



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: September 21, 2015, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: Rock Canyon Amphitheater, Alan Moss, 245 5th Avenue South

Request

To consider appropriateness to construct a fence around the boundary of the property for an outdoor amphitheater to be located at 245 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

The property was once the site of the Globe Seed and Feed warehouses. These were constructed in 1975. They were listed on the National Register of Historic Places as a non-contributing property. The property was, until recently, a vacant lot. The lot located at 245 5th Avenue South is located within the boundary of the Warehouse Historic District.

Analysis:

The location of the outdoor amphitheater is a vacant lot, located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The applicants are asking for a Certificate of Appropriateness for the construction of a fence along the boundary of the property located at 245 5th Avenue South. The fence was installed as a temporary fence when the landscaping and improvements were done to the property for the first concert at the outdoor amphitheater. The fence is chain link with green cloth screen material. The fence will have to comply with City Code 9-9-16: Obstruction to Vision at Intersections, Alleys and Driveways, when constructed. At this time the only other improvements to the property has been cleaning up the site and landscaping. When they have the concerts, the stage and other facilities are temporary structures that are removed after the concert.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with construction of the fence along the boundary of the property located at 245 5th Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if appropriate.
2. Subject to the applicant obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Site Plan
5. Picture
6. National Register of Historic Places
7. City Code 9-9-16



**CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION**
P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: August 17, 2015

Application No.: _____

Fee: **NONE**

A. APPLICANT INFORMATION:

1. Name of applicant: Rock Canyon Amphitheater
 Mailing Address: 3624 E. Macintosh Lane
 City: Cottonwood Heights State: UT Zip: 84121
 Phone: 801-556-8350 Cell Phone: 801-556-8350 E-mail: AlanAMoss@gmail.com
 Applicant Signature: Alan A. Moss

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
245 5th Avenue S., Twin Falls, Idaho 83301
2. Existing Zoning District: Downtown warehouse district
3. Project Land Area Size: 0.5 Acre
4. Existing Building Size: None
5. Proposed Building Alteration: Place fencing around the borders of the property.
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:
 HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

CERTIFICATE OF APPROPRIATENESS

Addendum

Reason for Request:

The new Rock Canyon Amphitheater is requesting permission to build fencing around our lot located at 245 5th Avenue S. The fencing is necessary for the operation of the business. It will control entrance and egress of customers visiting the events held at the amphitheater.

Effects on Adjoining Property:

The previous state of the property was a rubble-strewn dirt lot. We have beautified the lot with grass, hills and maple trees. The effect on the surrounding business will be positive with the removal of an eyesore and the addition of a professionally fenced green area. On the perimeter of the property, we have an alley-way, 3rd Street and Minidoka. The only bordering business is housed in a building owned by David Woodhead, who is very excited to see our operation placed adjacent to his building.

203 5TH AV

249 4TH AV

233 5TH AV

264 4TH AV

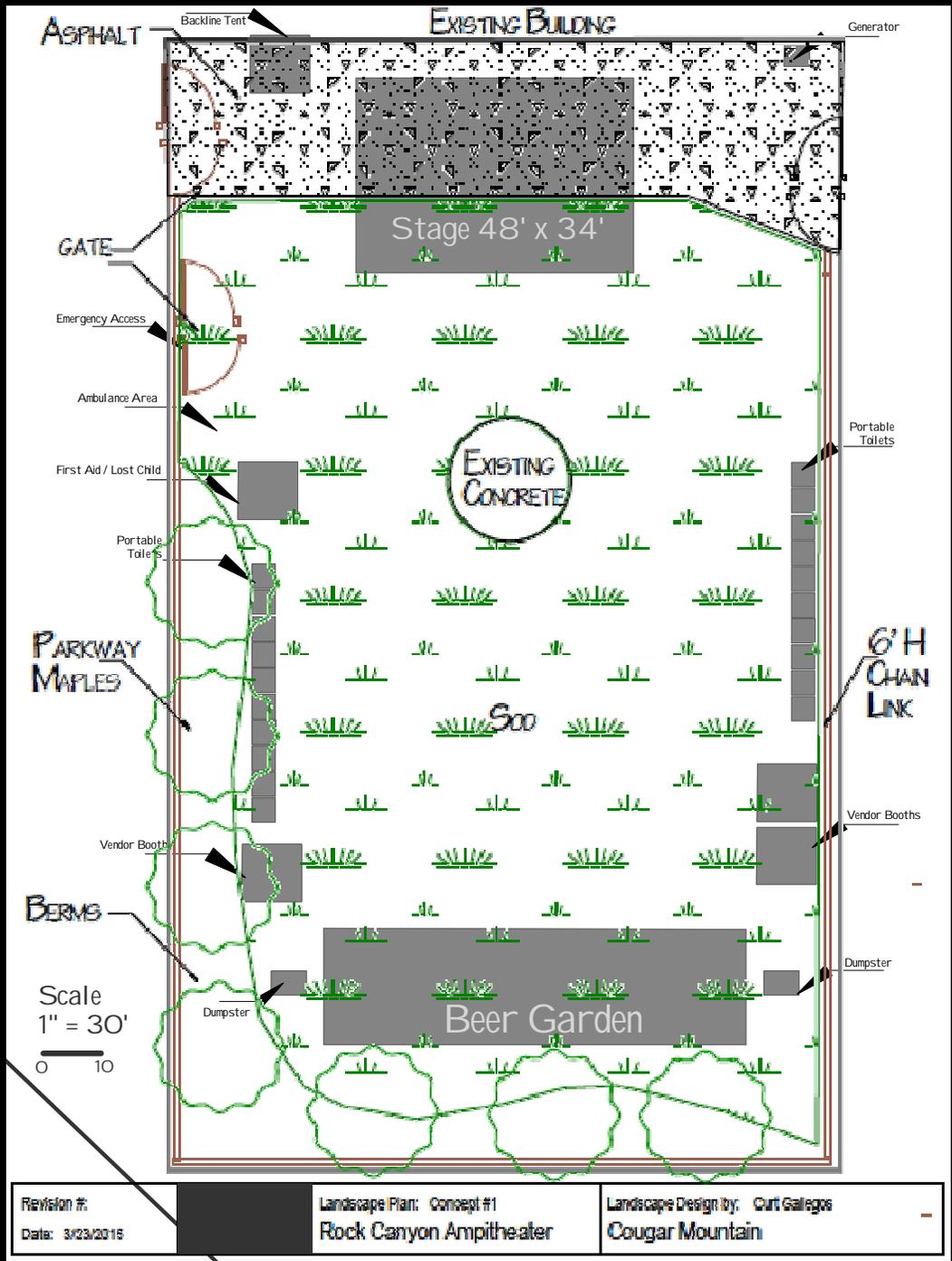
245 MINIDO

222 4TH AV

302 4TH AV

330 4TH AV





Minidoka Ave.

Idaho St S. 3rd



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 15 Name of Property Twin Falls Warehouse Historic District
County and State Twin Falls County, Idaho

25. Globe Seed and Feed warehouses *83-17937*
approx. 251-253 Fifth Avenue South
non-contributing
c. 1975

These warehouses consist of a two-story structure (253) clad with metal, corrugated siding. This building has a great deal of processing machinery on the roof. Next door at 251 is a one-story cinder block structure with a garage door that consumes almost the entire facade.

9-9-16: OBSTRUCTION TO VISION AT INTERSECTIONS, ALLEYS AND DRIVEWAYS:

No person shall plant, install, create, maintain or possess on public or private property an obstruction to the vision of a driver of a vehicle at an intersection, alley or driveway which constitutes a traffic hazard.

Prima facie evidence of an obstruction constituting a traffic hazard shall exist if any object, structure or thing, except buildings and residences which are otherwise in conformance with law, is allowed to exist which exceeds three feet (3') above the existing roadway center line elevation within the triangular area formed by the intersecting roadway edges and a straight line joining said roadway edges at points which are forty feet (40') distant from the point of an intersection measured along said street edges. At alley and street intersections, the dimensions shall be forty feet (40') along the street edge and fifteen feet (15') along the alleyway edge. At driveway and street intersections, the dimensions shall be one hundred feet (100') along the street edge and ten feet (10') along the driveway edge on the left side of the driveway as viewed when facing the property from the street, and the dimensions shall be one hundred twenty five feet (125') along the street edge and ten feet (10') along the driveway edge on the right side of the driveway as viewed when facing the property from the street. Trees and utility facilities are allowed in such triangular area provided that no tree limb or growth extending from said limb shall be maintained or allowed to exist nearer than eight feet (8') from the surface of the ground.

Any person convicted of violating this Section shall be guilty of a misdemeanor and shall be subject to a fine not exceeding three hundred dollars (\$300.00) or imprisonment for a period not exceeding sixty (60) days or by a combination of such fine and imprisonment. (Ord. 2544, 3-24-1997)



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: September 21, 2015, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: GemStone Development, LLC, Hailey Barnes, 135 5th Avenue South

Request

To consider appropriateness to construct a new building for an indoor climbing and fitness center to be located at 135 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

The 1949 Sanborn map indicates this location was part of the Twin Falls Feed and Ice Company. The lot is currently vacant. The lot located at 135 5th Avenue South is located within the boundary of the Warehouse Historic District.

Analysis:

The proposed location of the indoor climbing and fitness center is currently a vacant lot, located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

The applicants are asking for a Certificate of Appropriateness for the proposed building and exterior improvements for the indoor climbing and fitness center to be located at 135 5th Avenue South. The outside of the building will have weathered copper panels, corrugated metal siding, brick veneer, and stone veneer. The applicants were given a Warehouse Historic District Design Guidelines Book to use during their planning stages.

GemStone Development, LLC has included a sign on the south side of the proposed building. At this time I have no further information on the sign.

The applicant has been informed they will have to obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Regulatory Impact:

Approval of this request will allow the applicants to proceed with applying for appropriate zoning, sign and building permits to construct and operate the proposed indoor climbing and fitness center located at 135 5th Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary zoning, sign and building permits if appropriate.
2. Subject to the applicant obtaining a Certificate of Appropriateness for any significant changes and/or additions to the Historic Preservation Commission approved site plan and/or building elevations.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Proposed Building Elevations (4)
5. Site Plans (2)



RECEIVED

SEP 01 2015

CITY OF TWIN FALLS
BUILDING DEPT.

CITY OF TWIN FALLS
HISTORICAL PRESERVATION COMMISSION
P.O. Box 1907
324 Hansen Street E Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: 9-1-2015

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: GemStone Development, LLC
Mailing Address: 4449 N. 1325 E.
City: Buhl State: ID Zip: 83316
Phone: 208-420-9624 Cell Phone: _____ E-mail: hailey@finalcutsyntheticicturf.com
Applicant Signature: *Hailey J. Ben*

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):
135 5th Ave. S., Twin Falls, ID 83301
2. Existing Zoning District: O-T WHO
3. Project Land Area Size: 12,500 sf
4. Existing Building Size: 0
5. Proposed Building Alteration: Construct new building for indoor climbing & fitness
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

HEARING DATE: _____

“Gemstone Development LLC is requesting a Certificate of Appropriateness from the HPC because we are constructing a large indoor climbing and fitness facility on the empty lot located on the corner of Shoshone St. and 5th Ave. W. The facility will be located in the Old Town Warehouse District.

GemStone Climbing Center will be capable of offering indoor climbing, yoga, pilates, kids birthday parties, high school and adult climbing teams, after school programs, competitions, team building, group events, and many other social events.

The facility will have an outdoor common area where our clients can relax and vendors can set up for different activities being held at the gym. In the future, we plan to construct an outdoor climbing wall along the west side (facing 5th Ave. W.) in the common area. We will then be able to provide year round indoor and outdoor climbing for our members and the community.

The Hours of Operation are generally Sunday – Saturday 10 am – 10 pm with the majority of the business being conducted after 5 pm and on the weekends. Members of the gym may attend early morning yoga/pilates classes. Because of these hours, our business is not expected to have any negative impacts with the surrounding businesses that generally operate primarily during the week days from 8 am – 5 pm.”



446 SHOSHO

409 SHOSHO

161 4TH AV

122 4TH AV

156 4TH A

135 5TH AV

123 6TH AV

161 5TH AV

222 4TH AV

GEMSTONE CLIMBING & FITNESS CENTER



SOUTH ELEVATION

GEMSTONE CLIMBING & FITNESS CENTER



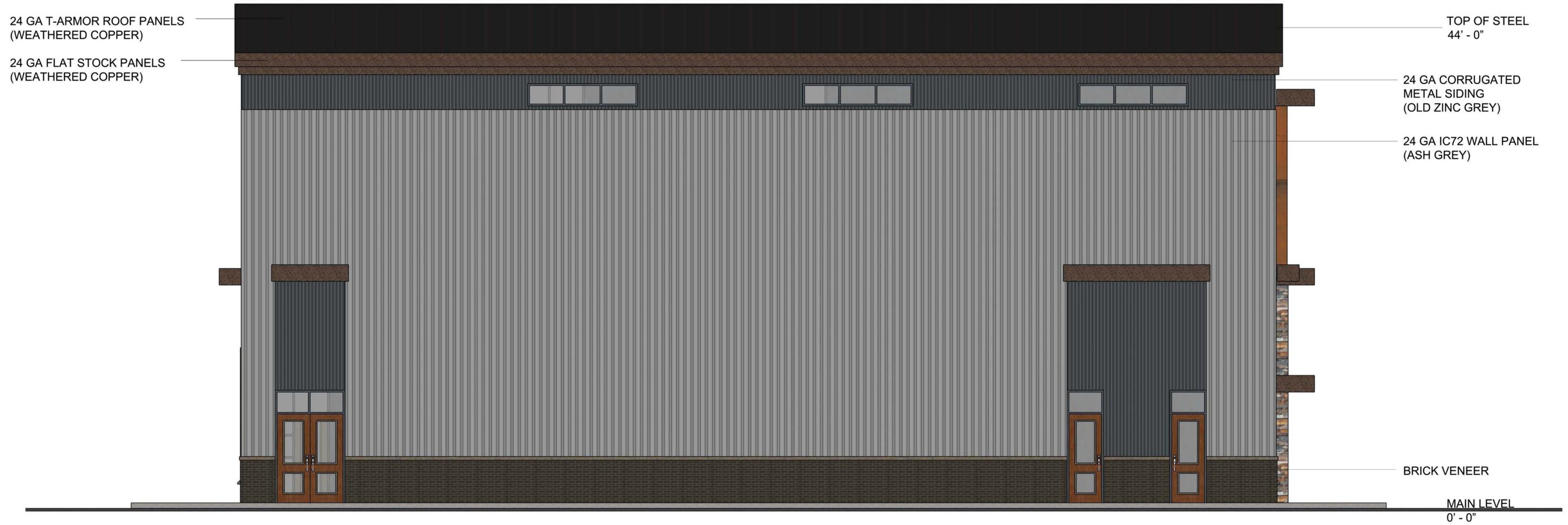
NORTH ELEVATION

GEMSTONE CLIMBING & FITNESS CENTER



EAST ELEVATION

GEMSTONE CLIMBING & FITNESS CENTER



WEST ELEVATION

