



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**MARCH 11, 2014 6:00PM**  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301

**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd   Jason Derricott   Tom Frank   Kevin Grey   Gerardo "Tato" Munoz   VACANT   Jolinda Tatum  
**Chairman**

**AREA OF IMPACT:**

VACANT   Steve Woods  
**Vice-Chairman**

**City Council Liaison**

Rebecca Mills Sojka

**I. CALL MEETING TO ORDER:**

1. Confirmation of quorum
2. Introduction of staff

**II. ELECTION OF OFFICERS**

1. Election of Officers

**III. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **February 25, 2014**
2. Approval of Findings of Fact and Conclusions of Law:
  - Sun West Subdivision-A PUD, No.1 (Pre-plat 02-25-14)
  - Westpark Commercial Subdivision-A PUD, No. 8 (Pre-plat 02-25-14)
  - Kathryn Aitchison-KIWI's (SUP 02-25-14)

**IV. ITEMS OF CONSIDERATION:    NONE**

**V. PUBLIC HEARINGS:**

1. Request for a Special Use Permit to establish a diesel pickup truck repair business on property located at 1755 Eldridge Avenue **c/o Scott Packer dba Snake River Diesel and Performance LLC** (App 2625)
2. Request for a Special Use Permit to operate an outpatient hand therapy business on property located at 840 Addison Avenue **c/o Tom Ruby** (app.2626)

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

**VII. UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)

1. Public Hearing: **March 25, 2014**
2. Work Session: **April 2, 2014**

**VIII. ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanchez 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, March 11, 2014**  
 To: Planning & Zoning Commission  
 From: Rene'e Carraway, Community Development

## AGENDA ITEM V-1

**Request:** Requests a Special Use Permit to establish a diesel pickup truck repair business on property located at 1755 Eldridge Avenue. c/o Scott Packer; dba Snake River Diesel and Performance LLC (App 2625)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b>	<b>Status:</b> Purchase & Sale Agreement	<b>Size:</b> Land - 1.01 acres; Building – 3200 sf
Scott Packer 2320 North 640 West West Bountiful, UT 84087 801-298-9366 801-599-3669 (cell) <a href="mailto:scott@advmp.com">scott@advmp.com</a>	<b>Current Zoning:</b> M-2	<b>Requested Zoning:</b> SUP – Diesel Pickup Truck Repair Shop
	<b>Comprehensive Plan:</b> Industrial	<b>Lot Count:</b> 1 parcel
	<b>Existing Land Use:</b> undeveloped	<b>Proposed Land Use:</b> Diesel Pickup Truck Repair
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
Aaron Randell 3283 East 3210 North Twin Falls, Idaho 83301 208-423-4268 208-329-4960 (cell) <a href="mailto:aaron@randellconstruction.com">aaron@randellconstruction.com</a>	<b>North:</b> M-2; Industrial User	<b>East:</b> M-2; common access use / Industrial User
	<b>South:</b> M-2; Eldridge Ave; Residential Use	<b>West:</b> M-2; Residential/Agricultural Use
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-10.2(B)11e, 10-4-10.3, 10-7-6, 10-10-1 thru 3, 10-11-1 thru 10, 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 an impact on the City budget with the change of the property from vacant to a developed commercial use there will be an increase in tax revenue.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate a diesel mechanic/repair shop.

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:**

The City of Twin Falls building files date back to 1972 for this lot. At that time it was a residential home. With Ordinance 2012 in 1981 the City enacted a zoning ordinance amendment that created the zones we use today. It is believed the parcel in question was zoned from residential to industrial at that time or at the time of annexation into the city. There is no further zoning history for this location.

**Analysis:**

The applicant has supplied a narrative detailing the general operations of the proposed business. They plan on catering to diesel pickup truck repair and equipment in the agricultural, manufacturing, transportation and other markets. It is not clear if this includes semi-tractor/trailer repair as well. The applicant is expecting to operate from 8am to 5pm Monday through Friday and by appointment only on Saturday. They anticipate employing 2 people immediately with expected expansion to 4 or 5 employees.

The applicant describes the main repair work anticipated to be injectors, fuel pumps, and head gaskets. These types of repairs do require compressors to run the equipment for the bolt-off bolt-on type operation being proposed. This type of work is not anticipated to have a major impact on surrounding property owners. Major engine overhaul work will be contracted out to local shops and returned for installation. The applicant anticipates no noise, glare, vibration, or other issues to greatly impact neighboring property owners. They also claim this business is a much lighter duty than many of the surrounding businesses located within the M-2 Zoning district.

**Per City Code 10-4-10: M-2 Heavy Manufacturing:** Diesel Service/Repair falls under the “Automobile and truck service and/or repair” category. This category requires a Special Use Permit approval prior to establishing the use within the M-2 zone.

**Per City Code 10-7-6: Front Yard Setbacks:** Eldridge Avenue is listed as a collector and therefore is assigned a street centerline building setback of sixty-two feet (62’). The street centerline setback will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

**Per City Code 10-10: Off-Street Parking:** Automobile and Truck service and/or repair uses are required to provide one (1) parking space per three-hundred (300) square feet of floor area. This requirement will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

**Per City Code 10-11-1 thru 10: Required Improvements:** New buildings are required to provide landscaping, screening, development of parking and maneuvering areas, street improvements; such as curb & gutter (sidewalks are not required in M-2 zone), storm water retention, trash enclosures and other infrastructure improvements. These improvements will be evaluated for compliance with current applicable code requirements and enforced at the time of building permit submittal.

**Possible Impacts:** Current City Code does not differentiate between major and minor automotive and truck service and repair. Clarification of what types of vehicles; semi-tractor/trailers, farm equipment, construction equipment, residential diesel pickup, manufacturing equipment may be serviced at this location would be appropriate. Common complaints the City receives about vehicular repair establishments typically center on the storage of materials, parts & equipment and non-operating vehicles in areas visible from neighboring land owners or adjoining streets. The commission may wish to place a condition that requires all parts, equipment, materials and inoperable vehicles to be stored inside the building or behind a screening fence. Furthermore the commission may wish to place a condition that requires the screening fence materials and opacity be approved by the commission, or staff, prior to installation.

This is an older residential neighborhood and many of the surrounding properties have manufacturing type uses established. If the business is developed and operated as presented there should be reasonably harmony with existing uses and should not be anticipated to have significant negative impacts on neighboring properties. The activities described by the applicant are in conformance with the Comprehensive Plan which shows this area appropriate for industrial uses.

**Conclusion:**

Should the Commission grant this request as presented staff recommends approval is 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 all parts, equipment, materials to be stored inside the building or behind a sight obscuring screening fence.
3. Subject to all non-operable and/or un-licensed vehicles being stored inside the building or behind a screening fence.
4. Subject to screening fence material and opacity being approved by staff prior to installation.
5. Provide cross-use access agreement with the northerly adjacent property prior to issuance of a building permit.

**Attachments:**

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



# Special Use Permit Application Part C

## **A.) Summary**

A new business, Snake River Diesel and Performance LLC, is seeking permits from Twin Falls City to start a diesel repair business. This business will focus on diesel pickup truck repair. Since Twin Falls has a variety of diesel equipment in the agricultural, manufacturing, transportation and other markets, Snake River Diesel will provide repair services to these industries where needs may not be met at this time. This business is a joint venture between Patrick Sessions (Owner of Mastertech Diesel, Boise Id), Scott Packer (Owner of CIS Diesel, SLC Ut) and Jennifer Aubrey (General Manager Advanced Metal Products, West Bountiful, Ut). The diesel businesses mentioned above sell parts into Twin Falls and have had several requests from customers and potential customers to put a diesel repair business in Twin Falls. The demand is high for this type of business in Twin Falls because equipment dealers focus on selling new equipment and have been reluctant to repair used and older equipment that has much of its service life remaining. The nature of equipment dealers is to steer customers towards new equipment and this is encouraged by high repair costs of used equipment. Snake River Diesel will offer a cost effective alternative to used equipment repair.

## **B.) Project Explanation**

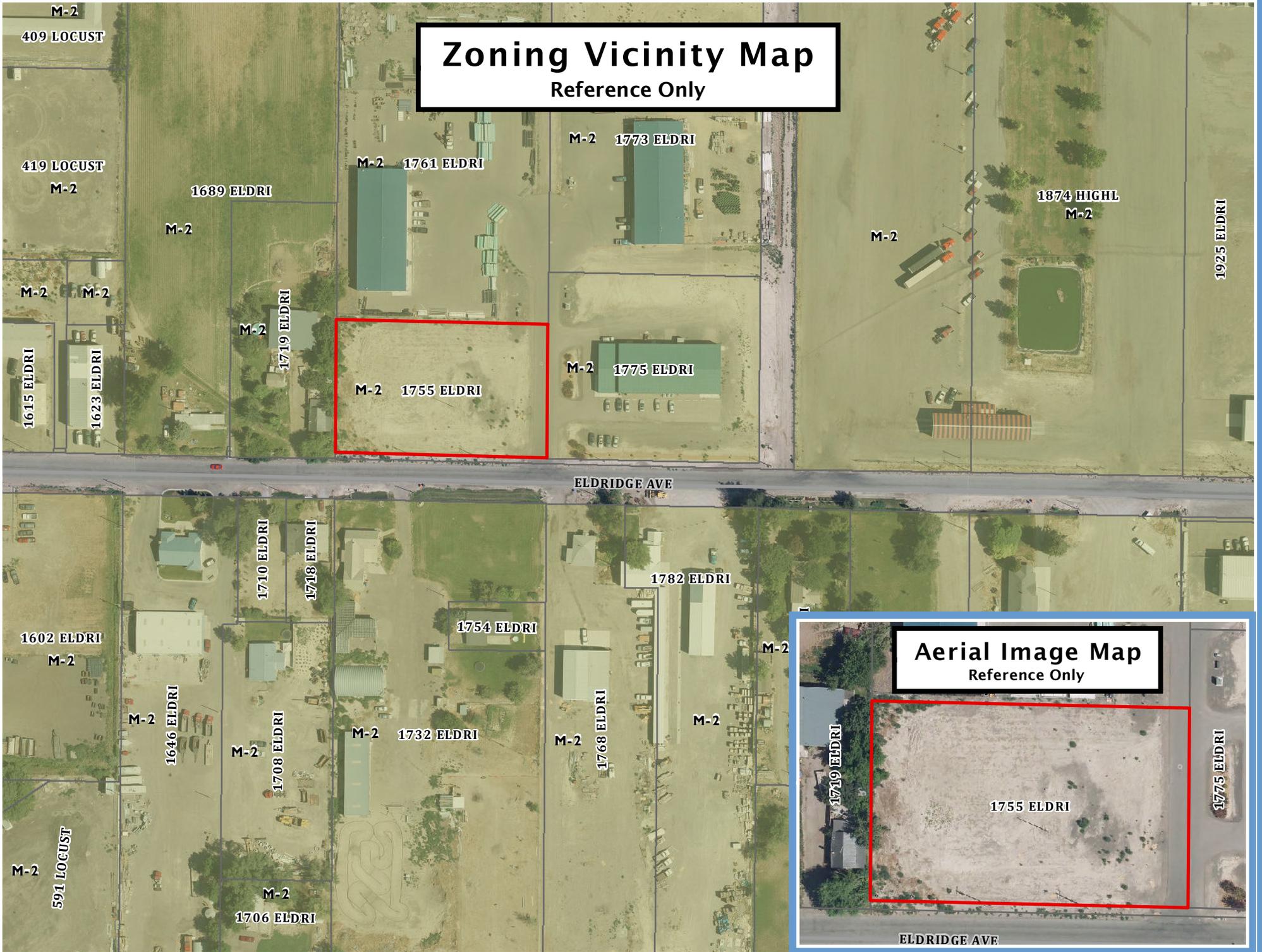
Snake River Diesel will operate from 8am to 5pm Monday through Friday and by appointment only on Saturdays. Diesel equipment and diesel vehicles typically have longer repair times than gasoline vehicles therefore the business volume is lower and will see very light traffic. We will start the business with 2 employees and expect it to peak at 4 or 5. The most common diesel repair jobs on trucks are injectors fuel pumps and head gaskets. Engine overhaul work will be sent out to local shops and returned for installation. Snake River Diesel will carry the most common part inventory so that small businesses in need of their equipment can have it repaired as quickly as possible.

## **C.) Business Effects on Surroundings**

Most diesel engines now have the common rail system. This system means that diesel engines are quieter and more fuel efficient with substantially less emission. As a result, the trucks coming and going for repair will have no more noise or emissions than what one would find in a grocery store parking lot. All repairs are unbolt, replace parts and bolt on so the day to day business will be very quiet. A compressor will be used to operate air tools as needed. A new building is being constructed that meets all government codes for handling of exhaust. There will be no noise, glare, vibration or other issues that will affect customers, employees or neighboring business. This businesses located around this business will benefit from our services since most operate diesel trucks and equipment and will need parts and repair. This business is much lighter duty than many of the surrounding business with M2 zoning.

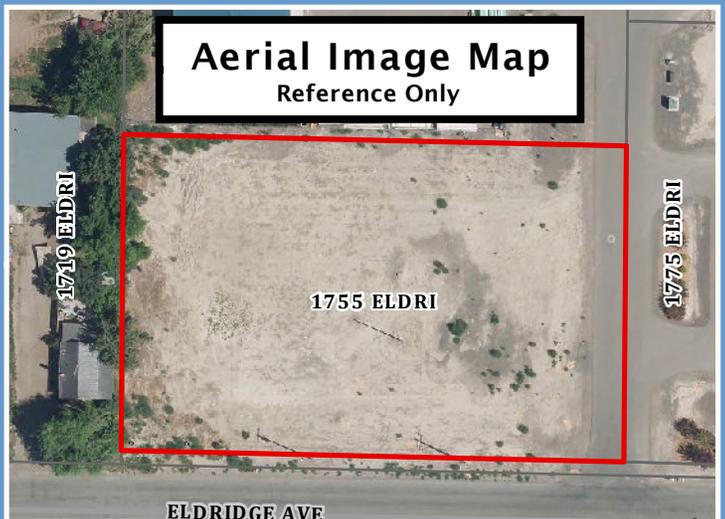
# Zoning Vicinity Map

Reference Only



## Aerial Image Map

Reference Only

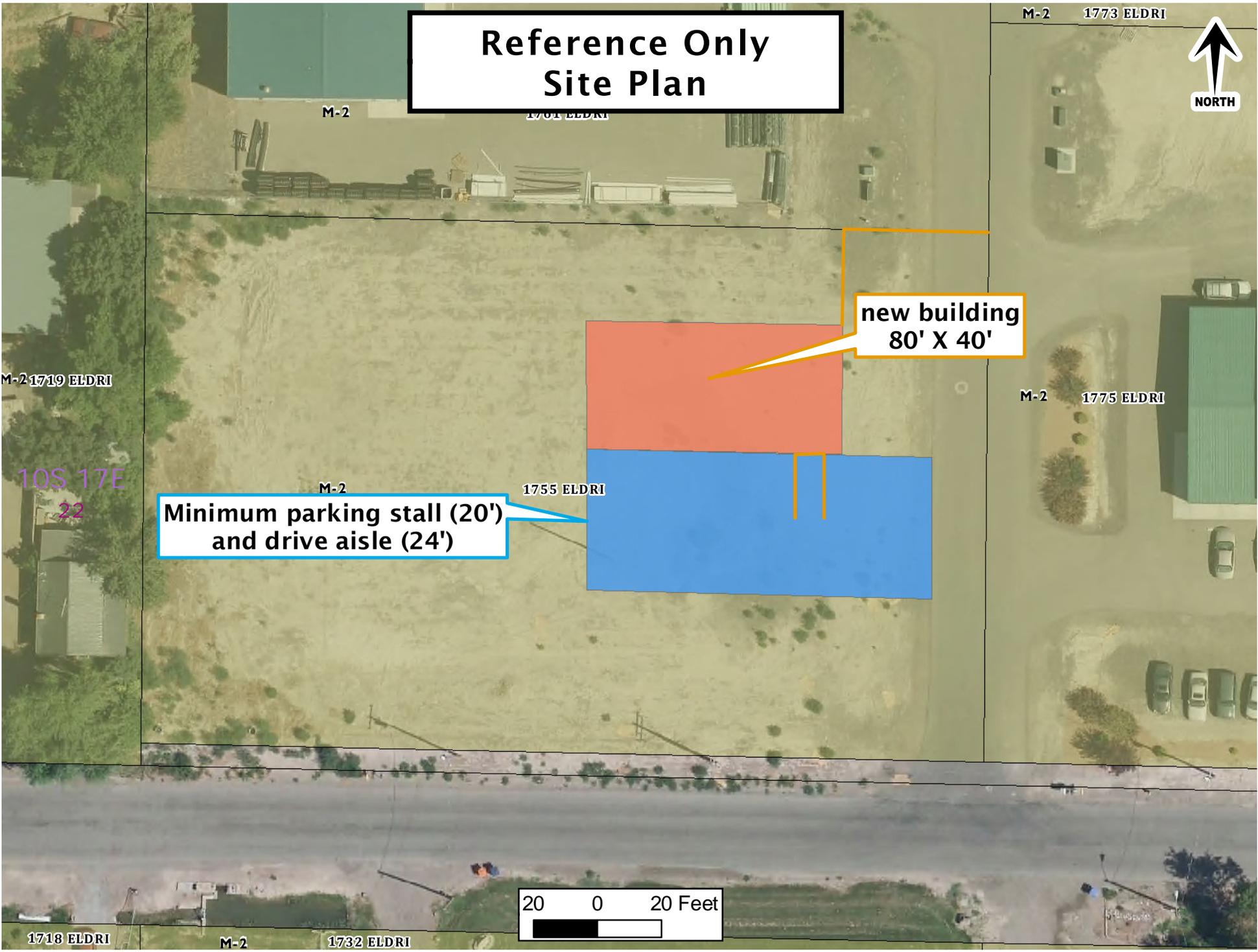


# Reference Only Site Plan



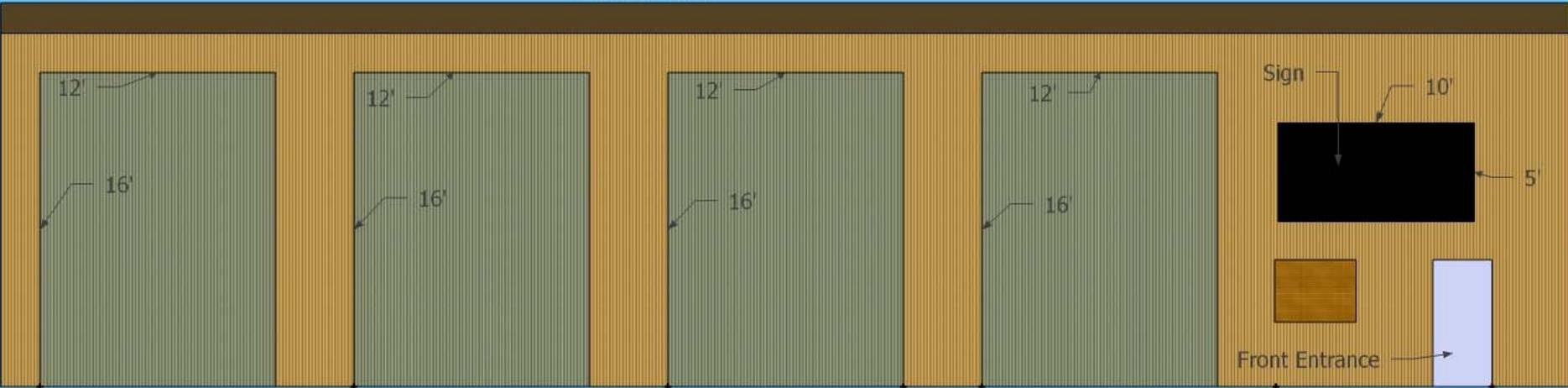
new building  
80' X 40'

Minimum parking stall (20')  
and drive aisle (24')



Scale ↙ ↘ 2'

Front Elevation





Frontage along Eldridge:  
Looking toward North

03/04/2014 10:32 AM



Frontage along Eldridge:  
Looking toward West

03/04/2014 10:32 AM



Frontage along Private Access Road:  
Looking toward East

03/04/2014 10:33 AM



Looking South across Eldridge Ave

03/04/2014 10:33 AM



Public Hearing: **TUESDAY March 11, 2014**

To: Planning & Zoning Commission

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

## AGENDA ITEM V-2

**Request:** Request for a Special Use Permit to operate an outpatient hand therapy business on property located at 840 Addison Avenue **c/o Tom Ruby** (app.2626)

**Time Estimate:**

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

**Background:**

<b>Applicant:</b> R. Thomas Ruby 2178 East 3840 North Filer, Idaho 83328 208-308-4771-cell <a href="mailto:trr@jub.com">trr@jub.com</a>	<b>Status:</b> Owner/Developer <b>Current Zoning:</b> R-4 PRO <b>Comprehensive Plan:</b> Townsite <b>Existing Land Use:</b> Vacant Bldg./No Use	<b>Size:</b> .49 (+/-) acres; 3500 sf bldg <b>Requested Zoning:</b> SUP for outpatient hand therapy business <b>Lot Count:</b> 1 platted Lot <b>Proposed Land Use:</b> professional office
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> R-2; Addison Ave, residential	<b>East:</b> R-4; 11 <sup>th</sup> Ave N, a City Park
	<b>South:</b> R-4; alley and residential	<b>West:</b> R-4; alley and residential
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-5, 10-4-18, 10-10-1 through 3, 10-11-1 through 9, 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 impact the City budget as developed non-residential property may be assessed at a higher value than undeveloped residential property.

**Regulatory Impact:**

Approval of this request will allow the applicant to operate an outpatient hand therapy business.

**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:

In 2000 the City of Twin Falls initiated an application to rezone Addison Ave, Blue Lakes Blvd, and Shoshone St to R-2, R-4, R-6 LMO (Limited Mixed Overlay). The application was withdrawn. In 2000 several property owners applied for a rezone to add a PRO (Professional Office Overlay) on properties along Addison Ave and Shoshone St. The subject property was withdrawn from this application. In June of 2000 the Council approved Ordinance 2657 to amend the PRO zone to allow for limited commercial uses by sup for properties fronting Addison Ave and Blue Lakes Blvd. In addition to the uses, the code amendment included additional development standards regarding landscaping, parking, accesses and signs.

In June of 2000 Special Use Permit #671 was approved to allow a “cottage business” which included the sale of crafts and home décor with conditions. In July 2000 Non-conforming Building Expansion Permit #23 was approved to move the front entrance of the building. Also in July 2000 Variance #674 was approved to allow less than the required 25% of the total land area in landscaping.

On February 10, 2014 the Council approved a rezone from R-4 to R-4 PRO. On February 24, 2014 Ord #3062 was approved and later published.

## Analysis:

The applicant would like to operate a professional office for an outpatient therapy rehabilitation business. They will specialize in the treatment of hand and wrist injuries. The hours of operation will be 8:00 am to 5:00 pm. There will be three (3) full time employees to start with. They are anticipating fifteen (15) customers a day. The applicants indicate that they don't anticipate any noise, glare, odor, fumes or vibrations that would make this facility incompatible with the surrounding area.

**Per City Code 10-4-18:** This site is zoned R-4 PRO, Residential Medium Density District with a Professional Office Overlay. In the R-4 PRO zone, a Special Use Permit is required to operate a professional office therapy business. This property is located in a primarily residential area with several residential properties zoned with a professional office overlay.

**Per City Code 10-7-12, 10-10, 10-11-1 thru 8:** Building Department records indicate the building was occupied by Twin Falls Realty in 1971. In 2000 the property was occupied by a cottage business; Simpler Times Village. The business ceased operations several years ago. Since then the property has remained vacant.

The property has been occupied with non-conforming professional office and retail uses for forty+ (40) years. The current owner has applied for a building permit to remodel the interior of the building for an “outpatient hand therapy facility”, that is a change of use. Site improvements are required when a change of use occurs. The required improvements, such as landscaping, parking, trash enclosure, etc., will be reviewed for compliance at the time of building permit process.

**Possible Impacts:** This property is adjacent to an alley on the SW and SE, a major arterial; Addison Avenue to the north and 11<sup>th</sup> Ave N/a city park to the east. The property is surrounded by R-4; residential zoned properties except to the north across Addison Avenue which is R-2 PRO; as per the Stoker Agreement. The operation of a professional office for an outpatient hand therapy business is not expected to have a significant impact on the surrounding area.

**Conclusion:**

Should the Commission grant this request as presented; 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 all applicable City Code requirements and standards.

**Attachments**

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

**Special Use Permit  
840 Addison Avenue  
Advanced Hand Therapy  
R. Thomas Ruby**

4. Provide a detailed written statement on a separate sheet of paper containing:

a. Reason for request:

This application is being filed to allow a professional office operation of a building. The subject property will be used as an Outpatient Therapy Rehabilitation Medical Facility, specifically offering Certified Hand Therapy for the treatment of hand and wrist injuries.

b. Explanation of the project:

Hours of operation: 8-5pm

3 employees fulltime, if successful more will be added.

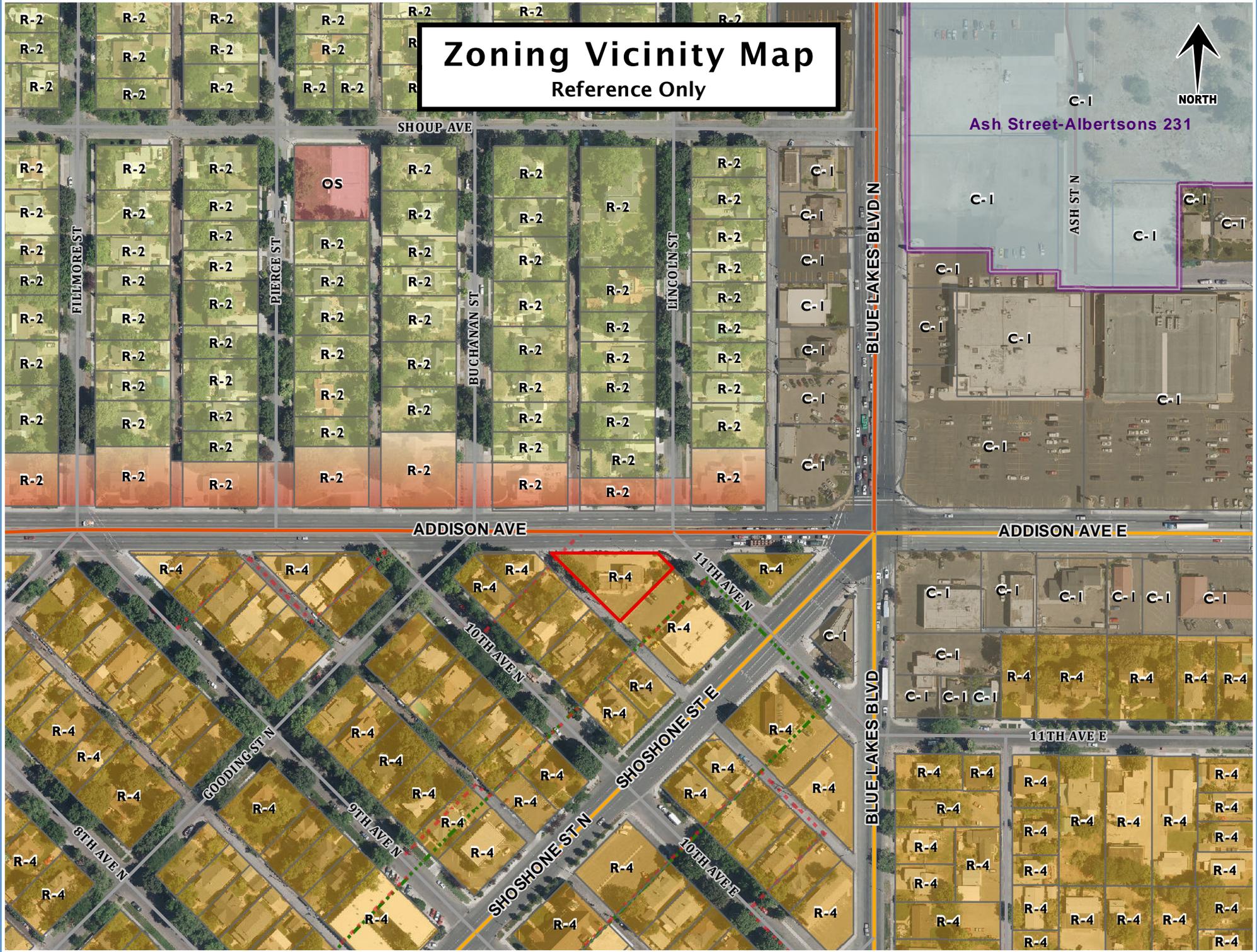
Anticipating 15 customers per day on the top end.

c. evaluation of effects on adjoining properties

No noise, glare, odor, fumes or vibrations are anticipated. All the properties adjacent to and nearby the subject property are already Professional Office Overlay.

# Zoning Vicinity Map

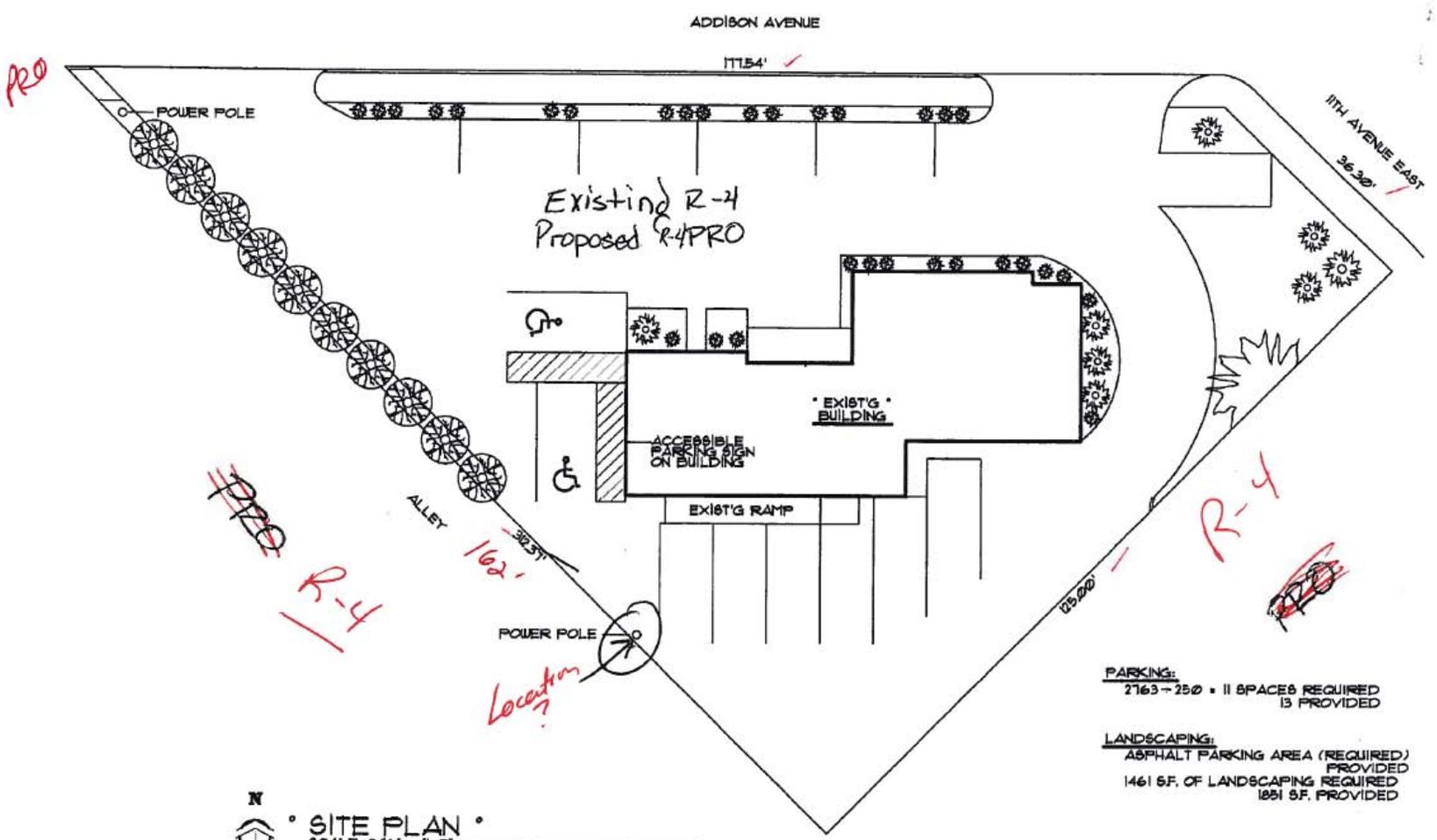
Reference Only



# Aerial Image Map

Reference Only





ADVANCED HAND THERAPY  
840 ADDISON AVE, TWIN FALLS, ID





Frontage along Addison Ave  
Looking East toward 5-Points

01/07/2014 04:26 PM



Rear of existing building

01/07/2014 04:26 PM