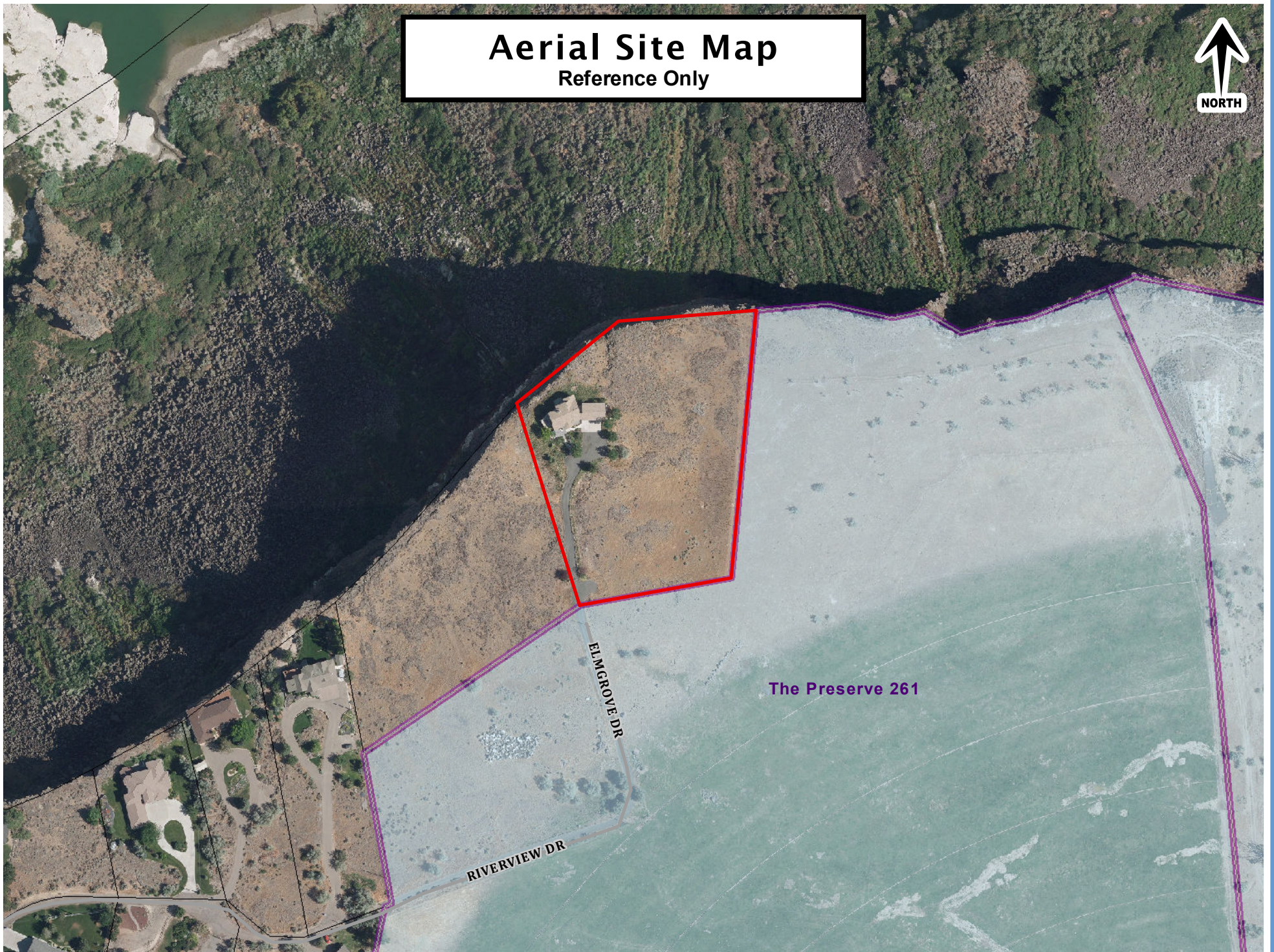


Proposed Subdivision Location



Aerial Site Map

Reference Only

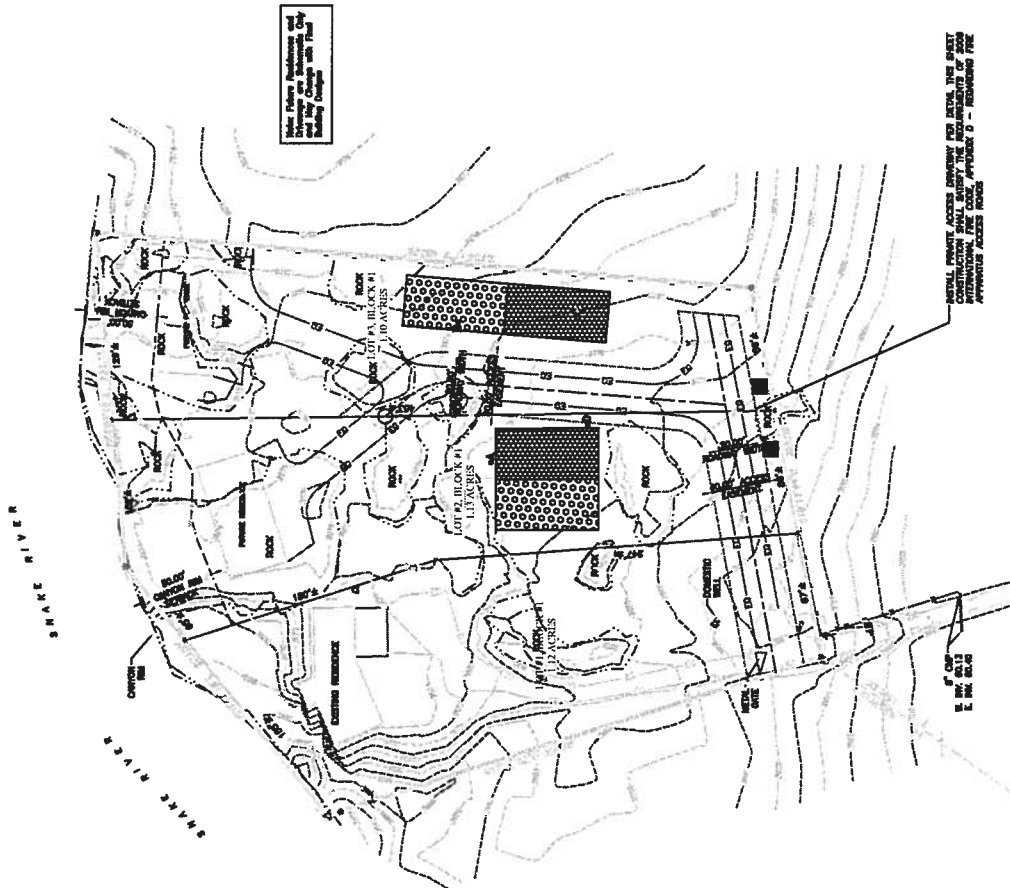


The Preserve 261

ELMGROVE DR

RIVERVIEW DR

Located In
A Portion of
SE 1/4 , Section 35
Township 9 South, Range 17 East
Boise Meridian
Twin Falls County, Idaho
2012



This plan is submitted for review and approval by the Boise Meridian Surveyors Association. The plan is subject to change without notice and the surveyor is not responsible for any errors or omissions.

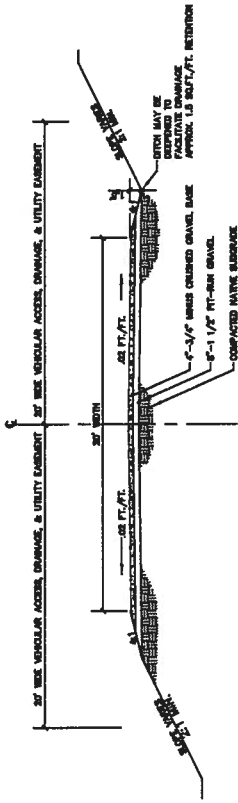
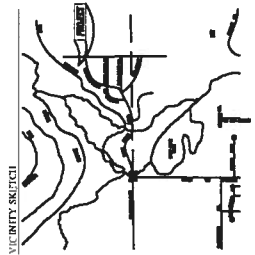
NOTES: 1. ALL SETBACKS AND EASEMENTS SHALL BE COMPACTED TO MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, APPENDIX D - RESIDENTIAL FIRE PROTECTION ACCESS ROADS.

LEGEND:

- SECTION BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- CANYON RIM SETBACK LINE
- LOT LINE
- APPROXIMATE UNIMPAVED LOT CORNER (PROPERTY & SURVEYOR)
- APPROXIMATE WELL LOCATION

DESIGN DATA:

- PROPERTY OWNER: TWIN FALLS, IDAHO 83301
- DEVELOPER: TWIN FALLS, IDAHO 83301
- ENGINEER: TWIN FALLS, IDAHO 83301
- EXISTING ZONE: SINGLE FAMILY RESIDENTIAL, HOME SITE
- PROPOSED USE: 3 RESIDENTIAL LOTS
- NUMBER OF LOTS: 3 RESIDENTIAL LOTS
- SETBACKS: AS SHOWN ON THE PLAN
- UTILITIES: UNDERGROUND POWER, CABLE, TV
- VARIANCES: NONE REQUESTED
- WATER: INDIVIDUAL SEPTIC SYSTEMS
- SEWAGE: AS APPROVED BY SOUTH CENTRAL HEALTH
- LOT #1 NOTE: LOT #1 IS IMPROVED WITH A RESIDENCE EXISTING WALLS HAVE BEEN REMOVED AND THE LOT IS TO BE REDEVELOPED WITH A NEW RESIDENCE. THE LOT IS TO BE REDEVELOPED WITH A NEW RESIDENCE. THE LOT IS TO BE REDEVELOPED WITH A NEW RESIDENCE.



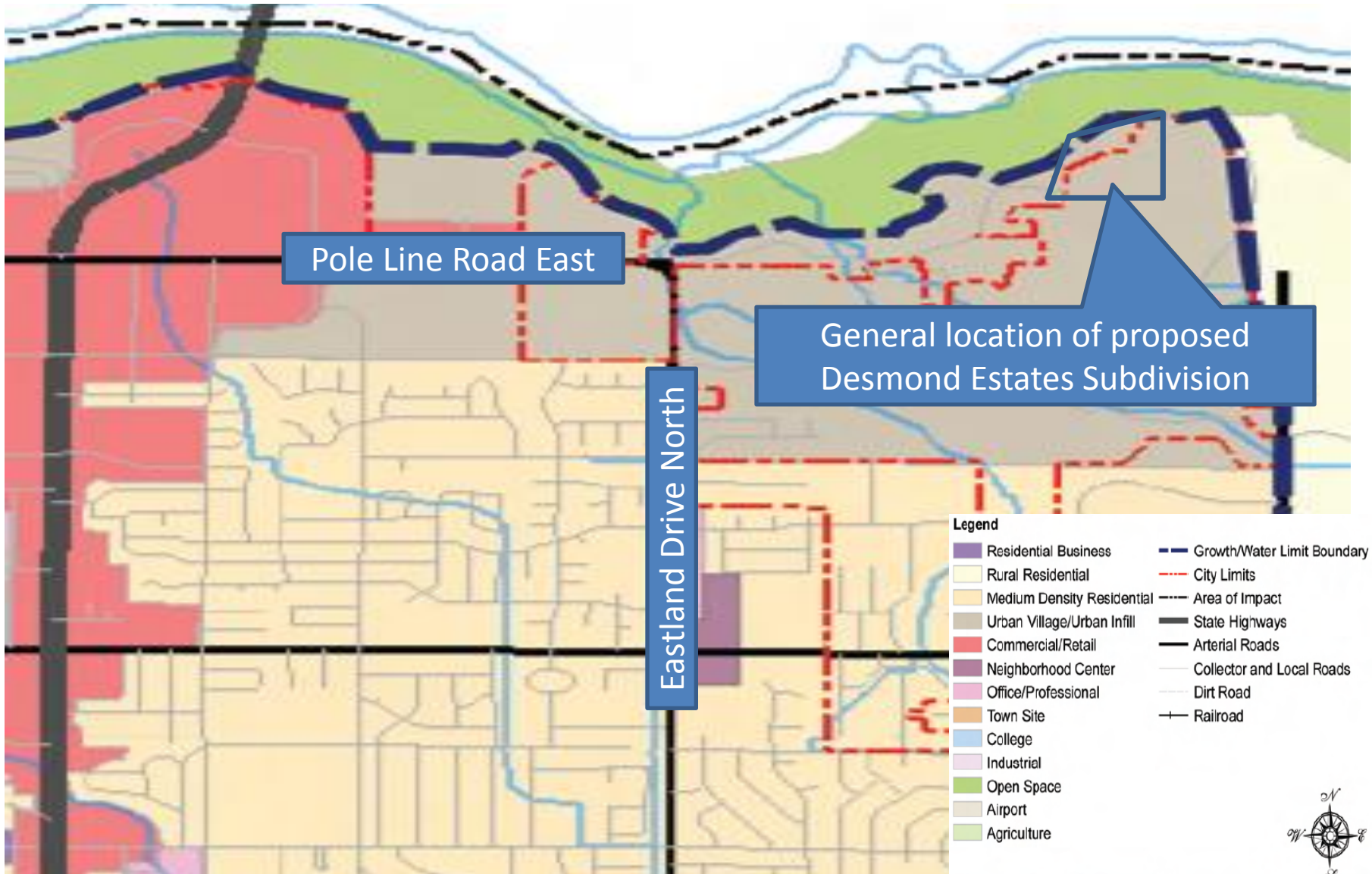
TYPICAL PRIVATE DRIVEWAY SECTION

N.T.S.
ALL SETBACKS AND EASEMENTS SHALL BE COMPACTED TO MEET THE MINIMUM REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, APPENDIX D - RESIDENTIAL FIRE PROTECTION ACCESS ROADS.

TEST HOLE DATA:

- TEST HOLE LOCATION A: 0'-4" BELT LOAM NO DOCUMENTED EVIDENT
- TEST HOLE LOCATION B: 0'-4" BELT LOAM NO DOCUMENTED EVIDENT
- TEST HOLE LOCATION C: 0'-4" BELT LOAM NO DOCUMENTED EVIDENT
- TEST HOLE LOCATION D: 0'-4" BELT LOAM NO DOCUMENTED EVIDENT

Comprehensive Plan Map





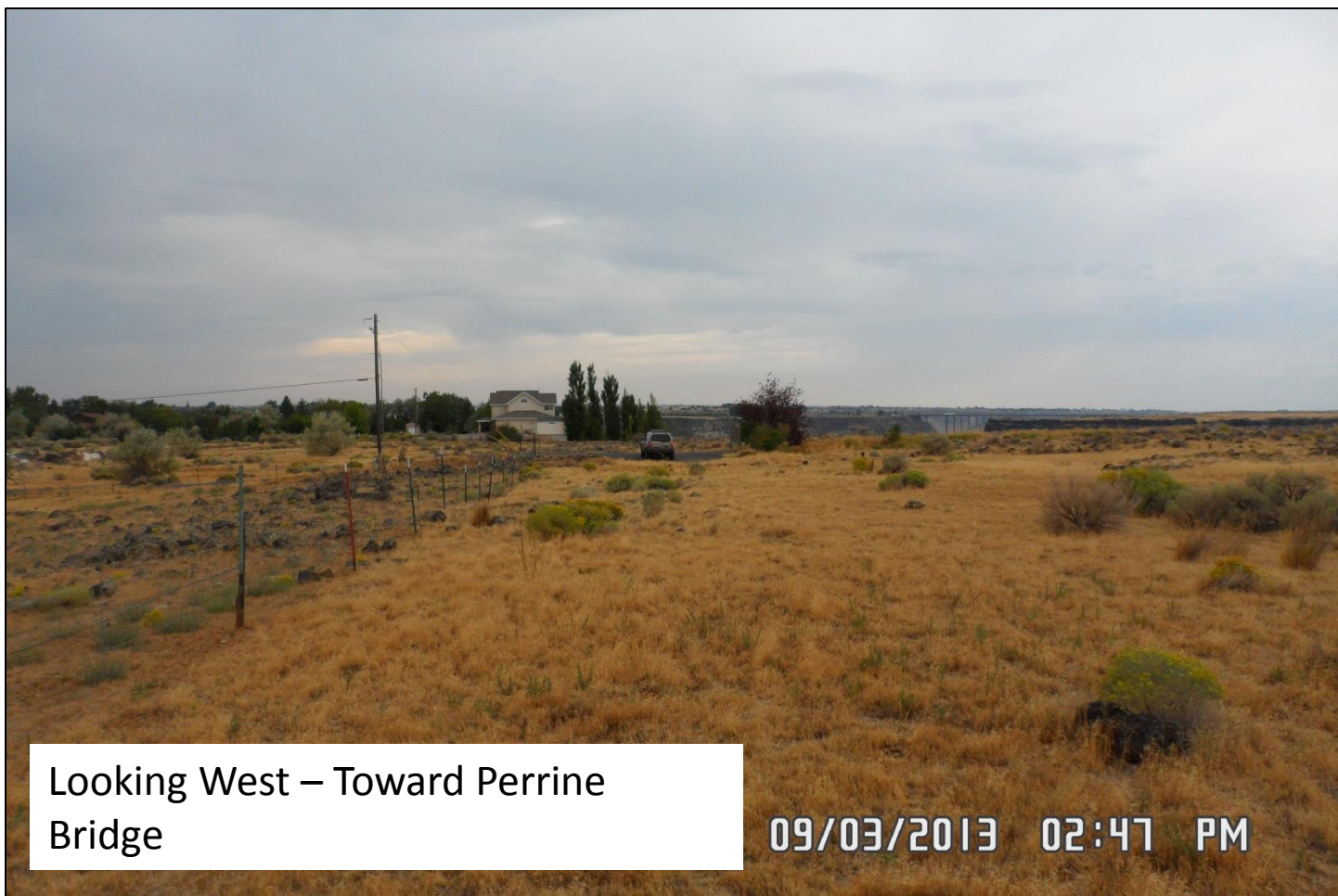
Access area for new lots – Looking NE toward Jumpsite.

09/03/2013 02:46 PM



Looking N toward Canyon Rim from south property line.

09/03/2013 02:46 PM





View From Rim on North Side of
Property

09/03/2013 02:51 PM



Looking South toward Twin Falls

09/03/2013 02:51 PM



Public Hearing: **Tuesday September 10, 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 build a mini storage unit facility on a 2 acre (+/-) portion of undeveloped land located south of 221 Carriage Lane North, **dba Addison Secure Storage, c/o Forrest LeBaron (app 2599).**

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: 2.1 Acre lot
Forrest LeBaron 246 9 th Ave N Twin Falls, ID 83301	Current Zoning: C-1	Requested Zoning: Special Use Permit to operate a storage facility.
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: None - Vacant	Proposed Land Use: Mini-Storage units with an associated office.
Representative:	Zoning Designations & Surrounding Land Use(s)	
	North: R-4 PUD; Apartment Complex	East: Carriage Lane; C-1 PUD, Agriculture Use
	South: C-1 PUD; Vacant	West: C-1 PUD; Vacant
	Applicable Regulations: 10-1, 10-4-8.2(B)-10I, 10-6-1, 10-10, 10-11, 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.

Budget Impact:

Approval of this request will have a small impact on the City budget with increased property tax revenue.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the platting and building permit process for a mini-storage facility on undeveloped land south of 221 Carriage Lane.

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. In June of 1997 the Cedar Park PUD was approved by the City of Twin Falls, this zoned the particular area to C-1 PUD. No further zoning history is known at this time.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property. The storage facility will have 250 units total. The office hours of operation will be 9am – 5pm; Mon – Friday, or by appointment. The tenants will have access from 7:30am – 9:30pm every day. The applicant anticipates 10-15 vehicles per day will visit the storage units. The facility will have two employees. The applicant states a screening fence will be installed along the perimeter that will match the adjoining properties.

The applicant does not anticipate any negative impacts to neighbors in the form of noise, glare, odor or vibration.

Per City Code 10-4-8.2: Mini-storage units in the C-1 Zone are required to obtain a Special Use Permit prior to establishing the use due to potential impacts on neighboring properties.

The location of this storage facility is within a PUD that has a master development plan designating this area as a C-1 Zone. Although it is not directly along a major commercial corridor, the overall development is along Addison Avenue. The impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or glare. The greatest impacts of storage units are typically of a visual matter.

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

Per City Code 10-10: The required number of spaces is counted for the office portion of the development. Actual storage spaces do not require a parking space.

The office shown on the site plan is approximately 1200 sq ft. The applicant has provided 4 parking spaces which meets the minimum City Code 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.

Additional landscaping is required along Carriage Lane, certain building material and standards are prohibited or required, and that other pertinent standards will need to be met per the approved Cedar Park PUD.

Possible Impacts: The proposed project conforms to the approved master development plan found in the Cedar Park PUD, which designated this area as C-1 zone with its associated uses. The applicant has stated that access to the units will be during normal business hours. Any increase in traffic, noise, odor, or glare is not anticipated to be significantly increased to unacceptable levels for neighboring land uses.

The potential visual impact of storage units have been reasonably addressed by the applicant. No outside storage is shown on the site plan, and the storage units all face the interior of the development. The exterior of the development will be a pour-in-place concrete that will be painted in earth tones. Additionally, the site plan shows landscaping that parallels the perimeter of the entire development, as well as a screening fence being installed on the perimeter.

It is anticipated that the proposed storage units will not have significant impacts additional to those previously addressed 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.
2. Subject to recordation of the Final Plat.
3. Subject to all requirements of the Cedar Park PUD being met.

Attachments:

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

RECEIVED

AUG 07 2013

**CITY OF TWIN FALLS
BUILDING DEPT.**

**Forrest LeBaron
246 9th Ave. N.
Twin Falls, Idaho 83301
208-410-2025**

Reason for Request:

I am proposing to build a self storage facility to be located on Carriage and Addison Ave. in Twin Falls, Idaho. I intend to name it Addison Secure Storage and it will serve the residences in the area and fill their storage needs.

There will be 250 units that will be available for rent. They will be built of standard mini storage construction. It will have two tone paint and roll up doors. The office hours of operation will be 9 am to 5 pm 5 days a week, or by appointment. The tenants will have access to the storage units from 7:30 am till 9:30 pm.

The expected traffic to the facility will be approximately 10-15 vehicles per day. This facility will be run by two employees.

I don't anticipate there being any noise to speak of that will be generated from the business. There will be no glare, odor or vibration to adjoining properties. We will install a screen fence along the property perimeter of chain link with slats to match the neighbors fence.

The general compatibility for this business with the other properties in the vicinity will be good. Currently there is a apartment complex on the North side of the property. There is Vacant land to the south and west of the property that is zoned C-1 as well.

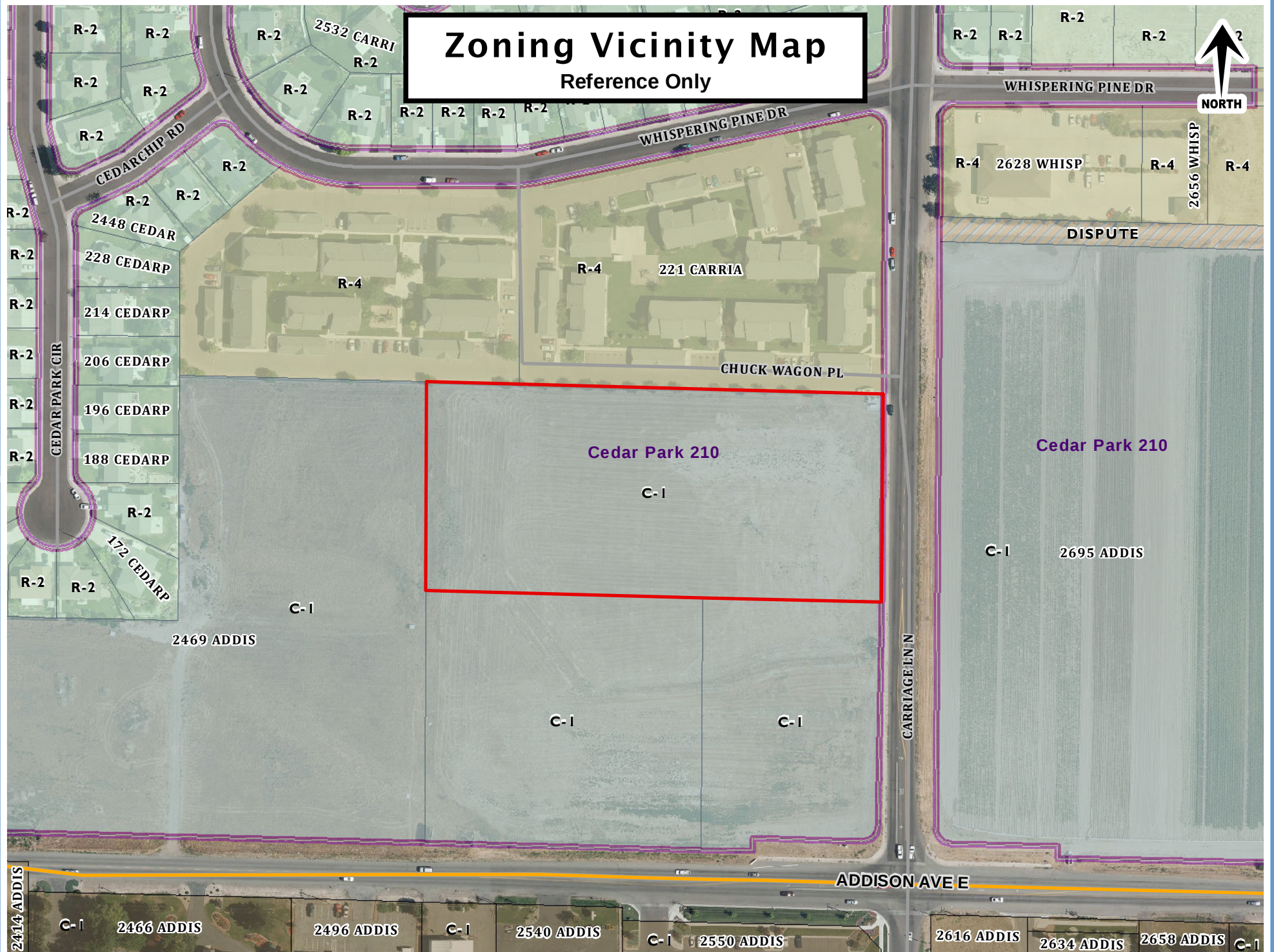
The office facing Carriage will have a rock or brick veneer with stucco walls and trim. They will be of natural color tones. The perimeter wall will be a pour in place concrete wall with decorative paint of natural color tones to be attractive to the eye. The interior buildings will have architectural design horizontal siding or stucco finish with natural tones.

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AUG 07 2013

**CITY OF TWIN FALLS
BUILDING DEPT.**

Reference Only



Aerial Site Map

Reference Only



221 CARRIA

CHUCK WAGON PL

2469 ADDIS

2695 ADDIS

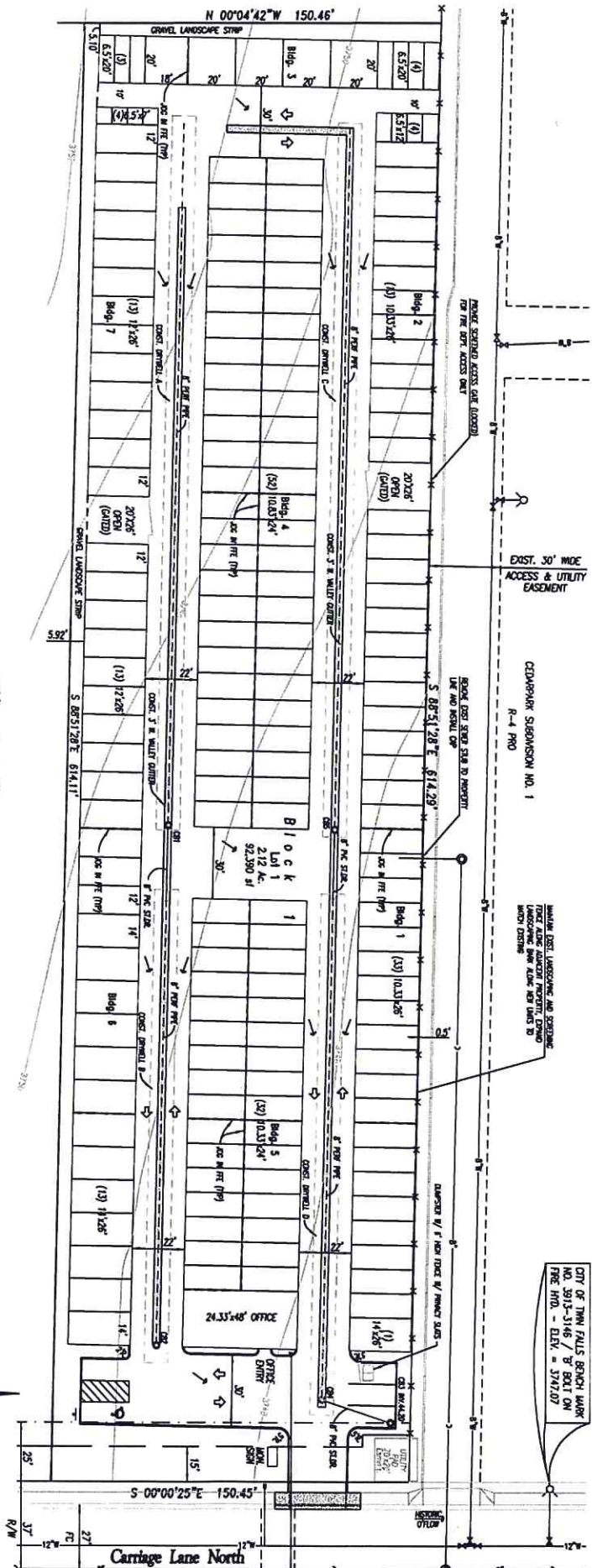
CARRIAGE LN N

SURREY C

RECEIVED

AUG 19 2013

CITY OF TWIN FALLS
BUILDING DEPT.



Landscaping Requirements

LANDSCAPING REQUIRED: 92,390 S.F. x 0.03 = 2,772 SQUARE FEET
LANDSCAPING PROVIDED = 8,076 S.F.

Parking Requirements

REQUIRED PARKING FOR OFFICE SPACE (1,168 S.F./300 PER S.F.) = 4
3 STANDARD AND 1 VAN ACCESSIBLE SPACE PROVIDED.

Additional Scene Storage

Located in
Lot 1, Block 1, Cedarport Subd No. 10, PUD

SF4 SF4 SW4, Section II
T. 10 S, R. 17 E, Bate Meridian
Twin Falls County, Idaho

OWNER:

FORREST LEBARON
P.O. BOX 5608
TWIN FALLS, IDAHO 83303
PHONE: (208) 421-257

SETBACKS:

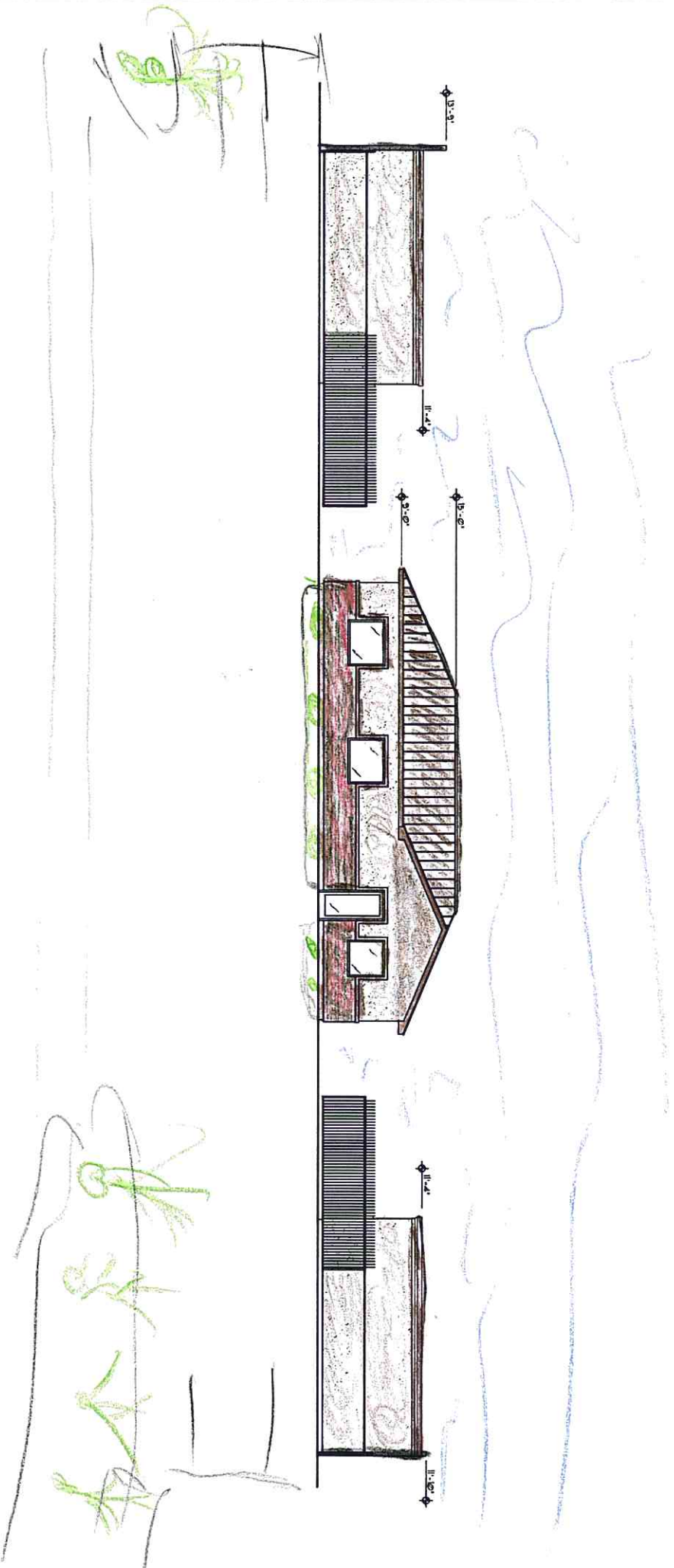
PER C-1 ZONE & P.U.D. AGREEMENT

Scale: 1" = 60'

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AUG 19 2013

CITY OF TWIN FALLS
BUILDING DEPT.



RECEIVED

AUG 19 2013

CITY OF TWIN FALLS
BUILDING DEPT.









Public Hearing: **Tuesday September 10, 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 establish a drive-through ATM in conjunction with an existing bank on property located at 215 Blue Lakes Boulevard North c/o DL Evans Bank (app. 2598)

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: +/- 3000 sf Building; 0.6 Acre lot
DL Evans Bank 213 North 9 th St. Boise, Idaho 87302	Current Zoning: C-1	Requested Zoning: Special Use Permit to operate a drive-thru window ATM
	Comprehensive Plan: Commercial/Retail	Lot Count: 1 Lot
	Existing Land Use: Financial Office, existing drive-thru windows	Proposed Land Use: Financial Office with additional drive-thru window ATM
Representative:	Zoning Designations & Surrounding Land Use(s)	
Jason Smith 420 Main Street Ste 202 Boise, ID 83702	North: C-1, Commercial/Retail	East: Blue Lakes Blvd N; C-1 Commercial/Retail
	South: Shoup Ave; Commercial/Retail	West: Alley; R-2, Residence
	Applicable Regulations: 10-1, 10-4-8.2(B)-6a, 10-6-1, 10-7-13, 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.

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 install and operate a drive-through ATM 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 commercial establishments have been located in this building, including some restaurants (Red Steer) and the current Bank.

Analysis:

The applicant has supplied a narrative outlining the details of the proposed use of the property. The drive-thru will be located on the south and east sides of the building for a freestanding ATM. The desire for a drive up ATM is for convenience to its customers. The hours of operation for the bank, number of employees and general traffic to and from the property are not anticipated to change.

The applicant does not believe there will be any adverse effects on the adjoining property owners by moving the ATM from the NE corner of the building to the East side of the building.

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 use of a drive-thru on the property has been in place for quite some time. The additional drive through lane will be placed on the east side of the building away from residences. This particular location will mitigate most of the potential impacts it may generate.

The location of this financial office is along a major commercial corridor. The impacts to surrounding areas are not anticipated to greatly increase as it pertains to traffic, noise, or visual matters.

Per City Code 10-7-13: Drive-in banks require nine (9) stacking spaces, or such other number as approved by the planning and zoning commission, but not less than six (6) spaces.

The submitted site plan shows enough space for six (6) stacking spaces.

Possible Impacts: Any establishment with a drive-through has the potential to have negative impacts to neighboring land uses. These impacts generally include an increase in traffic, noise, as well as light trespass from headlights and security lighting. Typically these impacts are greater on residential uses. This particular location has residences located west across an alley. Generally, the impact of traffic and noise will occur during the daytime due to the limited bank hours.

The drive-thru for ATM service being placed on the East side of the building will greatly mitigate the impacts for after-hours service. The site is designed to require access for the new drive-thru via Shoup Ave on the South; the natural exit will then be via Blue Lakes Blvd.

It is anticipated that the proposed drive-through ATM 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. Site Photos (2)



420 main street, suite 202, boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email: mail@erstadarchitects.com

August 8, 2013

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

Re: Special Use Permit Application (SUP) – Drive-Through ATM
215 Blue Lakes Boulevard North

Dear Planning and Zoning Official:

Please review the attached application and plan for a SUP at 215 Blue Lakes Boulevard North. The application is for one drive-through, freestanding ATM located outside of the northeast corner of the existing D.L. Evans Bank building.

This branch of D.L. Evans has been located at this site for a number of years, and originally located the ATM near the vestibule for their clients to park and walk up to. To make it more convenient, the bank would like to move the ATM to the exterior and make it accessible by car. The ATM will also be upgraded at this time, so it makes sense for it to be relocated now, as it is being replaced. The hours of operation of the bank will not change, the number of employees will not be added to or decreased, and the amount of traffic to the site will remain the same.

By removing the existing ATM from the northeast wall of the bank and locating a new ATM just outside of this same corner of the building, there will not be any adverse effects on the adjoining property, including, but not limited to, noise, glare, odor, fumes, or vibrations.

Do not hesitate to contact me with any questions as you are reviewing the application materials.

Sincerely,

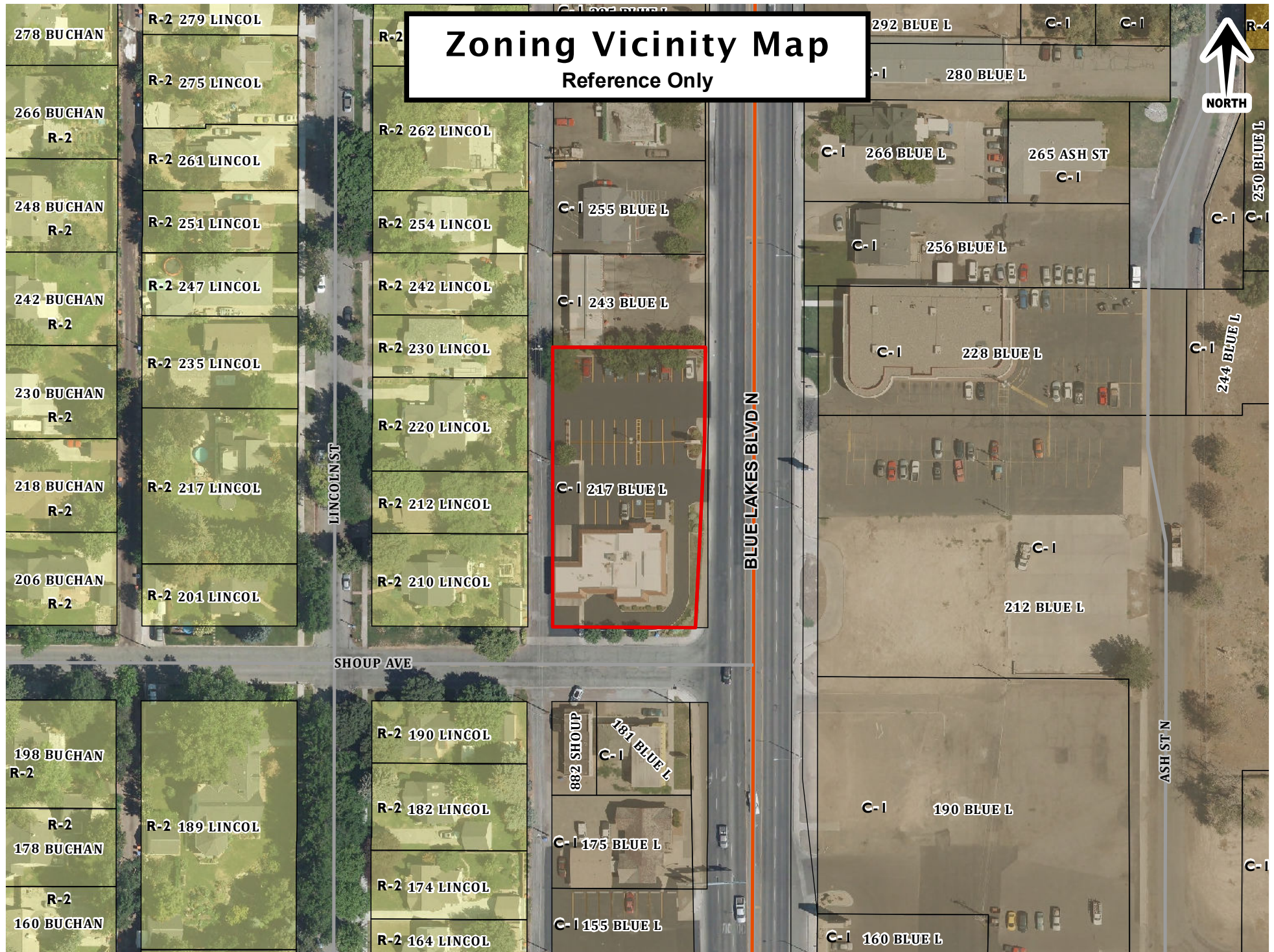
erstad ARCHITECTS

A handwritten signature in blue ink, appearing to be "Jason Smith", with a long horizontal line extending to the right.

Jason Smith

Zoning Vicinity Map

Reference Only



Aerial Site Map

Reference Only



242 LINCOL

230 LINCOL

220 LINCOL

212 LINCOL

210 LINCOL

217 BLUE L

228 BLUE L

212 BLUE L

190 BLUE L

BLUE LAKES BLVD N

SHOUP AVE

keynotes:

1. EXISTING ATM TO BE REMOVED. WALL TO BE INFILLED, SEE DETAIL 1/a1.11 AND ELECTRICAL DRAWINGS.
2. EXISTING CONCRETE SIDEWALK.
3. EXISTING NIGHT DEPOSIT TO REMAIN.
4. NEW OWNER PROVIDED AND INSTALLED ATM. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. APPROXIMATE LOCATION OF EXISTING PROPERTY LINE.
6. EXISTING ELECTRICAL PANEL.
7. EXISTING ELECTRICAL SERVICE.
8. REMOVE PORTION OF EXISTING CONCRETE ISLAND.
9. NEW PAINTED DIRECTIONAL ARROW.
10. NEW DIRECTIONAL SIGN BY OWNER. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. EXISTING LANDSCAPING.
12. NEW SIGN MOUNTED ON POST TO READ "WATCH FOR CROSS TRAFFIC".

LEGAL DESCRIPTION:

TWIN FALLS BLUE LAKES ADDN
LOTS 1 THRU 9, EXC HWY
BLOCK 2 (9-10-17 SE)

OWNER INFORMATION:

D.L. EVANS BANK
397 N. OVERLAND
BURLEY, IDAHO 83318
(208) 363-8484

ARCHITECT:

erstad ARCHITECTS
420 MAIN STREET STE. 202
BOISE, IDAHO 83702
(208) 331-9031

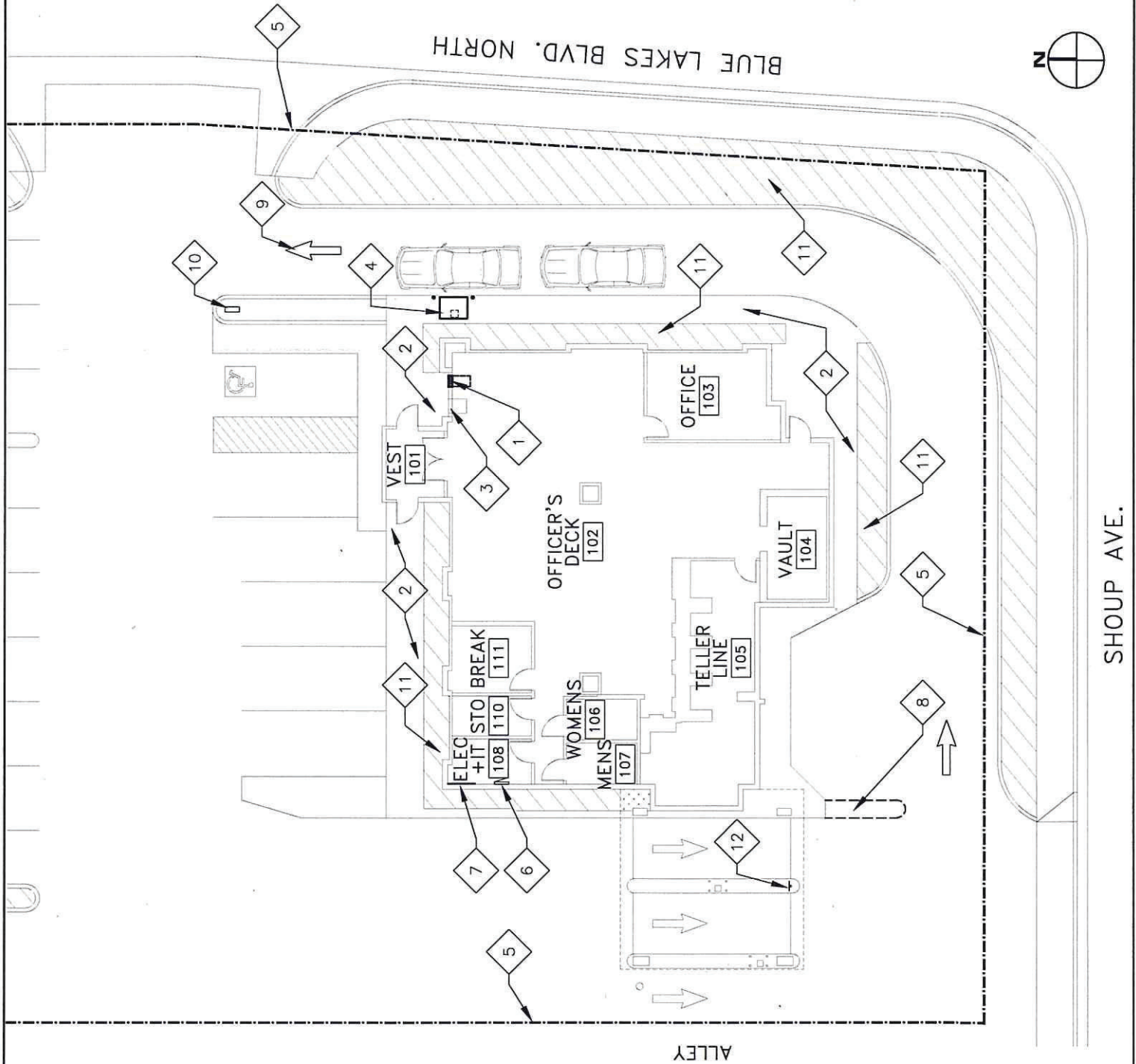
SITE PLAN

SCALE: 1" = 20'-0"
DATE: 08/09/13

d.l. evans bank

atm upgrade

215 blue lakes blvd. north
twin falls, idaho 83301





NE Corner of Bank Building

09/03/2013 02:21 PM



Current Lane – Proposed Location of ATM

09/03/2013 02:21 PM

