Planning & Zoning Department
Planning & Zoning Commission Meeting
January 8, 2019

Staff Report – Public Hearing #4

Conditional Use Permit for an Auto Repair Shop in a DV zoning district at 104 6th Ave. So. for Michael J. Wetzel DBA Alignment Specialists Northwest, LLC

Applicant: Michael Wetzel

Property Owner: J R Simplot Company

File No: CUP 126-18

Prepared by: Norman L. Holm
Date: December 28, 2018

Requested Action: Conditional Use Permit
Purpose: Vehicle Alignment and Suspension Repair Shop

GENERAL INFORMATION

Status of Applicant: Renter

Existing Zoning: DV (Downtown Village)

Address: 104 6th Ave. So. (Canyon County Parcel #R1334900000)

Legal Description: Lot 20, Block 25 Nampa Original Townsite, and a portion of the SW ¼ of Section 22, T3N, R2W, BM.

Proposed Use: Vehicle Alignment and Suspension Repair Shop

Size of Property: 50' x 140', .16 acre or 7,000 sq. ft
Surrounding Land Use and Zoning:
North- Industrial; DV
South- Used Car Sales; DV
East- Motel; DV
West- Used Car Sales; DB (Downtown Business)

Comprehensive Plan Designation: Downtown

Zoning and Planning History: This property has been utilized for a variety of Industrial/Commercial purposes over the years.

Applicable Regulations: Section 10-5-2 Schedule of District Land Use Controls requires a conditional use permit for Vehicle Alignment and Suspension Repair Shop use in the DV zone. Chapter 25 sets forth the criteria of approval. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood. Section 10-25-4 states the general criteria for approval of a conditional use permit.

SPECIAL INFORMATION

Public Utilities: City water, sewer, and irrigation mains exist in the alley to the southeast of the building to be occupied.

Public Services: All available. Items of special concern to the fire department prior to development will be emergency vehicle access and turnarounds, and water supply and fire hydrant placement. These issues would be addressed during the building occupancy and permitting process.

Transportation: The property has access available from 6th Ave. So.

Environmental: In my mind the location is ideal for the proposed

Correspondence: As of the date of this memo no area property owners, businesses, or residents have expressed any opposition to or support for the requested conditional use permit.

Physical Site Characteristics: Existing steel quonset building constructed many years ago. The use would be conducted in the existing building with no site or building changes proposed at this time, other than those as may be required to satisfy fire/building codes and engineering requirements.

Parking: Adequate off-street parking was previously provided on the property to satisfy code required parking spaces. Space for off-street parking exists between the two quonset buildings as well as north of the quonset not being utilized by the applicant. On street parking is also available along 6th Ave. No. and 1st St. No.

STAFF FINDINGS & DISCUSSION

As of this date of this report staff has not received any expressions of support for or opposition to the proposed vehicle alignment and suspension repair shop.
From a land use standpoint, the location is shown on the comprehensive plan for downtown land use and the requested vehicle alignment and suspension repair shop is an eligible conditional use in the DV zone. This type of business would fit in well with the surrounding area since neighboring properties are operating similar businesses.

With regards the conditional use permit, in my opinion use of the property for a vehicle alignment and suspension repair shop could be compatible with the surrounding commercial neighborhood if specific conditions are adhered to in the operation. In reference to the required findings the following are provided:

1) The location, size and design and operating characteristics of the proposed vehicle alignment and suspension repair shop will be compatible with and will not adversely affect the livability or appropriate development of the abutting properties and the surrounding neighborhood if the below conditions are adhered to in the use of the property.

2) The location, design, and site planning of the proposed vehicle alignment and suspension repair shop will be as attractive as the nature of the use and its location and setting warrants.

3) The proposed vehicle alignment and suspension repair shop will enhance the successful operation of the surrounding developing area in its basic community function and provide an essential service to the community or region.

SUGGESTED CONDITIONS OF APPROVAL

If the Commission determines to allow the vehicle alignment and suspension repair shop the following conditions are recommended:

1) All requirements of the Nampa Planning, Building, Engineering, and Fire Departments as well as state, or federal agencies regarding use of the property for a vehicle alignment and suspension repair shop shall be satisfied prior to occupancy.

2) At the time of permit application owner will pay the standard connection fees, if applicable.

3) Applicant will be required to do frontage improvements including but not limited to curb, gutter, and sidewalk.

4) The change of use may require approval and issuance of a building permit and compliance with applicable fire and building code requirements pertaining to a vehicle alignment and suspension repair shop.

5) The conditional use permit shall be issued only for a vehicle alignment and suspension repair shop. No outside impoundment of vehicles or salvage activities beyond those outlined in the definition of automobile repair in Section 10-1-2 will be allowed. All repairs shall be conducted in the building.

6) The outdoor parking and yard area adjacent the shop shall be maintained free of oil and debris and otherwise maintained in a neat and orderly manner. Any vehicle fluids shall be disposed of at an approved dump site and not on the property.

7) The property shall be continuously maintained in conformance with weed and nuisance ordinance provisions.
8) The conditional use permit is granted only to the property for the duration of the use and shall not be transferable to any other location.

9) Any other conditions recommended by the Commission following public hearing.

ATTACHMENTS

1) Application (Page 5)
2) Vicinity map (Page 6)
3) Parcel map (Page 7)
4) Aerial photo of lot and neighborhood (page 8)
5) Street view photo of property (Page 9)
6) Agency and other correspondence (Pages 10-12)
APPLICATION FOR CONDITIONAL USE PERMIT

PLANNING AND ZONING DEPARTMENT
411 3RD STREET S., NAMPA, IDAHO 83651
P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: $234.00 (1 acre or less) Nonrefundable Fee: $463.00 (more than 1 acre)

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<tr>
<th>Applicant Name</th>
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<tr>
<td>MICHAEL J. WETZEL</td>
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<td>ALIGNMENT SPECIALISTS NORTHWEST, LLC</td>
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<td><a href="mailto:jrsimplo@twinid.com">jrsimplo@twinid.com</a></td>
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Applicant's interest in property: ( ) Own ( ) Rent ( ) Other

ADDRESS OF SUBJECT PROPERTY: 104 E 6TH AVE.

Please provide the following REQUIRED DOCUMENTATION to complete the CUP

☑ A copy of one of the following: ☐ Warranty Deed ☐ Proof Of Option ☐ Earnest Money Agreement
☑ A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter.
☑ Signed & Notarized Affidavit of Legal Interest (attached). Form must be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
☑ Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

Project Description

☑ State (or attach a letter stating) the reason for the proposed Conditional Use Permit:

TO USE AS AN ALIGNMENT AND SUSPENSION REPAIR SHOP

Dated this 21 day of November, 2018

Michael J. Wetzel

Applicant Signature

NOTICE TO APPLICANT

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

OFFICE USE ONLY

FILE NUMBER: CUP - 126 - 2018 PROJECT NAME Auto Repair Shop

12/11/13 Revised
104 6th Ave S
Conditional Use Permit for a Vehicle Alignment/Suspension Repair Shop in a Downtown Villiage zoning district

CUP-00126-2018 12/14/2018

Visit Planning & Zoning at cityofnampa.us for more info.
Date: 12/20/18

Rev:

To: Planning and Zoning

Cc: Daniel Badger, P.E., City Engineer

Cc: Tom Points, P. E., Nampa City Public Works Director

Cc: 

From: Engineering Division

Subject: A vehicle alignment repair shop in a DV zone

Applicant: Michael J. Wetzel DBA Alignment Specialist Northwest LLC

Applicant Address: 10586 W Riley Ct Boise, ID 83709

Owner: JR Simplot Company

Owner Address: PO Box 27 Boise, Idaho 83707

Parcel Address: 104 6th Ave S

CUP-00126-2018 for the January 8, 2019 Planning & Zoning Meeting

Applicant’s request is to develop a vehicle alignment repair shop in a DV zone

➤ All City utilities are available to the site from the alley to the rear of the property.
➤ At time of permit application owner will pay the standard connection fees, if applicable.
➤ Applicant will be required to do frontage improvements including but not limited to curb, gutter, and sidewalk.

Regarding this project, the Engineering Division does not oppose the granting of this conditional use permit.
December 17, 2018

Shellie Lopez  
City of Nampa  
411 3rd Street South  
Nampa, Idaho 83651

VIA EMAIL

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<td>AUTO REPAIR SHOP</td>
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<td>Project Location</td>
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<td>Project Description</td>
<td>Allow for an Auto Repair Shop (Vehicle Alignment/ Suspension Repair Shop) in a DV (Downtown Village) zoning district</td>
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<td>Michael J. Wetzel, Alignment Specialists Northwest, LLC</td>
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The Idaho Transportation Department (ITD) reviewed the referenced conditional use permit application and has the following comments:

1. This project does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
4. ITD does not object to the establishment of an auto repair shop as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona  
Development Services  
Sarah.Arjona@itd.idaho.gov
December 18, 2018

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: CUP-00126-2018/ Auto Repair Shop; 104 6th Avenue South

Dear Norm,

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/ gnf

Cc: Office/ file