



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 23, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Todd Rambur; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Kelley, Bolton, Campbell, Detweiler, Rambur, Perez

Staff Present: Spendlove, Martoma, Zollinger, Vitek, Hammond, Ebersole

2) Consent Calendar

MOTION: Vice Chair Bolton moved to approve the Consent Calendar, as presented.

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- a) Approval of minutes from the following meeting: August 9, 2022

3) Items of Consideration

4) Public Hearings

- a) Request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)

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.

The property is zoned R-2 and is located within the Twin Falls Orchalara Subdivision. The home was constructed on this property in the last few years.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood." Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The distance from the front of the property towards Grandview, to the rear of the property towards the location of the proposed structure is such that it will require a fire turnaround.

Staff has reviewed the request and does not anticipate any negative impacts should the request be approved.

Upon conclusion, should the Commission approve this request as presented, then staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.

Applicant Presentation:

Michael Morales, applicant, presented the request to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North to build a shop for personal use.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there will be water to the facility.
- Mr. Morales stated this will be a dry shop only.

Public Hearing: Opened and closed without input

Discussions Followed:

- Vice Chair Bolton stated she is in favor of this request, as it is similar to other approved requests in the past. She stated it is harmonious with the neighborhood and in compliance.
- Chairman Kelley stated he is in favor of the request. This use fits in Town Neighborhood.
- Commissioner Perez stated it is a large building, but the lot size is large and there is a fire safety turnaround requirement.
- Commissioner Detweiler stated he is in favor of the request.

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to

construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales (PZ22-0123), as presented, with staff recommendations.

Commissioner Perez seconded the motion.

Unanimously Approved by a vote of 6 to 0.

5) Upcoming Meeting(s)

- a) Wednesday, September 7, 2022 Worksession - canceled
Tuesday, September 13, 2022
October Worksession will cover the zoning code rewrite updates.

6) Adjournment

The meeting adjourned at 06:17 PM

Kelli Ebersole

Kelli Ebersole, Technician