



Twin Falls Planning & Zoning Commission Agenda

Tuesday, March 10, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the Following meeting: February 25, 2020
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow the expansion of a Private Academic School on property located at 212 7th Avenue East c/o Roman Catholic Diocese of Boise. (PZ20-0006)
By: Steve O'Connor, City Planner
- 5) Upcoming Meeting(s)
 - a) Monday, March 16, 2020 - Special Meeting with City Council: Code Rewrite
Tuesday, March 24, 2020
- 6) General Training
 - a) **DISCUSSION:** Code ReWrite Discussion: Continued Zoning District Consolidation Discussion
By: Jonathan Spendlove, Brock Cherry
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, February 25, 2020, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

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

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chair Titus called the meeting to order at 6:00 pm

A quorum was present.

Members Present: Titus, Bolton, Higley, Kelley, Musser, Perez

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

2) Consent Calendar

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

Commissioner Bolton seconded the motion.

Consent Calendar approved by a vote of 3-0-3

a) Approval of Minutes from the following meeting: February 11, 2020

3) Items of Consideration

None

4) Public Hearings

a) Request for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Staff Presentation:

PZ Director Spendlove presented the Request for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11

c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ20-0001)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

This property is part of the Westpark No. 11 Subdivision, which was recorded in December of 2019. The original ZDA, which included additional height for buildings in the CRO Zone, and other items associated with the development, was approved by City Council in December 2019 with conditions. The ordinance for that decision has not yet been recorded. However, that decision still stands, and the conditions placed by the Council will be included in the final recorded ZDA Document.

This is a request for a Zoning District Change and Zoning Development Agreement (ZDA) for The Bach Homes ZDA, in the Northbridge No. 2 PUD. The property, if approved, would be rezoned from C-1 & C-1 CRO PUD to C-1 & C-1 CRO ZDA.

Since the original decision, and its associated conditions of approval shall remain intact, this request has minimal modifications to current requirements. This request is to allow triplexes, and duplexes as a permitted use, and modify the parking requirement for the development as a whole.

The Master Development Plan is not being modified from the original approval.

Staff comments on this request are as follows: The additional housing types will allow for a possible diversification of housing opportunities and falls in line with our Comprehensive Plan objectives. The parking modification is consistent with a trend we are seeing with multi-family developments and we do not foresee a substantial detrimental impact with the number of spaces they are proposing for the overall development.

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the conditions placed by City Council upon the original ZDA approval remaining intact.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a

Zoning District Change and Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11.

Mr. Vawser stated there are excess parking spots and carports in the existing development to be assigned to the new development units. He clarified the new parking layout with garages. Mr. Vawser stated there will be "No Parking" signs posted on the east side of Canyon Crest Drive, per agreement with staff. He also stated that they would like to add duplex and triplex as allowed uses to the ZDA verbiage. Duplexes and triplexes are shown on the plans.

PZ/Questions & Comments:

- Chair Titus asked staff what the current parking code states.
- PZ Director Spendlove clarified the current parking code.
- Commissioner Musser asked about the shared lots and if there is a designation on which units are allowed to use the parking spots.
- PZ Director Spendlove clarified that there will be open spots for guests and covered spots that may be assigned per unit.
- Chair Titus asked if the garages, without driveways, are included in the parking spot count.
- Mr. Vawser clarified the location of the garages that are below units and the garages in the center without driveways.
- PZ Director Spendlove clarified the parking spot numbers are in Exhibit B on the ZDA. It states there are over 150 spaces for 105 units.

Public Hearing: Opened and Closed without input

Discussions Followed: without concern

Motion:

Commissioner Higley made a motion to recommend approval of the request, as presented, with staff recommendations.
Commissioner Musser seconded the motion.

Unanimously approved by a vote of 6-0

5) Upcoming Meeting(s)

- a) Wednesday, March 4, 2020 Worksession - CANCELLED
Tuesday, March 10, 2020
Joint meetings with City Council 3-2-20 and 3-16-20 to review Title 10 Code Rewrite.

PZ Director Spendlove gave an update from the City Council meeting on 2-24-20:

- Vacation approved by City Council (PZ19-0154).
- City Council upheld decision of Planning and Zoning Commission for the Appeal of SUP (PZ19-0150). Unanimous vote of 7-0.

6) General Training

- a) Code ReWrite Discussion: Continued Zoning District Consolidation Discussion
PZ Director Spendlove and City Planner Cherry reviewed the Commercial Services section and the Conditional criteria.

7) Adjournment

The meeting adjourned at 7:09 pm.

Kelli Ebersole, Administrative Assistant



Date: Tuesday, March 10, 2020
To: Planning and Zoning Commission
From:

ACTION ITEM

Request:

Request for a Special Use Permit to allow the expansion of a Private Academic School on property located at 212 7th Avenue East c/o Roman Catholic Diocese of Boise. (PZ20-0006)

Time Estimate:

10-15 minutes between Staff and the Applicant.

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:

N/A

Regulatory Impact:

Approval of this request will allow the applicant to establish a private school on the subject property.

History:

The property has been utilized as a parking lot since the 1950's.

Analysis:

This is a request to allow the expansion of an existing school on to property located at the east corner of 6th Ave. E. & Hansen St. E. Currently the lot is used as a parking lot area for the St. Edwards Church and School. The Property is zoned R-6 PRO & R-6 requiring a Special Use Permit to establish a private academic school.

The representatives for the Church and school have stated the current drop-off and pick-up process will

remain the same and will not be conducted here on the subject property.

Conclusion:

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to landscaping being replaced as presented in the applicant's narrative.

Attachments:

1. PZ20-0006 SUP Staff Report
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Steve O'Connor, City Planner

Request: A **Special Use Permit** to allow the expansion of a Private Academic School on property located at 212 7th Avenue East.

Application: PZ20-0006

Applicant & Representative:

Roman Catholic Diocese of Boise

c/o Adriana Saldana

139 6th Ave E

Twin Falls, ID 83301

208.734.3872

saldana-adriana@sainteddie.org

Public Hearing: March 10th, 2020

Analysis

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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

The property has been utilized as a parking lot since the 1950's.

Applicable Regulations or Codes

Per City Code 10-4-6, a Special Use Permit is required to establish a "School- private academic."

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown" This request meets this designation or other comprehensive plan guidelines specifically because schools are called out for the downtown area in the comp plan. Therefore, determine this request complies with the 2016 comprehensive plan

Potential Impacts

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

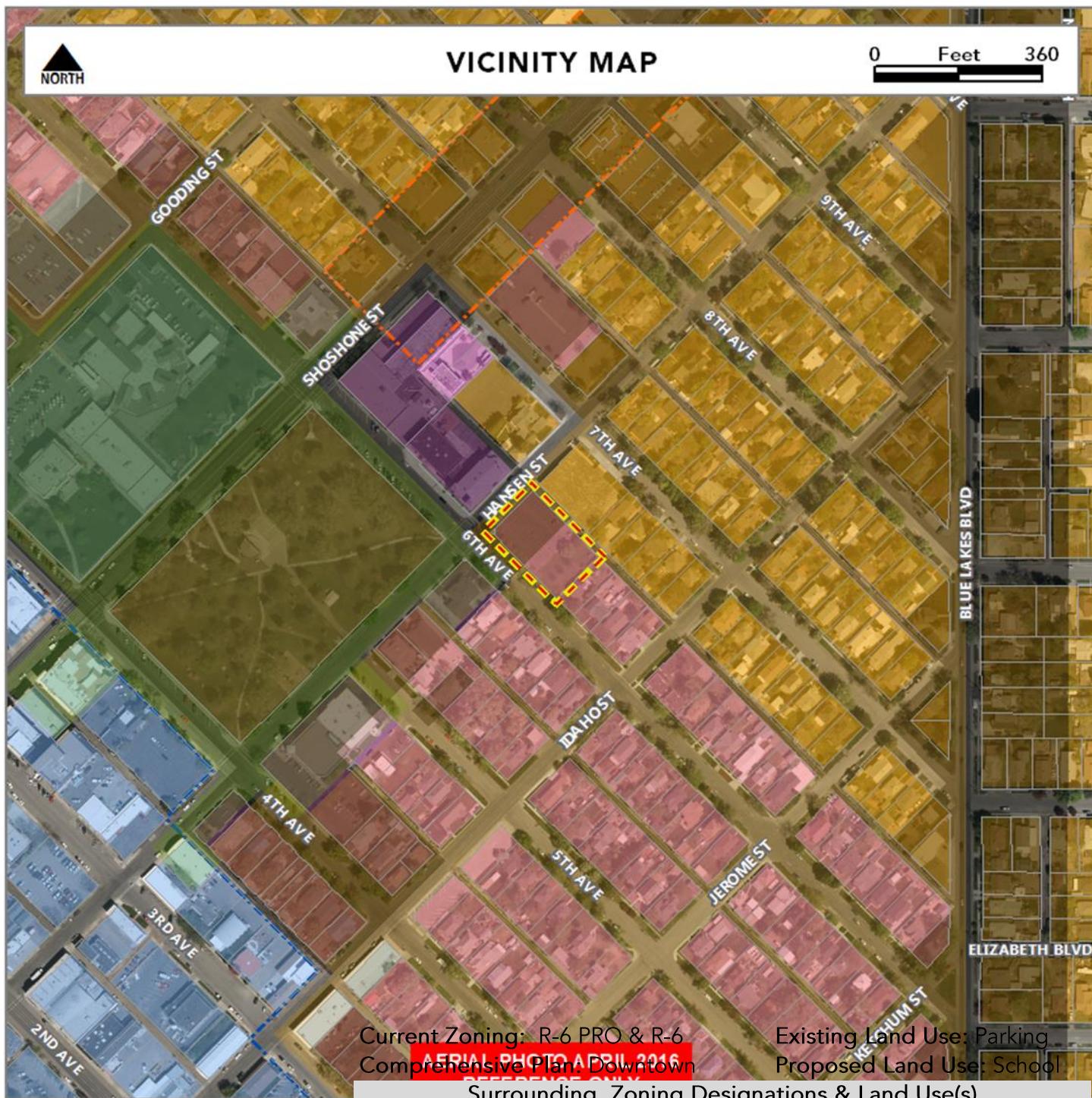
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Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
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Public Hearing: March 10th, 2020



- | | | | |
|--|------------|--|-----|
| | CPHD | | OS |
| | OTD | | R-4 |
| | P1 Overlay | | R-6 |
| | P3 Overlay | | |
| | PRO | | |
| | C-B | | |

Surrounding Zoning Designations & Land Use(s)

North East: R-4, School

South East: R-6 , Residential

South West: 6th Ave E.; R-6 PRO CPHD
 & R-6; Profession office & Residential

North West: Hansen St. E; R-6
 PRO; Religious Facility

Applicable Regulations

10-1-4, 10-1-5, 10-4-6, 10-4-18, 10-7-12, 10-10-11, 10-11-1 thru 8, 10-13

A. The reason for the request;

We are requesting a special use permit to place a modular on an existing property to expand our middle school to 7th and 8th grades for St. Edward's School.

B. An explanation of the project, including:

i. Hours of operation;

Hours of operation will be from 8:15 to 3:30 p.m. Monday through Friday

ii. Traffic anticipated;

No additional traffic is anticipated at this time. Drop off and Pick up location will still be behind the primary structure of St. Edward's School.

iii. Number of employees, etc.

There will be 2 additional employees in the modular at all times.

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

i. Noise;

No additional noise is anticipated. If there is any noise it would only be voices from the children and their instructor as they enter and leave the building.

ii. Glare;

No glare anticipated.

iii. Odor;

No odors anticipated.

iv. Fumes and vibration on adjoining property; with

No fumes or vibrations anticipated.

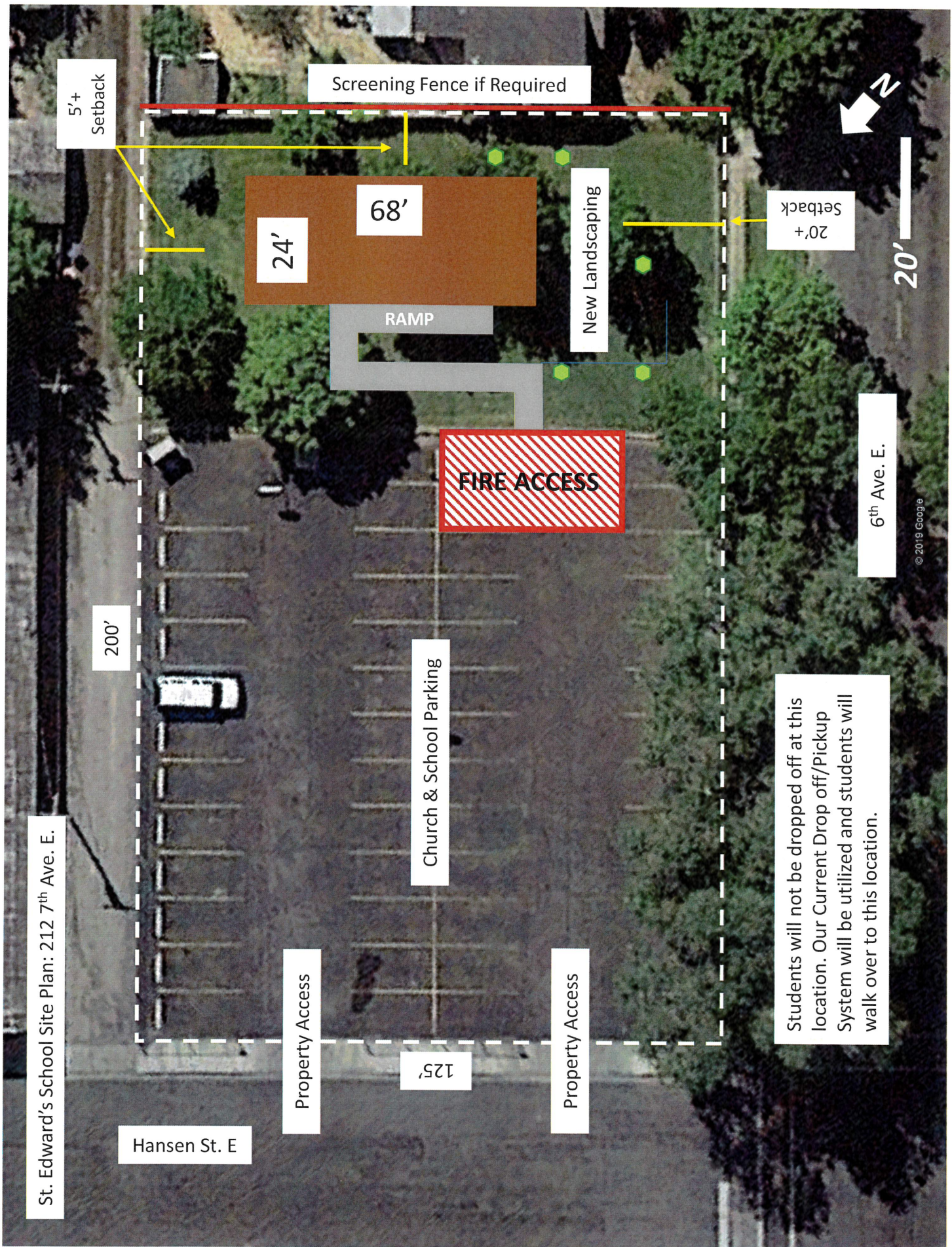
v. A discussion of the general compatibility with adjacent and other properties in the district.

The design and structure of the building will be compatible with other buildings in the area. It will be new, with a muted color scheme that will fit well with existing properties surrounding the building.

SUP Application - St. Edward's

St. Edward's will be adding landscaping as we will need to cut down most of the trees in the lot where the modular will be situated.

We will be contacting the owner of the home directly behind the lot to obtain verification of not having to rebuild a fence between the properties. When such verification is obtained it will be submitted to the city.



St. Edward's School Site Plan: 212 7th Ave. E.

200'

5'+
Setback

Screening Fence if Required

24'

68'

RAMP

New Landscaping

20'+
Setback

20'

6th Ave. E.

© 2019 Google

Church & School Parking

FIRE ACCESS

Property Access

125'

Property Access

Hansen St. E

Students will not be dropped off at this location. Our Current Drop off/Pickup System will be utilized and students will walk over to this location.



FRONT ELEVATION
color subject to change



Rear Elevation
color subject to change



NW Corner Looking SE



Interior Traffic Circle

2. Access to the subject property must be taken from either a collector or arterial roadway.
3. Traffic Advanced Warning devices shall be placed as deemed appropriate per City Engineer.

10-4-5: **COMMERCIAL SERVICES:**

(1) Appliance Repair

a. Criteria applicable to all districts

1. All repair activities shall be conducted indoors if adjacent to a residential use or district.

b. Criteria applicable to Mixed Use and Community Market Districts

1. Loading docks shall be screened from public right of way, and residential uses and districts.
2. All materials shall be stored indoors.
3. Permitted Hours of operation are between 7:00 AM and 10:00 PM

c. Criteria applicable to Central City and Commercial Districts

1. All outdoor storage shall be screened from public right of way, and residential uses and districts

(2) Artisan's Workshop - Minor

a. Criteria applicable to all districts

1. All production, fabrication, assembly, and storage of materials shall be conducted indoors if adjoining a residential use or district.
2. Permitted Hours of operation are between 7:00 AM and 10:00 PM
3. Loading docks shall be screened from public right of way, and residential uses and districts.

(3) Artisan's Workshop - Major

a. Criteria applicable to Mixed Use & Community Market Districts

1. All production, fabrication, assembly, and storage of materials shall be conducted indoors if adjoining a residential use or district.
2. Permitted Hours of operation are between 7:00 AM and 10:00 PM

3. Loading docks shall be screened from public right of way, and residential uses and districts.

b. Criteria applicable to the Central City District:

1. Outdoor storage shall be screened.

(4) Auction Services and/or Public Sales Establishment

a. Criteria applicable to Mixed Use & Central City Districts

1. Loading docks shall be screened from public right of way, and residential uses and districts.
2. Loading docks may only operate during daylight hours (one-half hour before sunrise and one-half hour after sunset).
3. All auction related items or goods must be stored indoors.

b. Criteria applicable to the Central City

1. All auction related items shall be completely screened from public right of way and adjacent properties. {Storage Yard}

(5) Body Art Studio

a. Criteria applicable to the Community Market District

1. All body art procedures will be completely screened from public view
2. ... hours of operation? {get feedback}

b. Criteria applicable to the Mixed Use, Central City, and Commercial Districts:

1. All body art procedures will be completely screened from public view

(6) Car Wash

a. Criteria applicable to all districts:

1. The installation of a water discharge monitoring system as determined by the City Engineer
2. Water from the car wash shall not drain across any sidewalk or into public right-of-way.
3. No car wash facility will be closer than 15' to a residential use or district.
4. A car wash facility that is between 15' to 50' of a residential use shall:

- a. Complete a 15' landscape buffer between the car wash facility and the residential use which includes trees, plants and a masonry wall.
- 5. Vacuums: Vacuum stations and similar equipment are prohibited on the sides of the principle structure abutting a residential use

b. Criteria applicable to Mixed Use and Central City Districts:

- 1. Any car wash facility shall be limited in operating hours from six o'clock (6:00) A.M. to ten o'clock (10:00) P.M.

(7) Drive Thru

a. Criteria applicable to all districts:

- 1. A site plan shall be submitted that demonstrates safe pedestrian and vehicular access and circulation on the site and between adjacent properties. At a minimum the plan shall demonstrate compliance with the following standards:
 - a. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility. An escape lane may be part of a circulation aisle.
 - b. The stacking lane (including the escape lane) shall not be located within fifteen feet (15') of any residential district or existing residence.
 - c. Five (5) stacking spaces from first window, pickup window, order board, or other stopping point.

b. Criteria applicable to the Community Market District:

- 1. If the subject property is adjacent to a residential district or use the drive thru facility will be screened by a seven-foot (7') mason wall.

c. Criteria applicable to Mixed Use and Central City Districts

- 1. If the subject property is adjacent to a residential district or use the drive thru facility will be screened by a six-foot (6') sight obscuring fence.

(8) Equipment & Machinery Repair, Minor

a. Criteria applicable to all districts:

- 1. All facility operations shall be indoors

b. Criteria applicable to Central City and Commercial Districts:

1. All equipment/machinery repair operations shall be located at least fifteen (15') away from residential districts or uses.

(9) Equipment & Machinery Sales/Rental, Minor

a. Criteria applicable to all districts:

1. All facility operations shall be indoors.

(10) Fuel / Charging Station

a. Criteria applicable to all Districts:

1. Restroom facilities shall be located and accessed through the interior of the building.

(11) Laundromat, Self-Serve

a. Criteria applicable to the Community Market District:

1. All facility operations shall be indoors.

(12) Mortuary

a. Criteria applicable to the Central City and Commercial Districts:

1. All mortuary operations and procedures shall be indoors and screened from adjacent properties and public right of way.

(13) Night Club

a. Criteria applicable to all Districts:

1. An operation plan addressing the following items is required when and alcohol is being served on the premises:
 - a. Security Plan
 - i. Number and location of Security personnel stations as deemed necessary by City Staff.
 - ii. Patron identification system.
 - b. Admission / entrance queue design with the following elements:
 - i. located parallel to and against the structure
 - ii. located commercially zoned street; and

1. Maintain adequate pedestrian passage on the sidewalk.
- iii. Provide security cameras sufficient to monitor all outdoor areas on the property.
- c. Trash Plan
- d. Noise Plan
- e. Night Club Administrative Staff Contact Information
- f. Any other information deemed necessary by City Staff
2. Restroom facilities shall be located and accessed through the interior of the building.

b. Criteria applicable to the Community Market District:

1. All night club operations must occur indoors (including lines).
2. All nightclub operations shall be at least twenty-five (25') from residential districts.
3. May only have a building occupancy of 100 persons or less.
4. All night club operations shall cease by 12:00 AM

c. Criteria applicable to the Central City and Commercial Districts:

1. All outdoor night club operations shall be at least
 - a. Any outdoor sound equipment will be faced away from adjacent properties and public right of way.
2. All night club operations shall cease by #:##...
3. All primary buildings that have an occupancy of 100 or greater must be at least 25' away from residential uses.

(14) Smoking Lounge

a. Criteria applicable to all Districts:

1. A Smoking Lounge operating plan is required. The plan shall contain the following:
 - a. The checking of patrons' identification.
 - b. Odor Plan
 - c. Smoking Lounge Administrative Staff Contact Information
 - d. Any other information deemed necessary by City Staff
2. A Smoking Lounge shall not operate within a multitenant building or share walls with an adjoining property.
3. All Smoking Lounge operations shall occur indoors.

(15) Open Air Market

a. Criteria applicable to all Districts:

1. An Open Air Market operating plan is required. The plan shall contain the following:
 - a. Open Air Market Administrative Staff Contact Information
 - b. All Open Air Markets and their vendors receive all required operating and health permits, licenses, and certificates of insurance, and these documents (or copies) shall be in the possession of the Open Air Market Manager or the vendor, as applicable, on the site of the Open Air Market during all hours of operation;
 - c. Waste Plan
 - i. The Open Air Market Manager is responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers' Market day
 - d. Parking Plan
 - i. The applicant must demonstrate that sufficient parking spaces and loading spaces will be available or provided for all uses proposed.
2. All Open Air Markets shall only operate during daylight hours (one-half hour before sunrise and one-half hour after sunset).
3. An Open Air Markets cannot obstruct a sidewalk, path, or similar public right of way.

b. Criteria applicable to Open Space & Rural Residential Districts:

1. No Open Air Market operations (market structures, including display stands, booths, tables, and stalls) shall not occur or be placed within 100 ft of a residential district or use unless written notarized permission is given by the residents.

c. Criteria applicable to the Community Market District:

1. No Open Air Market operations (market structures, including display stands, booths, tables, and stalls) shall not occur or be placed within twenty-five feet (25') of a residential district or use unless written notarized permission is given by the adjoining residents.

(16) Paint Booth

a. Criteria applicable to all Districts:

1. All paint booth operations shall be indoors.
2. All objects, motor vehicles, etc. shall be screened or stored indoors.
3. Letter from DEQ...

b. Criteria applicable to Mixed Use & Central City:

1. All paint booth operations shall be indoors.
2. Bay door must not be visible from public right of way.

(17) Pawn Shop

a. Criteria applicable to all Districts:

1. All outdoor storage must be screened from adjacent properties and public right of way.

b. Criteria applicable to Community Market & Central City:

1. Outdoor storage is prohibited.

(18) Payday Loan / Check Cashing Service

a. Criteria applicable to all Districts:

1. All payday loan / check cashing service facilities shall operate out of the hours of 6:00 AM to 9:00 PM.
2. No two payday loan / check cashing service facilities can be within 2,640 feet within each other.
3. All customer entrances shall be visible from the public right of way.
4. Payday Loan / Check Cashing Service Security Plan which includes:
 - a. Burglar System
 - b. Operating Public Address System
 - c. Provide security cameras sufficient to monitor all outdoor areas on the property.

(19) Pet Grooming

a. Criteria applicable to all Districts:

1. All animals shall be indoors at all times, except when being exercised. At such times, animals shall be under the supervision and direct control of a caretaker.
2. Any pet grooming operations must be setback at least 300' from any residential use or zone
3. A pet grooming operating plan is required. The plan shall contain the following:
 - a. Site Plan
 - b. Waste/Disposal Plan
 - c. Hours of Operation

- d. Veterinary Clinic Administrative Staff Contact Information
- e. Any other information deemed necessary by City Staff

b. Criteria applicable to the Community Market District:

1. No component of the Pet Grooming facility shall be within 250 ft of a residential district.
2. No component of the Pet Grooming facility operation shall occur outdoors
3. Services cannot be provided for livestock such as cattle, horses.

c. Criteria applicable to the Central City District:

1. Services cannot be provided for livestock such as cattle, horses.

(20) Print Shop - Major

a. Criteria applicable to all Districts:

1. A loading dock must not be visible from adjacent properties or public right of way.
2. Noise?

(21) Restaurant

a. Criteria applicable to all Districts:

1. Any area or equipment associated with outdoor restaurant operations shall be screened if within 500' of a residential use or zone.
2. Any outdoor sound equipment will be faced away from adjacent properties and public right of way.

b. Criteria applicable to Open Space, Agricultural, and Rural Residential Districts:

1. An Event Center within 500' of a residential zone or use shall cease all outdoor event operations one-half hour after sunset and one-half hour before sunrise.
2. All alcohol served shall be facilitated by a licensed caterer.

(22) Retail Shop

a. Criteria applicable to all Districts:

1. Trash and disposal areas shall be located at the rear of subject property and be screened from adjacent properties and public right of way.

2. If an ancillary storage yard is included the storage yard cannot be greater than one thousand square feet (1,000 sf) and shall be completely screened from adjacent properties and public right of way.
3. All external lighting associated with the Retail Shop must be turned off from 10:00 PM to 7:00 AM.
4. All Retail shop operations must be at least five hundred feet (500') from a residential use.

(23) Retail Store - Minor

a. Criteria applicable to the Community Market District:

1. Trash and disposal areas shall be completely screened from adjacent properties and public right of way.

b. Criteria applicable to the Central City District:

1. Trash and disposal areas shall be completely screened from adjacent properties and public right of way.

(24) Retail Store - Major

a. Criteria applicable to the Mixed Use District:

1. Trash and disposal areas shall be completely screened from adjacent properties and public right of way.

b. Criteria applicable to the Commercial District:

1. Trash and disposal areas shall be completely screened from adjacent properties and public right of way.

(25) Vehicle Rental Facility

a. Criteria applicable to the Mixed Use District:

1. Inoperable or dismantled motor vehicles shall be stored indoors and shall not be visible from any street.
2. Vehicle display pads are prohibited within landscaping.

b. Criteria applicable to the Commercial District:

1. Access to the use shall be from an arterial or collector street

2. Inoperable or dismantled motor vehicles shall be stored behind a closed vision fence, wall, or screen or indoors and shall not be visible from any street.

(26) Vehicle Sales

a. Criteria applicable to all districts:

1. The servicing, reconditioning, demolition, or junking of vehicles is prohibited;

b. Criteria applicable to the Mixed Use District:

1. Inoperable or dismantled motor vehicles shall be indoors and shall not be visible from any street.
2. Vehicle display pads are prohibited within landscaping.

c. Criteria applicable to the Commercial District:

1. Access to the use shall be from an arterial or collector street
2. Inoperable or dismantled motor vehicles shall be stored behind a closed vision fence, wall, or screen or indoors and shall not be visible from any street.

(27) Vehicle Sales – Heavy Trucks

a. Criteria applicable in all districts:

1. No vehicle sale operations shall be within two hundred feet (200') of a residential use.
2. Inoperable or dismantled motor vehicles shall be stored indoors and shall not be visible from any street.
3. Vehicle display pads are prohibited within landscaping.
4. The demolition or junking of vehicles and machinery is prohibited

(28) Vehicle Sales – Temporary

a. Criteria applicable in all districts:

1. No vehicles will be displayed in landscaping.

b. Criteria applicable in the Community Market District:

(1) Bed & Breakfast Facility

CONDITION CRITERIA- *Parking Plan, Waste Plan-Waste Bin Location, Screened, Pick up time, Owner or Operator must be present when guests are present, bed and breakfast non-illuminated sign. Fencing required?*

a. Criteria applicable in all districts:

1. Operation: B&Bs shall be operated by a resident manager living on the premises.
2. Signs: Signage shall meet signage requirements per Chapter 10-9 of this Title.
3. Parking: 1 space per room, plus 1 space for the resident manager shall be provided on-site.
 - a. The applicant shall provide a parking plan to City Staff.
4. Guest Rooms: Guests rooms are to be limited to the purpose of sleeping and kitchen or cooking facilities shall not be allowed in guest rooms.
5. Waste: Waste bins shall be screened from adjacent properties and public right-of-way.

b. Criteria applicable in Open Space, Agriculture, and Rural Residential Districts:

1. Number of Rental Rooms: 10 maximum, not including the caretaker's quarters.

c. Criteria applicable in Town Neighborhood 2:

1. A special use permit is required to operate a Bed & Breakfast Facility in the Town Neighborhood District.
2. The subject property housing the Bed & Breakfast Facility must be on the National Historic Registry.
3. Number of Rental Rooms: 5 maximum, not including the caretaker's quarters.

10-4-9: Office

9. RECREATION/ENTERTAINMENT:

(1) Fun Center - Major

a. Criteria applicable in all districts:

1. An Fun Center operating plan is required. The plan shall contain the following:
 - a. Site Plan

- b. Waste Plan
- c. Security Plan
- d. Hours of Operation
- e. Outdoor Speaker Sound Mitigation Plan
- f. Fun Center Administrative Staff or Volunteer Contact Information
- g. Any other information deemed necessary by City Staff
- 2. Outdoor components of the Fun Center shall not be within five-hundred (500) feet of residential districts.
- 3. Outdoor components of the Fun Center shall not be within three-hundred (300) feet of residential uses.

b. Criteria applicable in the City Central District:

- 1. A 7' CMU wall is required to screen outdoor Fun Center operations.
- 2. Outdoor speakers shall be turned off between the hours of 8:00 AM and 10:00 PM.

c. Criteria applicable in the Mixed Use and Commercial Districts:

- 1. A 6' sight obscuring fence is required to screen outdoor Fun Center operations.

(2) Sport Shooting Range - Indoor

a. Criteria applicable in all districts:

- 2. Site Location: A shooting range shall be located: not less than 500 lineal feet from any property in an existing residential district, with the exception of parks, open space, stormwater management areas, or similar lands reserved for uses that do not include dwellings.
- 3. Indoor Range Design: Indoor ranges must be designed so projectiles cannot penetrate the walls, floor or ceiling, and ricochets or back splatter cannot harm range users. Considerations should be made for cleaning of all surfaces and handling of hazardous wastes.
- 4. Staffing: Sport Shooting Range staff must always be present on the subject property when the shooting range is in use.
- 5. Shooting Range Operation Plan: Each range shall provide an operation plan. A copy of the operation plan shall be filed with an application for a conditional use permit. The operation plan shall include:
 - a. Site Plan
 - b. Building Plans & Elevations
 - c. Safety Plan
 - d. Outside Security Plan
 - e. Copy of liability insurance
 - f. Report documenting conformance with Shooting Range Performance Standards in the current edition of the National Rifle Association's Range Source Book: A guide to Planning and Construction.