



## Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 10, 2018, 6:00 PM

203 Main Avenue East

Twin Falls, ID 83301

### Members -

**City Limits:** Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

**Area of Impact:** Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consideration of Amendments to Agenda
- 3) General Public Input
- 4) Consent Calendar
  - a) Approval of Minutes from the following meeting: 06-26-18  
Purpose: **ACTION ITEM**
  - b) Approval of Findings of Fact and Conclusions of Law: 06-26-18
    - Addison Springs Subdivision
    - River Ridge Estates No. 5
    - Cedarpark Subdivision No. 11Purpose: **ACTION ITEM**
- 5) Items of Consideration
- 6) Public Hearings
  - a) Request for **Special Use permit** to provide in home daycare service on property located at 315 Teton Street. c/o Gregg Jones (app. PZ18-0024)  
Purpose: **ACTION ITEM** By: Steve O'Connor, City Planner
  - b) Request for a **Special Use Permit** to construct a detached accessory building larger than 1500 sq. ft. on property located at 1971 Brook Stone Drive. c/o Max Smith (app. PZ18-0026)  
Purpose: **ACTION ITEM** By: Brock Cherry, City Planner
  - c) Request for a **Special Use Permit** to operate an ATM drive-through service on property located at the 102 2nd Avenue South. c/o Wells Fargo Bank (app. PZ18-0028) **Withdrawn By Applicant**
- 7) Upcoming Meeting(s)
  - a) July 24, 2018 Public Hearing
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (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 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, then commence with their comments. Following their statements, they shall write their name 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.**



## Twin Falls Planning & Zoning Commission Minutes

Tuesday, June 26, 2018, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### Members -

**City Limits:** Danielle Dawson, Vice-Chair; Craig Hawkins; Gerardo "Tato" Muñoz, Chairman; Ed Musser; Carolyn Bolton; Curtis Hansen; Craig Kelley

**Area of Impact:** Ryan Higley; David Detweiler

### 1) Confirmation of Quorum/Call Meeting to Order

Chairman Munoz called the meeting to order at 6:00 pm, read the public hearing procedures, confirmed a quorum and introduced staff.

**Members Present:** Dawson, Hawkins, Munoz, Hansen, Kelley

**Staff Present:** Cherry, O'Connor, Spendlove, Strickland, Vitek

### 2) Consideration of Amendments to Agenda

None

### 3) General Public Input

None

### 4) Consent Calendar

a) Approval of minutes from the following meeting: 06-12-18

b) Approval of findings of fact for the following meeting: 06-12-18

- Magic Valley Hospital (SUP)
- Epic Shine (SUP)
- Evans, Eric (SUP)
- Tommy's Car Wash (SUP)

#### **Motion:**

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

Commissioner Dawson seconded the motion.

**Unanimously Approved**

### 5) Items of Consideration

a) Request for the consideration of the **Preliminary Plat** for Addison Springs Subdivision, approximately 12.5(+/-) acres, to develop 5 lots located at the northeast corner of Addison Avenue East & Carriage Lane. c/o Scott Allen, JUB Engineers, Inc. (app. PZ18-0021)

**Applicant Presentation:**

Scott Allen, JUB Engineers, Inc. representing the applicant, stated this property came through for a ZDA application earlier this year. The preliminary plat is for 5 lots the north 7 acres will be used for townhomes 96 Units on one lot. the 4 lots to the south are commercial and held in trust until development. Phase 1 will be residential, Phase 2 will be commercial. There will be a 96 units, a club house with an on-site manager and approximately half of the units will have covered parking, This development will provide a good buffer between commercial and residential.

**Staff Presentation:**

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for Addison Springs Subdivision, approximately 12.5(+/-) acres, to develop 5 lots located at the northeast corner of Addison Avenue East & Carriage Lane.

**As per Twin Falls City Code 10-12-2.3:** The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel has been in agricultural use since at least 1950 and likely before then. Development has occurred around it and it was part of the Cedar Park PUD #210, recorded in April 2008. It was recently rezoned with the Addison Springs ZDA, which was recorded June 11<sup>th</sup> 2018.

This is a request for approval of the preliminary plat of the Addison Springs Subdivision, a proposed mixed use development at the NE corner of Carriage Ln and Addison Ave E. The preliminary plat proposes 5 lots, 4 commercial lots along Addison Ave. E., and 1 residential lot with a multi-family development consisting of 96 residential units.

This Plat complies with City Code in regards to development criteria for the C-1 and R-6 Zoning Districts and the applicable ZDA.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of Addison Springs Subdivision, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code

requirements and standards.

**PZ/Questions & Comments:**

- Commissioner Munoz asked about maintenance for the dog park. This facility will have its own maintenance for this area.
- Commissioner Hansen asked about parking requirements.
- Mr. Allen explained a code change that requires more parking based on the number of units has helped to address the parking concerns. This plan meets and exceeds the parking requirement.
- Commissioner Munoz asked about the parking islands.  
Mr. Allen explained the parking islands will be landscaped.

**Public Hearing: Opened**

Gary Nelson, explained he owns property to the east of this property and they have been working with this owner on things that will impact both properties like access into and out of the area. They are working together for solutions.

**Public Hearing: Closed**

**Discussions Followed: Without Concerns**

**Motion:**

Commissioner Dawson made a motion to approve the request, as presented. Commissioner Kelley seconded the motion. All members present voted in favor of the motion.

**Approved As Presented With The Following Conditions**

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
- b) Request for the consideration of the **Preliminary Plat** for River Ridge Estates Subdivision No. 5, approximately 6.08 (+/-) acres, to develop 19 lots and 2 tracts located at the southeast corner of Cheney Drive extended and Madrona Street. Norht c/o Tim Vawser, EHM Engineers, Inc. (app. PZ18-0022)

**Applicant Presentation:**

Tim Vawser, EHM Engineers, Inc. representing the applicant, stated this was a larger part of a previous plat from a different owner. The approval of that plat had expired, this will re-establish the preliminary plat, it will extend Cheney Dr to Madrona Street per the City Transportation Master Plan.

**Staff Presentation:**

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for River Ridge Estates Subdivision No. 5, approximately 6.94 (+/-) acres, to develop 19 lots and 2 tracts located at the southeast corner of Cheney Drive

extended and Madrona Street.North.

**As per Twin Falls City Code 10-12-2.3:** The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel is the last remaining portion for development for this area. The lots to the south were platted with River Ridge Nos. 3 & 4 in 2003 & 2008 respectively.

This property was part of the original Preliminary Plat for River Ridge. However, due to inactivity that original approval has expired and a new Preliminary Plat is required.

This is a request for approval of the preliminary plat of the River Ridge No. 5 Subdivision, a proposed single-family development located east of Madrona St. and south of Cheney Dr. The proposed development has 19 lots for single family development.

This Plat complies with City Code in regards to development criteria for the R-1 VAR Zoning District.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of River Ridge Estates No. 5, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

**PZ/Questions & Comments:**

- Commissioner Munoz asked about the Cheney Drive extension and the portion that will be built.
- Mr. Vawser explained that they will be building 1/2 of the road.
- Commissioner Munoz asked about driveway access onto Cheney Dr.
- Mr. Vawser explained each lot will have a turn around which is required by city code for

homes along a collector.

### **Public Hearing: Opened & Closed Without Input**

#### **Discussions Followed:**

- Commissioner Hansen asked about parking along the half road.
- P&Z Director Spendlove explained there will be two way traffic along this road and no parking along the road.
- Commissioner Munoz explained the turn around driveway meet code but it is still a concern.

#### **Motion:**

Commissioner Kelley made a motion to approve the request, as presented. Commissioner Hansen seconded the motion. All members present voted in favor of the motion.

#### **Approved As Presented With The Following Conditions**

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
- c) Request for the consideration of the **Preliminary Plat** for Cedarpark Subdivision No. 11, approximately 6.94 (+/-) acres, to develop 1 lot located along the 200 Block of Meadowview Lane North. c/o Dave Thibault, EHM Engineers, Inc. (app. PZ18-0030)

#### **Applicant Presentation:**

David Thibault, EHM Engineers, Inc. representing the applicant, explained the property consists of 6.94 (acres) the plat is proposed to be a single lot designed for multi-family units. They will also be constructing their half of Meadowview Lane North and building it to city standards. Their property will be served by City water and sewer, there is an internal storm drainage and retention facilities planned within the development. The property is zoned correctly for the permitted use and meets the criteria for preliminary plat approval.

#### **Staff Presentation:**

City Planner O'Connor reviewed the request on the overhead and stated this is a request for the consideration of the **Preliminary Plat** for Cedarpark Subdivision No. 11, approximately 3.51 (+/-) acres, to develop 1 lot located along the 200 Block of Meadowview Lane North.. c/o Dave Thibault, EHM Engineers, Inc. (app. PZ18-0030)

**As per Twin Falls City Code 10-12-2.3:** The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. If tabled, approval or denial shall occur at the regular meeting following the meeting at which the plat is first considered by the Commission. The action and the reasons for such action shall be stated in writing by the Administrator and forwarded to the applicant. The administrator shall also

forward a statement of the action taken and the reasons for such action together with a copy of the approved preliminary plat to the Council for its information and record.

This parcel has been in agricultural use since at least 1950 and likely before then. Development has in vicinity of it and it is part of the Cedar Park PUD #210, recorded in April 2008.

This is a request for approval of the preliminary plat of the Cedar Park No. 11 Subdivision, a proposed multifamily development at the NW corner of Addison Ave E and future Meadowview Ln. The preliminary plat proposes 1 lot with 112 residential units.

This Plat complies with City Code in regards to development criteria for the C-1 Zoning District and the applicable PUD.

Approval of a preliminary plat does not constitute a commitment by the City to provide water or waste water services. The plat indicates that each lot will be connected to City of Twin Falls water and sewer systems. A guarantee of services comes when the City Engineer signs a will-serve letter after final and construction plans are reviewed

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. Only after a final plat has been approved by the City Council and construction plans approved, may the plat be recorded and lots sold for development.

Should the Commission approve the preliminary plat of Cedarpark Subdivision No. 11, as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

**PZ/Questions & Comments:**

- Commissioner Munoz asked about a park located close to this development.
- City Planner O'Connor explained a parks-in-lieu has been accepted for this development, the most accessible park is Thompson Park.
- Commissioner Munoz asked about pedestrian crossing.
- City Planner O'Connor explained there is a pedestrian crossing located at the intersection signal located at Carriage Lane and Addison Avenue.
- Commissioner Munoz asked about the size of the units and parking
- City Planner explained it appears the units will be 4-plex.
- Commissioner Munoz asked about parking requirements.
- City Planner explained parking is based on the number of bedrooms.
- Commissioner Kelley asked about connections from Addison Avenue East to Meadowview Lane North.
- Assistant City Engineer Vitek explained staff recommended that a half road connection be constructed from Addison Avenue East to Whispering Pine Road.
- Commission Hansen clarified this would allow for two access points.

- Assistant City Engineer Vitek explained that is correct, he also clarified that roadway would only be constructed to the south of the applicants property until development of the adjacent property occurs, at that point the curb, gutter and sidewalk would be installed along this portion of the Meadowview Lane.
- Commissioner Munoz asked about the width of their portion of the road.
- Assistant City Engineer Vitek stated required width for their half of the road is 24'.
- Commissioner Hansen asked about sidewalks around the subdivision.
- Assistant City Engineer Vitek explained there will be sidewalks within the subdivision.
- Commissioner Hansen asked if there will be covered parking.
- Mr. Thibault stated there will not be covered parking, there will be sidewalks along the front of the units with parking in front.
- Commissioner Munoz asked if fire has had a chance to review the plat.
- Mr. Thibault explained the Fire Department is included in the review of the plat.
- Commissioner Hawkins asked about drainage.
- Mr. Thibault explained the low lying sides of the property is northwesterly and the plat has been designed to meet city standards to address drainage and storm water retention, it will also collect a portion of the Meadowview Lane drainage at this location within an easement for maintenance purposes.

### **Public Hearing: Opened & Closed without Input**

### **Discussions Followed:**

- Commissioner Hawkins stated he does not have any concerns.
- Commissioner Munoz explained the biggest issue right now is that the parcel is landlocked.
- Commissioner Hansen is glad to see that there will be a connection from Addison to Whispering Pine Drive to provide additional access to the development.
- Commissioner Dawson thinks that it will be a good buffer to the north if commercial develops along the frontage of Addison Avenue East.
- P&Z Director Spendlove recommended that a condition that requires Meadowview Lane to be constructed from Addison Avenue East to Whispering Pine.

### **Motion:**

Commissioner Dawson made a motion to approve the request, as presented with an additional condition that Meadowview Lane, from Addison Avenue East to Whispering Pine Drive, be constructed prior to occupancy of any building within the development. Meadowview Lane south of the project may be limited to twenty four (24) feet wide, until adjacent development occurs. Design of the roadway to be determined by City Engineer. Commissioner Kelley seconded the motion. Commissioners Dawson, Hawkins, Hansen and Kelley voted to approve the motion. Commissioner Munoz voted against the motion.

### **Motion to Amend Conditions Passed**

### **Motion:**

Commissioner Kelley made a motion to approve the request as presented with the amended conditions. Commissioner Dawson seconded the motion. All members voted in favor of the

motion.

**Approved, As Presented, With The Following Amended Conditions**

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.
2. Subject to Meadowview Lane, from Addison Avenue East to Whispering Pine Drive, be constructed prior to occupancy of any building within the development. Meadowview Lane south of the project may be limited to twenty four (24) feet wide, until adjacent development occurs. Design of the roadway to be determined by City Engineer.

**6) Public Hearings**

- a) Request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South. c/o Community Council of Idaho, Terrance A Blom (app. PZ 18-0018)

**Applicant Presentation:**

Terrance Blom, the applicant, explained the only modification to the original presentation was for sidewalks. They have provided a site plan with the sidewalks for the Commission to review.

**Staff Presentation:**

P&Z Director Spendlove reviewed the request on the overhead and stated that this is a request for a **Zoning District Change and Zoning Map Amendment** from R-4 to R-4 NCO ZDA for property located at 1122 Washington Street South.

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20<sup>th</sup> century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

This is a request to rezone, with a Zoning Development Agreement, the El Milagro Housing Project from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. The current facilities are aging and the Community Council of Idaho (CCI) wishes to redevelop the property to better serve it's residents and the surrounding community as a whole.

The ZDA proposes a low impact commercial element to this project, with the addition of the NCO zone allowing non-profits and other service to be onsite to assist residents and other community members as well as make a private school a permitted use and building a new

“Head Start” facility.

The residential development will be updated 4-plexes with garages. CCI also wishes to preserve several older residential buildings to memorialize the history of the site as a migrant camp.

The proposed development is similar to the currently developed density and is complementary to the surrounding neighborhoods.

All access to this property will be from the adjoining Washington Street South arterial Roadway. No vehicle access is shown to any of the surrounding neighborhoods.

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.

**PZ/Questions & Comments:**

- Commissioner Hansen asked about the setback of the buildings along Washington Street South and is it enough for future widening of the road.
- P&Z Director Spendlove explained that Washington Street South has a centerline setback requirement to ensure buildings are not constructed too close to the right-of-way.
- Commissioner Munoz asked about the intent of the commercial area.
- Mr. Blom explained the commercial area is to provide an area where they can consolidate their services to one location. They have also been working on partnerships with other non-profit organizations that may also be interested in providing services to this area of town.
- Commissioner Munoz asked about average age of the buildings that are there currently.
- Mr. Blom explained they were built in approximately 1942.
- Commissioner Kelley asked about the historic buildings.
- Mr. Blom explained there are two buildings on the property that are original. One is a shower unit and the other is barracks style dormitory that has never been changed. They were also buildings used during the Japanese Internment so they have been in contact with individuals in Minidoka to determine if the buildings can be preserved or if there it can be designated as a memorial or museum.

**Public Hearing: Opened & Closed Without Input  
Discussions Followed:**

- Commissioner Hansen explained as an entry way to the city from the airport he thinks this will be a beautiful project.
- Commissioner Munoz explained that he agrees and it is way overdue.

**Motion:**

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

Hansen seconded the motion. All members present voted in favor of the motion.

**7) Upcoming Meeting(s)**

- a) July 10, 2018 Public Hearing
- July 11, 2018 Work Session at 12:00 pm **(2nd Wednesday) Cancelled**

**8) Adjournment**

Chairman Munoz adjourned the meeting at 7:07 pm.

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Lisa A. Strickland, Administrative Assistant



**Date:** Tuesday, July 10, 2018  
**To:** Planning and Zoning Commission  
**From:** Steve O'Connor, City Planner

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## **ACTION ITEM**

### **Request:**

Request for **Special Use permit** to provide in home daycare service on property located at 315 Teton Street. c/o Gregg Jones (app. PZ18-0024)

### **Time Estimate:**

Approximately 10 min total between Applicant & Staff

### **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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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:**

### **Regulatory Impact:**

N/A

### **History:**

There is no pertinent zoning history on this property.

### **Analysis:**

This is a request to establish an in home day-care service for up to 12 children on site. The R-2 requires a Special Use Permit for in-home daycare. The applicant states in the narrative that an employee would be hired if required by the state to meet care giver to child ratios.

### **Conclusion:**

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

1. Subject to site plan amendments as required by City Code Standards

**Attachments:**

1. PZ18-0024 Staff Report
2. 1 - Vicinity
3. 2 - Narrative
4. 3 - Photos



## Comprehensive Staff Report

To: Planning & Zoning Commission  
 Presenter: Steve O'Connor – City Planner  
 Editor: Jonathan Spendlove - Director  
 Authored by: Steve O'Connor  
 Request: Request for Special Use permit to provide in home daycare service on property located at 315 Teton Street.  
 Gregg Jones c/o Charlotte Jones  
 Application: PZ18-0024

**Public Hearing: Tuesday, July 10th, 2018**

### Analysis

This is a request to establish an in home day-care service for up to 12 children on site. The R-2 requires a Special Use Permit for in-home daycare. The applicant states in the narrative that an employee would be hired if required by the state to meet care giver to child ratios.

### 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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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.

### History

There is no pertinent zoning history on this property.

### Applicable Regulations or Codes

Per City Code 10-4-4, an SUP is required for an in home daycare.

Per city Code 10-11-1 thru 8, required improvements include access, drainage and storm water. Required improvements will and all applicable code requirements are enforced at the time of building permit submittal.

### Comprehensive Plan Compliance

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.

### Possible Impacts

The applicant states that children playing in the back yard will create a noise impact. However, it is not anticipated to be too detrimental to surrounding properties. An increase in traffic might become a perceivable impact on surrounding properties as children are dropped off and picked up.

### Conclusion

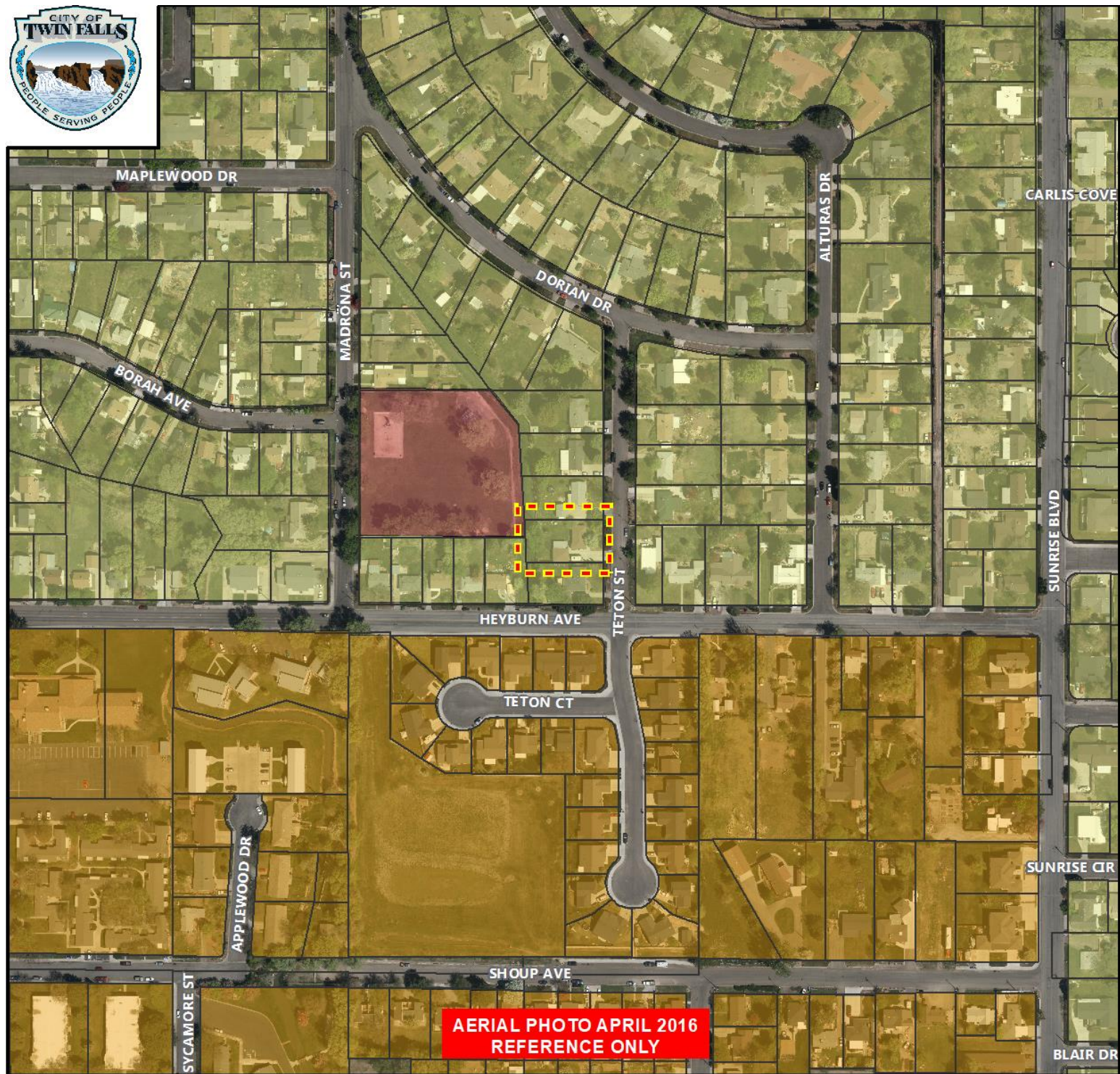
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards

### Attachments

1. Vicinity Map
2. Narrative
3. Photos

**Public Hearing: Tuesday, July 10th, 2018**



## Vicinity Map

|  |     |
|--|-----|
|  | C-1 |
|  | OS  |
|  | R-2 |
|  | R-4 |

### Current Zoning & Land Use:

R-2

### Comprehensive Plan:

Town Neighborhood

### Adjacent Zoning & Land Uses:

#### North:

R-2; Residential

#### South:

R-2 Residential

#### East:

Teton St ;R-2; Residential

#### West:

R-2 & OS; Residential & Park



C

#4 2 - The Reason for the request is to have my in home daycare Change occupants from 5 to allowing me to have 12.

B - I Hours of operation

5:30 am to 9:00 pm

Monday - Friday

II - Traffic Anticipated -

Not much more than now  
Cars pull into my Driveway  
and drop off kids.

III - Number of Employees

my Self unless I  
get over points allowed  
by state than 1 employee

An evaluation of the effects on adjoining property including the effects of such elements.

I. Noise - Kids playing in backyard

II. Glare - NA

III. Odor - NA

IV. Fumes and Vibration - NA

V. A discussion of the general Compatibility with adjacent + other properties - NA



Frontage to Teton St.





**Date:** Tuesday, July 10, 2018  
**To:** Planning and Zoning Commission  
**From:** Brock Cherry, Planner, City Planner

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## **ACTION ITEM**

### **Request:**

Request for a **Special Use Permit** to construct a detached accessory building larger than 1500 sq. ft. on property located at 1971 Brook Stone Drive. c/o Max Smith (app. PZ18-0026)

### **Time Estimate:**

5 min staff presentation, up to 10 min for the applicant's remarks.

### **Background:**

NA

### **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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. 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:**

### **Regulatory Impact:**

NA

### **History:**

Building Records indicate this residence was built in 2011, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

### **Analysis:**

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 1971 Brook Stone Drive. The SUI Zone requires an SUP for all detached accessory buildings exceeding 1,500 sq. ft. The applicant has stated the structure will be utilized for personal use only including storage of recreational equipment of other garage type items.

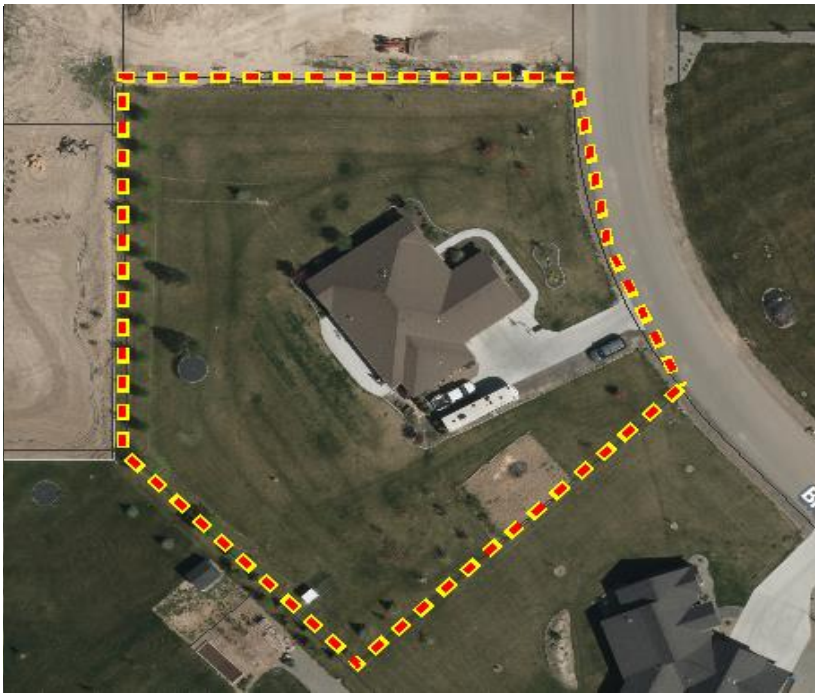
### **Conclusion:**

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

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

**Attachments:**

1. PZ-18-0026-SUP Staff Report
2. 1 - Narrative
3. 2 - Vicinity Map
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Pictures



## Comprehensive Staff Report



**To:** Planning & Zoning Commission

**Presenter:** Brock Cherry, City Planner

**Editor:** Administrator

**Authored by:** Brock Cherry, City Planner

**Request:** A **Special Use Permit** to construct a Detached Accessory Garage exceeding 1,500 sq. ft. (approx. 2400sq. ft.) located at 1971 Brook Stone Drive.

**Application No. :** PZ18-0026

**Public Hearing: June 12th, 2018**

### Analysis

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 1971 Brook Stone Drive. The SUI Zone requires an SUP for all detached accessory buildings exceeding 1,500 sq. ft. The applicant has stated the structure will be utilized for personal use only including storage of recreational equipment of other garage type items.

### 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. The Administrator If conditions are placed on the permit, shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if 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.

### History

Building Records indicate this residence was built in 2011, and has remained unchanged since that time. Prior to the residence being built the land was vacant/undeveloped.

### Applicable Regulations or Codes

**Per City Code 10-4-2**, an SUP is required for any detached accessory buildings exceeding 1,500 sq. ft.

### Comprehensive Plan Compliance

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

### Possible Impacts

Staff nor the Applicant anticipate an increase of detrimental impacts from this request on the surrounding properties.

### Conclusion

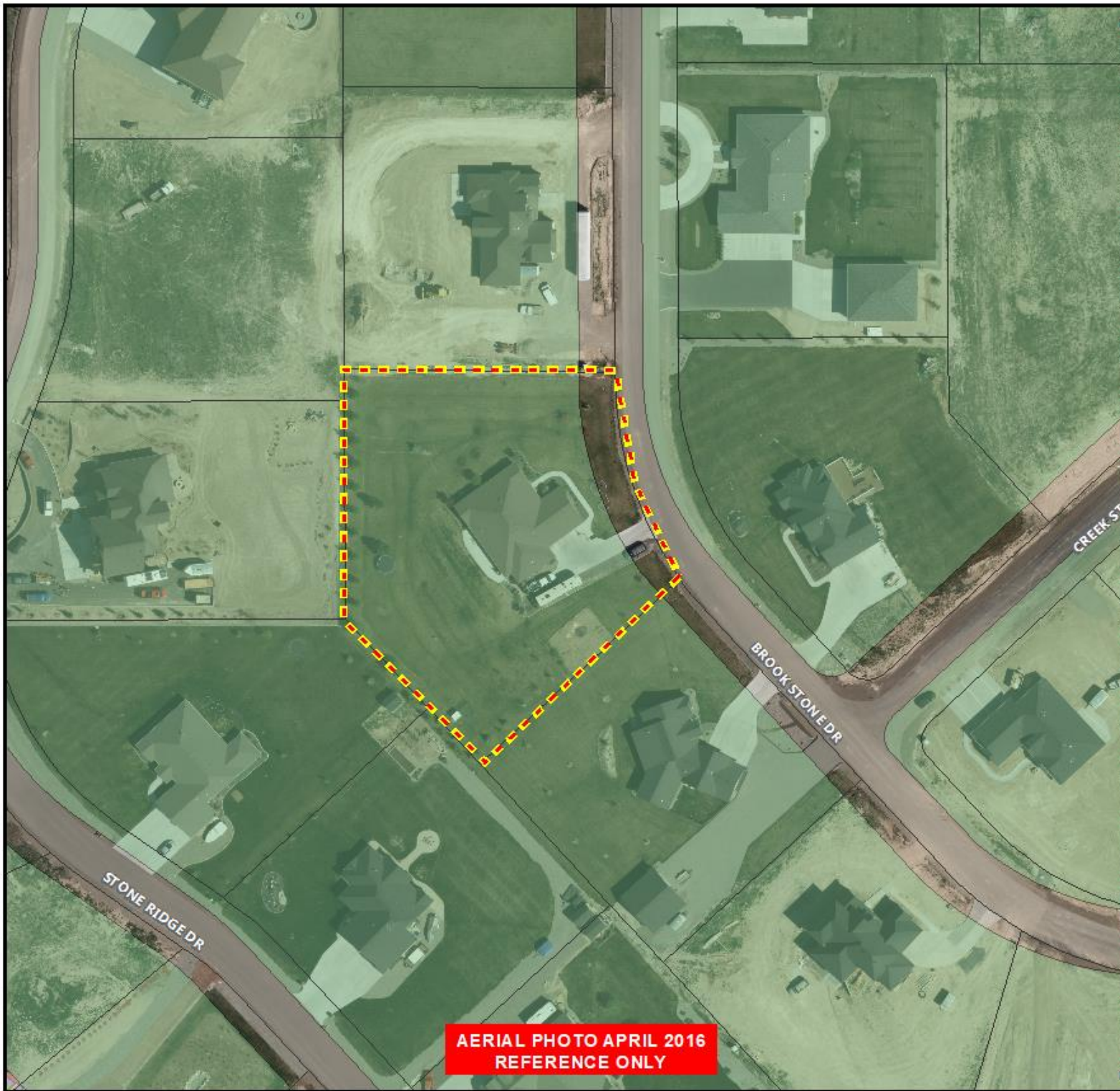
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. Subject to personal use only – no commercial activity.

### Attachments

1. Narrative
2. Vicinity Map
3. Site Plan
4. Elevations
5. Photos

**Public Hearing: June 12th, 2018**



## Vicinity Map

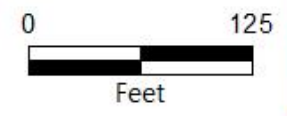
-  CRO
-  OS
-  SUI

### Surrounding Zoning & Land Use

North:  
SUI; Rural Residential  
South:  
SUI; Rural Residential  
East:  
SUI; Rural Residential  
West:  
SUI; Rural Residential

### Future Land Use Designation

Rural Residential



AERIAL PHOTO APRIL 2016  
REFERENCE ONLY

5/15/18

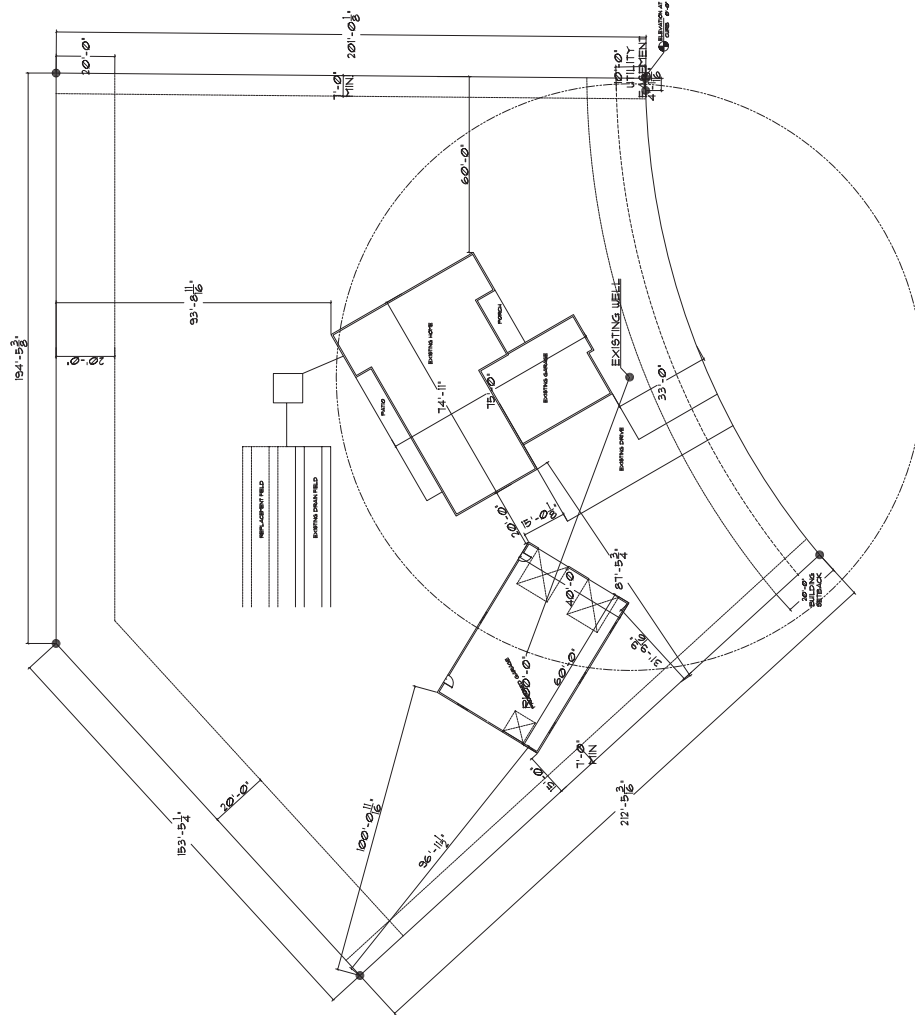
Requesting Special Use Permit

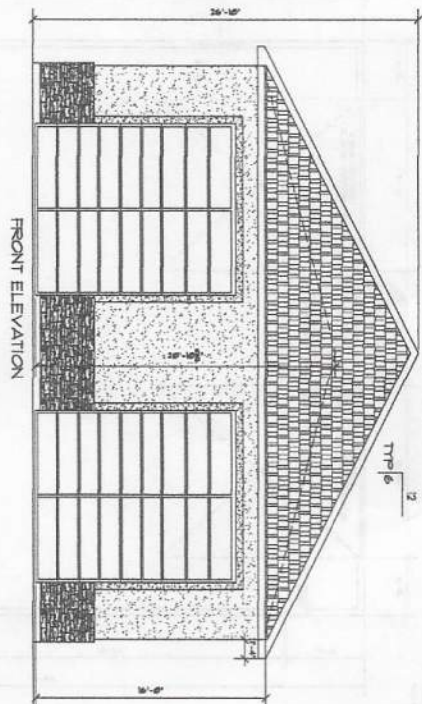
Requesting to build an oversize garage on the residential property of Max Smith at 1971 Brookstone Dr. Twin Falls, ID. To be used for parking recreational equipment and used for storage shed. Total garage will be 2400 sq. feet.

Builder: Shane Memmott

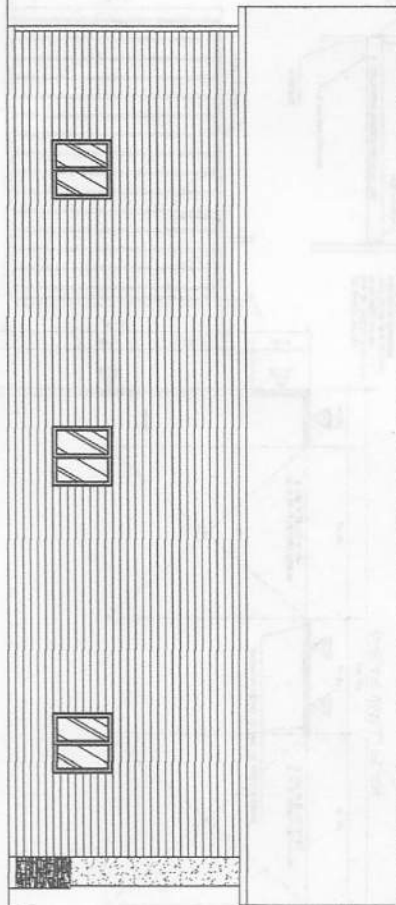
Owner: Max Smith

A handwritten signature in blue ink, appearing to read "Shane Memmott", with a long horizontal flourish extending to the right.

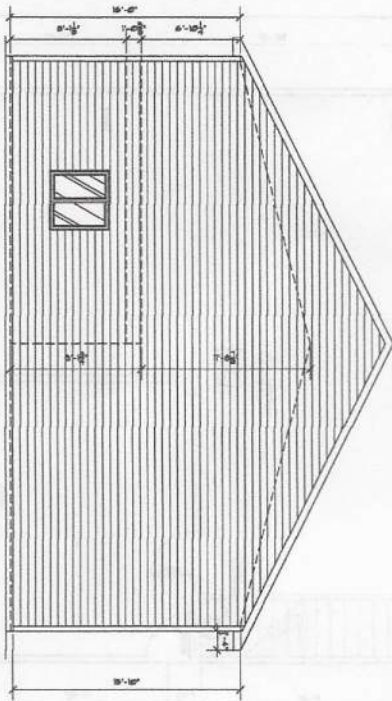




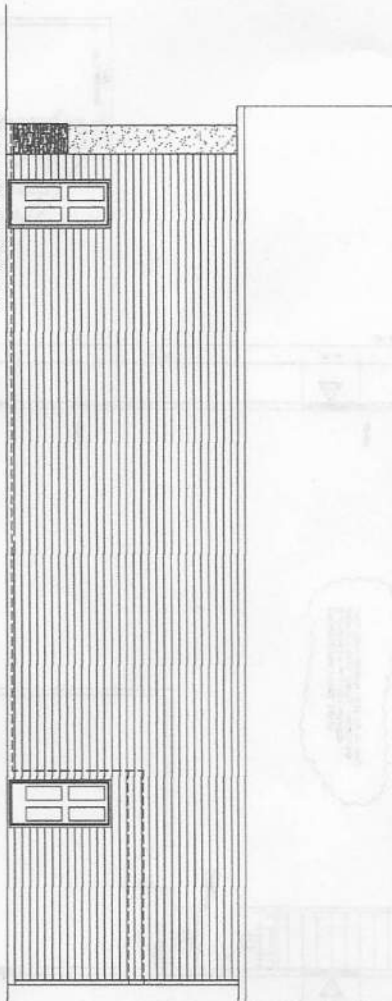
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

|                         |                                                                                                                      |                                      |  |                                                          |
|-------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------|--|----------------------------------------------------------|
|                         | <b>RYAN</b><br>STEEL DRAFTING<br>CUSTOM DESIGN YOUR DREAM HOME<br>PH: 308-375-6600<br>Email: ryan@steel-drafting.com | CONTRACTOR:<br>HOME OWNER: MAX SMITH |  | SCALE: 1/4" = 1'-0"<br>DATE: 1/16/19<br>CITY: TWIN FALLS |
|                         |                                                                                                                      | SUBDIVISION: STONE RIDGE             |  |                                                          |
|                         |                                                                                                                      | ADDRESS: 1811 BROOKSTONE DR.         |  |                                                          |
|                         |                                                                                                                      | CITY: TWIN FALLS                     |  |                                                          |
| SHEET TITLE: ELEVATIONS |                                                                                                                      |                                      |  |                                                          |

