



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 24, 2018, 6:00 PM

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: 07-10-18
Purpose: **ACTION ITEM**
 - b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-10-18
 - Jones, Charlotte (SUP)
 - Smith, Max (SUP)Purpose: **ACTION ITEM**
- 5) Items of Consideration
- 6) Public Hearings
 - a) Request for a **Special Use Permit** to construct a detached accessory building greater than 1500 sq. ft. for property located at 1152 South View Drive. c/o Mike Bishcoff on behalf of Brian Davis (app. PZ18-0035)
Purpose: **ACTION ITEM** By: Brock Cherry, City Planner
 - b) Request for a **Special Use Permit** to operate a drive-thru window on property located at 163 Cheney Drive. c/o Gerald Martens on behalf of Reeds Dairy (PZ18-0036)
Purpose: **ACTION ITEM** By: Brock Cherry, City Planner
- 7) Upcoming Meeting(s)
 - a) August 1, 2018 Work Session
August 14, 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, 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

Chairman Munoz called the meeting to order at 6:00 pm. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum and introduced city staff.

Members Present: Higley, Hansen, Bolton, Munoz, Musser, Kelley, Detweiler, Hawkins

Staff Present: Cherry, Nope, Spendlove, Vitek, Williamson

2) Consideration of Amendments to Agenda

None

3) General Public Input

None

4) Consent Calendar

a) Approval of Minutes from the following meeting: 06-26-18

b) Approval of Findings of Fact and Conclusions of Law: 06-26-18

- Addison Springs Subdivision
- River Ridge Estates No. 5
- Cedarpark Subdivision No. 11

Motion:

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

Commissioner Hansen seconded the motion.

Unanimously Approved

5) Items of Consideration

None

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)

Applicant Presentation:

Charlotte Jones, the applicant explained that she already runs an in-home daycare for 5 children, the reason she is here this evening is to request a Special Use Permit so that she can provide daycare services for up to 12 children.

Staff Presentation:

PZ Director Spenlove reviewed the request on the overhead and stated request for **Special Use permit** to provide in home daycare service on property located at 315 Teton Street. 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.

There is no pertinent zoning history on this property. 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. 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

PZ/Questions & Comments:

- Commissioner Bolton asked if the site plan amendments would be required because of the state or building permit.
- PZ Director Spendlove explained that the condition is there in case there are requirements made such as an ADA ramp, this conditions allows the applicant to move forward without having to come back to this body to approve the changes that are required for the daycare to operate.
- Commissioner Munoz asked if the back yard is fenced.
- PZ Director Spendlove confirmed with the applicant that it is fully fenced.

Public Hearing: Opened & Closed Without Comments

Discussions Followed: Without Concerns

Motion:

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

Approved, As Presented. With the Following Conditions

1. Subject to site plan amendments as required by City Code standards.
-
- 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)

Applicant Presentation:

Max Smith, the applicant explained that he is requesting to build a 40 x 60 detached accessory building that will match the house, he needs a place to park his RV and his kids toys so that he can get into his garage again.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a 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. 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.

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.

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.

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.

***City Planner Cherry read into record a letter from a citizen that has been filed with the applicants request.**

PZ/Questions & Comments:

- Commissioner Bolton asked about the height of the building, the lot that the citizen was referring to in the letter and how common these types of building are for the area.
- City Planner Cherry explained that the building will only be one story, the lot that the citizen owns and is referring to has not been built upon and that these types of structures are very common for the properties this size and live out in the county area with larger lots and it this lot is approximately 1.3 acres.
- Commissioner Musser asked if there is any record of the citizen filing a complaint about the previous accessory building he referred to in his letter.
- PZ Director Spendlove explained there is not record on file of the citizen filing a complaint.
- Commissioner Munoz clarified with the applicant that there will not be any commercial activity conducted, and asked if there will be any residential dwelling in the building.
- Mr. Smith explained there will not be any commercial activity it will be for personal storage only and no residential dwellings.
- Commissioner Detweiler asked about a bathroom in the building.
- Mr. Smith explained there will be a faucet on the outside of the building but no bathroom. He also pointed out that along the western property line he has trees that are approximately 25-30 feet tall, during the summer the building will be difficult to see and in the winter when the leaves have fallen it will be more visible however, he does not feel it will create a huge impact to his neighbors.

Public Hearing: Opened & Closed Without Concerns

Discussion Followed: Without Concerns

Motion:

Commissioner Higley made a motion to approve the request, as presented, with staff recommendations. Commissioner Musser seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Conditions

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

- 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 THE APPLICANT

7) Upcoming Meeting(s)

a) July 24, 2018 Public Hearing

PZ Director Spendlove explained that a schedule for submitting an applications and completion dates for getting the item scheduled has been implemented. An explanation of this process has been posted on the website and letters have been sent out to local architects, builders and engineers to apprise them of the new procedure.

The next few agendas have a two-three items scheduled however in the future if there comes a time for limiting the number of items on the agenda staff does have the ability to do so. At this time staff has not seen the need to implement this step and feels that a more consistent schedule for application submittal will most likely reduce the need to limit the number of items scheduled on an agenda through providing systematic deadline requirements.

8) Adjournment

Chairman Munoz adjourned the meeting at 6:35 pm.

Lisa A Strickland

Lisa A. Strickland, Administrative Assistant



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ18-0024

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on July 10, 2018 to Gregg & Charlotte Jones whose address is 315 Teton Street Twin Falls, ID 83301 for the purpose of providing in home daycare service on property located at 315 Teton Street and legally identified with the following Parcel ID: RPT12610000020A

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No. PZ18-0024

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

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

ADMINISTRATIVE SIGNATURE

DATE

This 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.

Please contact the Building Department at 735-7238 for further information.



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Gregg & Charlotte Jones</u>	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on July 10, 2018 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of providing in home daycare service on property located at 315 Teton Street, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of providing in home daycare service on property located at 315 Teton Street
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: June 21, 2018
3. The property in question is zoned R-2 pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Town Neighborhood in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; and to the west, Residential.
5. Relevant criteria and standards for consideration of this application are set forth in Title 10 of the Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of providing in home daycare service on property located at 315 Teton Street is consistent with the purpose of the R-2 Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the R-2 Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of providing in home daycare service on property located at 315 Teton Street should be granted, subject to all applicable requirements of the Zoning Ordinance,

Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of providing in home daycare service on property located at 315 Teton Street is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

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

APPLICATION # PZ18-0024
SUP# PZ18-0024



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ18-0026

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on July 10, 2018 to Max Smith whose address is 1971 Brook Stone Drive Twin Falls, ID 83301 for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive and legally identified with the following Parcel ID: RPO82810020180A

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No. PZ18-0026

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

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING
COMMISSION

DATE

ADMINISTRATIVE SIGNATURE

DATE

This 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.

Please contact the Building Department at 735-7238 for further information.



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:	)	
	)	
<u>Special Use Permit</u> , Application,	)	FINDINGS OF FACT,
	)	
<u>Max Smith</u>	)	CONCLUSIONS OF LAW,
Applicant(s)	)	
	)	AND DECISION

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on July 10, 2018 for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: June 21, 2018
3. The property in question is zoned SUI pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as Rural Residential in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, Residential; to the south, Residential; to the east, Residential; and to the west, Residential.
5. Relevant criteria and standards for consideration of this application are set forth in Title 10 of the Twin Falls City Code.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive is consistent with the purpose of the SUI Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.

2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.

3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2

4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.

5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.

6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.

7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the SUI Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive should be granted, subject to all applicable

requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of constructing a detached accessory building exceeding 1500 sq. ft. on property located at 1971 Brook Stone Drive is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

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

APPLICATION # PZ18-0026
SUP# PZ18-0026



Date: Tuesday, July 24, 2018
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a **Special Use Permit** to construct a detached accessory building greater than 1500 sq. ft. for property locate at 1152 South View Drive. c/o Mike Bishcoff on behalf of Brian Davis (app. PZ18-0035)

Time Estimate:

5 - 10 minutes

Background:

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 1990, 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 1152 South View 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 storage and personal shop space.

The Twin Falls Highway District approves this application with the condition that the existing approached be

utilized.

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.
3. Existing approaches will be utilized and no new approaches will be created.

Attachments:

1. PZ-18-0035-SUP Staff Report
2. 1 - Narrative
3. 3 - Site Plan
4. 4 - Elevations
5. 5 - Photos



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 Structure exceeding 1,500 sq. ft. (approx. 2560sq. ft.) located at 1152 South View
 Application: PZ18-0035

Public Hearing: July 24th, 2018

Analysis

This is a request to construct a detached accessory structure exceeding 1,500 sq. ft. on property located at 1152 South View 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 storage and personal shop space.

The Twin Falls Highway District approves this application with the condition that the existing approached be utilized.

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

Building Records indicate this residence was built in 1990, 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 "Agriculture". 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.
3. Existing approaches will be utilized and no new approaches will be created.

Attachments

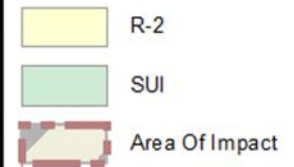
1. Narrative
2. Vicinity Map
3. Site Plan
4. Elevations
5. Photos

Public Hearing: July 24th, 2018



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Vicinity Map



Current Zoning & Land Use

SUI-Residential

Comprehensive Plan

Agriculture

Surrounding Zoning & Land Use

North

SUI –Residential

South

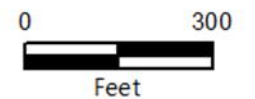
SUI –Residential

West

SUI –Residential

East

SUI –Residential



JUNE 12, 2018

To Whom it May Be Concerned

We are requesting a variance for the property owned By Brian Davis, located at 1152 Southview Lane in Twin Falls.

The total size of the buildings are 2,560 ft². These buildings are to be used for storage and personal shop space.

Thank You

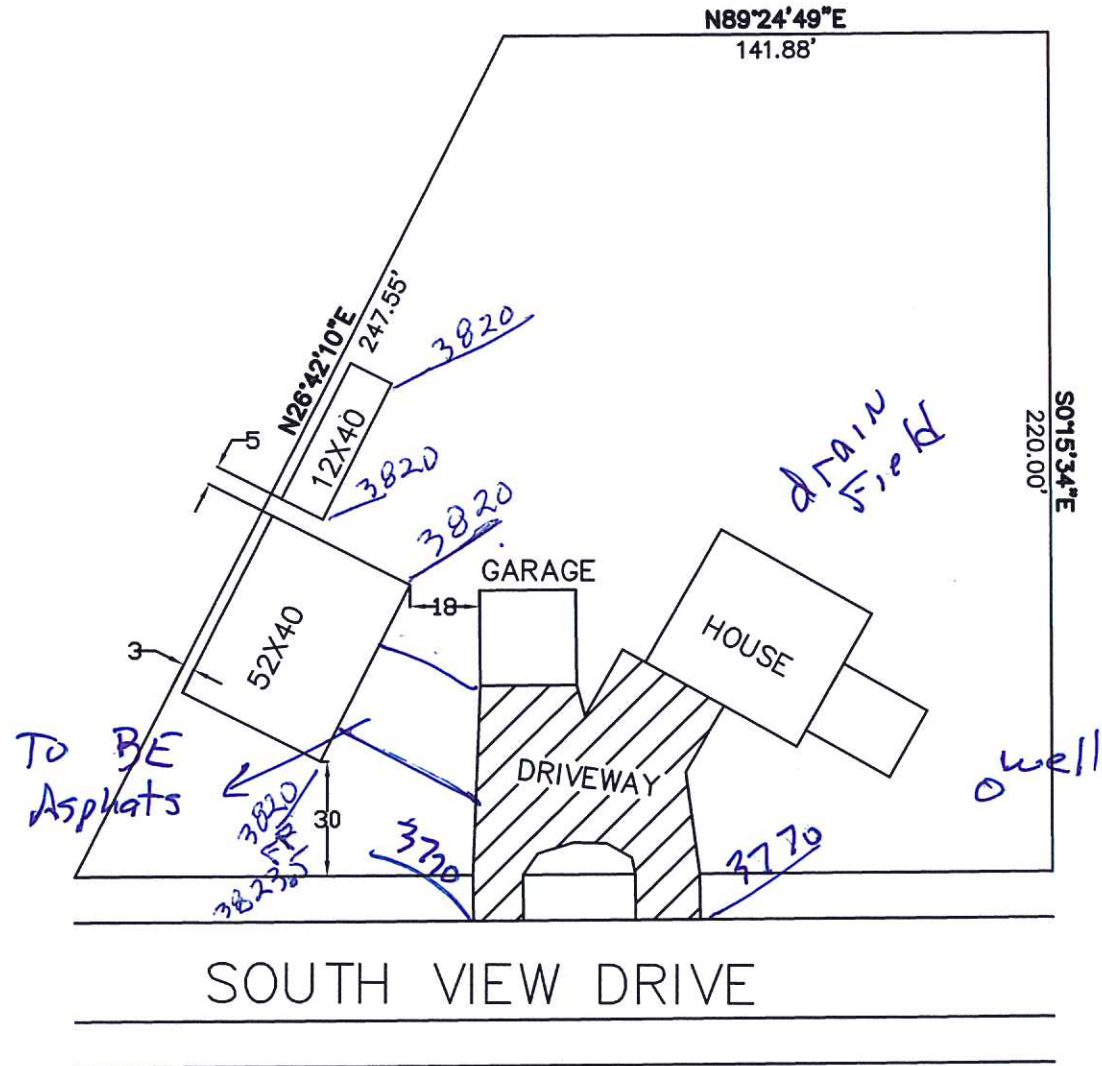
Mike Bockert

SITE PLAN

1152 SOUTH VIEW DRIVE
TWIN FALLS, IDAHO
BRYAN DAVIS



0 25 50 100
1"=50' scale







Front Facade of Existing Home



Rear/Side Yard



Date: Tuesday, July 24, 2018
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a **Special Use Permit** to operate a drive-thru window on property located at 163 Cheney Drive. c/o Gerald Martens on behalf of Reeds Dairy (PZ18-0036)

Time Estimate:

5 - 10 Minutes

Background:

NA

Approval Process:

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 2003, 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 drive-through at 163 Cheney Drive W. The subject property is located in the C-1 Zone within the C-1 PUD lots in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services. The proposed drive-through will be used to facilitate the delivery of food to customers.

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. PZ-18-0036-SUP Staff Report
2. 1 - Narrative

3. 3 - Site Plan
4. 4 - Elevations
5. 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 drive-through located at 163 Cheney Drive W.

Application No. : PZ18-0036

Public Hearing: July 24th, 2018

Analysis

This is a request to construct a drive-through at 163 Cheney Drive W. The subject property is located in the C-1 Zone within the C-1 PUD lots in the River Hawk Commercial PUD. The C-1 Zone requires a special use permit (SUP) for drive-through services. The proposed drive-through will be used to facilitate the delivery of food to customers.

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 the land is vacant/undeveloped.

Applicable Regulations or Codes

Per the River Hawk Commercial PUD, The uses within the C-1 PUD lot shall be limited to those allowed in the C-1 zone.

Per City Code 10-4-8.2, A SUP is required for any facility with drive-through service within the C-1 Zone.

Per City Code 10-10-10, An restaurant with a drive-through shall provide five (5) stacking spaces from first window, order board, or other stopping point. An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility.

Comprehensive Plan Compliance

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

Possible Impacts

The proposed SUP will produce additional traffic and noise. However, due to the subject property being located on a collector roadway, staff anticipates that any additional traffic flow will be accommodated. Impactful noise caused by the drive-through is anticipated to be minimal being that the surrounding uses are commercial in nature and produce similar volumes of noise.

Thus, Staff nor the Applicant anticipate any significant increase of detrimental impacts from this request on the surrounding properties.

Conclusion

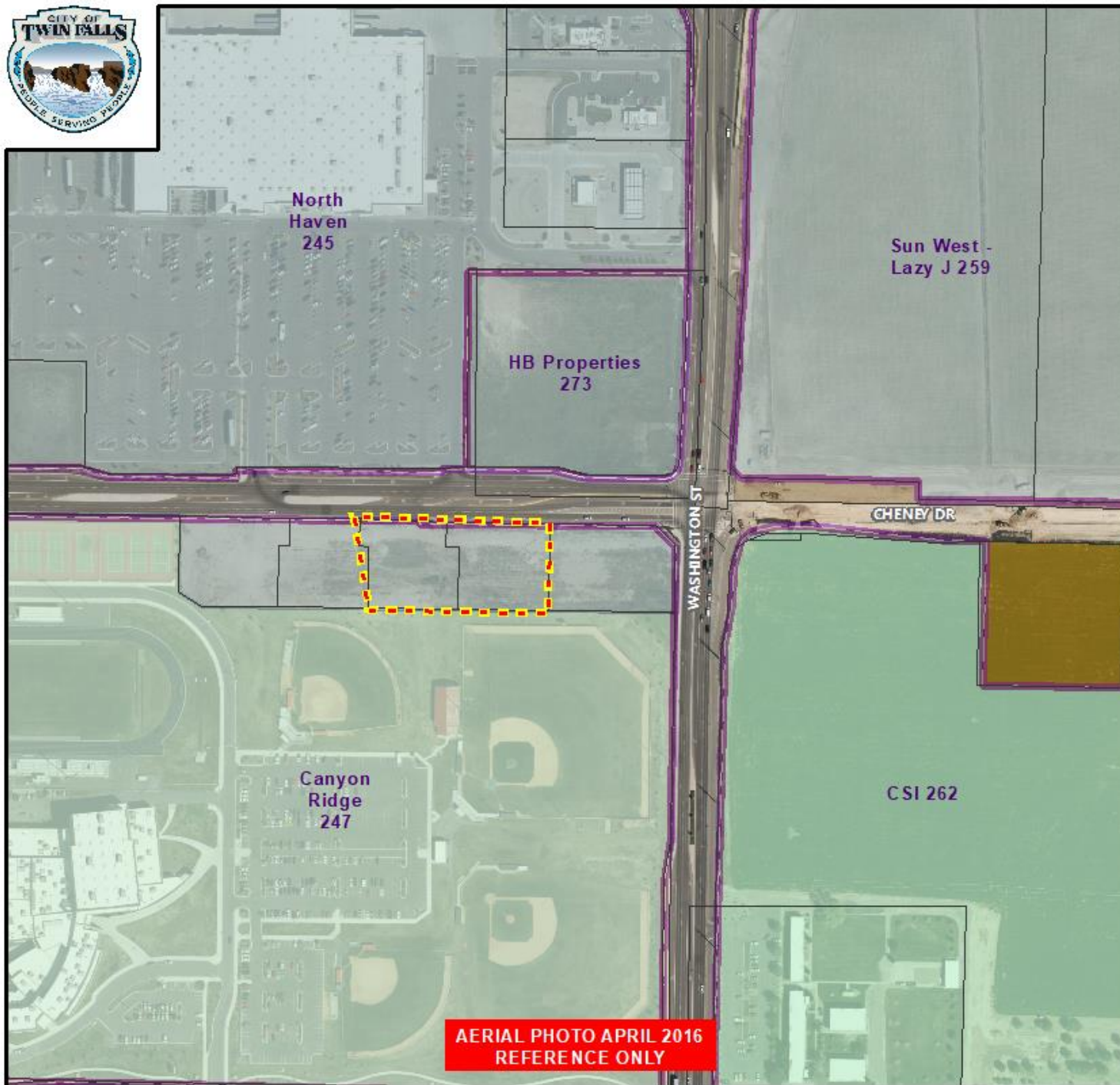
If the Commission approves this request as presented, then staff recommends the following conditions.

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

Attachments

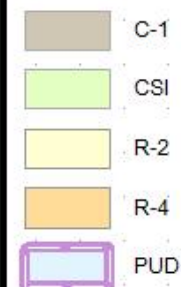
1. Narrative
2. Vicinity Map
3. Site Plan
4. Elevations
5. Photos

Public Hearing: July 24th, 2018



AERIAL PHOTO APRIL 2016
REFERENCE ONLY

Vicinity Map



Surrounding Zoning & Land Use

North:

C-1 PUD; Commercial

South:

R-2 PUD; School

West

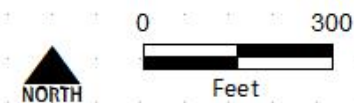
C-1 PUD; Vacant

East

C-1 PUD; Commercial

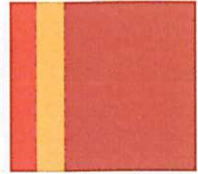
Future Land Use

Neighborhood Commercial



Gerald Martens, P.E.

621 N. College Road, Ste 100, Twin Falls, ID 83301
208.420.2461 cell • 208.734.6049 fax • gmartens@ehminc.com



Reason For Request

The reason for the request is to provide a drive-thru window for Reeds Dairy for sale of dairy products.

The facility will be operational from 8:00 am to 10:pm seven days a week. Reduced hours of operation may exist during non-summer months.

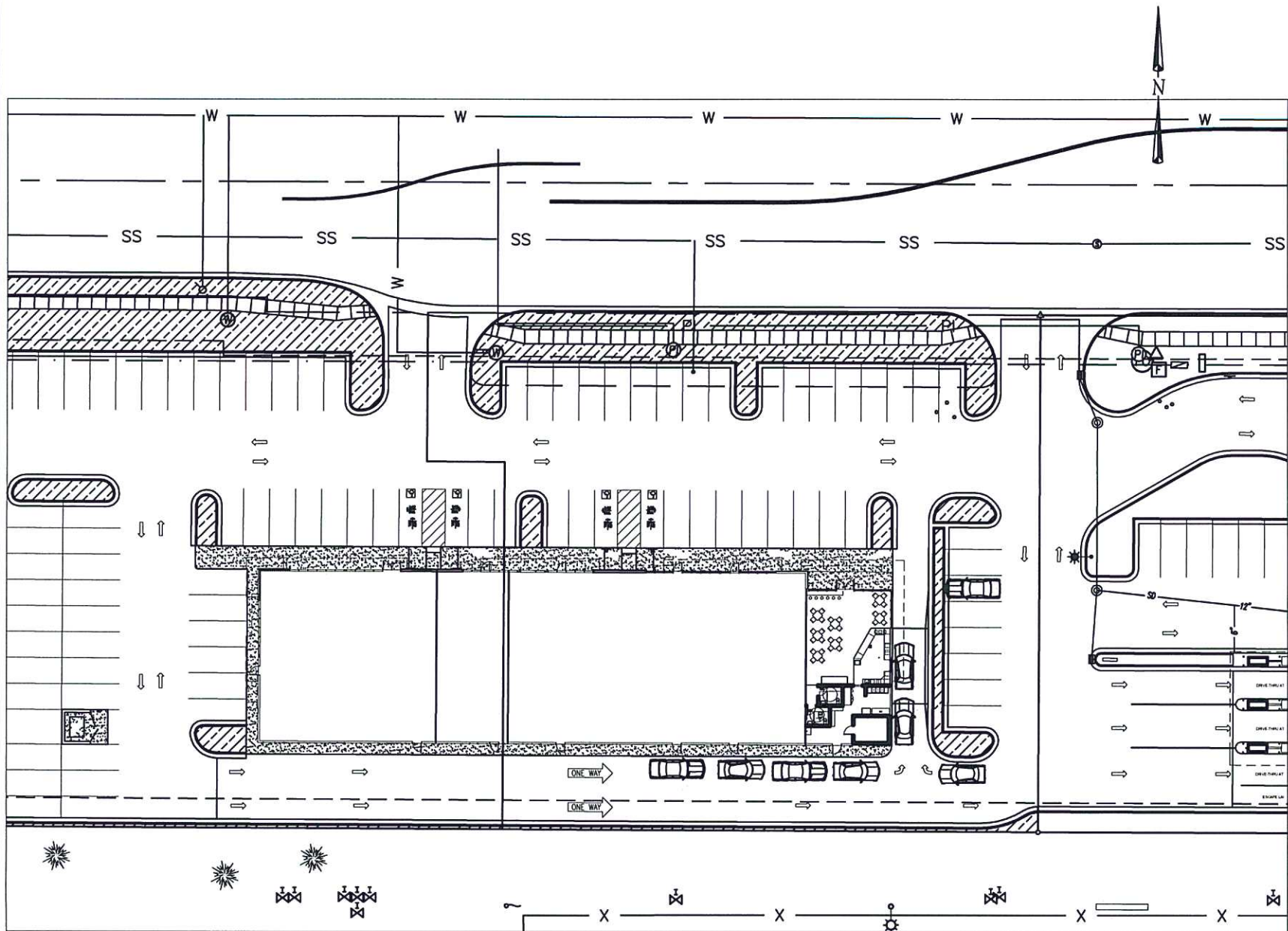
Traffic will be similar to any commercial project providing drive thru service to customers. The proposed plans provide for vehicle que for 7 vehicles. All que areas will not interfere with traffic for other traffic in the adjacent commercial areas.

Reeds Dairy will have a maximum of 3-4 employees on duty when open for sales.

The proposed drive thru facility will create no additional noise, glare, odor, fumes, or vibrations other than a similar facility without a drive thru but will reduce congestion in the facility parking area.

The use of a drive thru for food service is very common in the neighboring commercial properties.





SITE EXHIBIT
RIVERHAWK COMMERCIAL
TWIN FALLS, IDAHO

APPROVED

DESIGN G. MARTENS

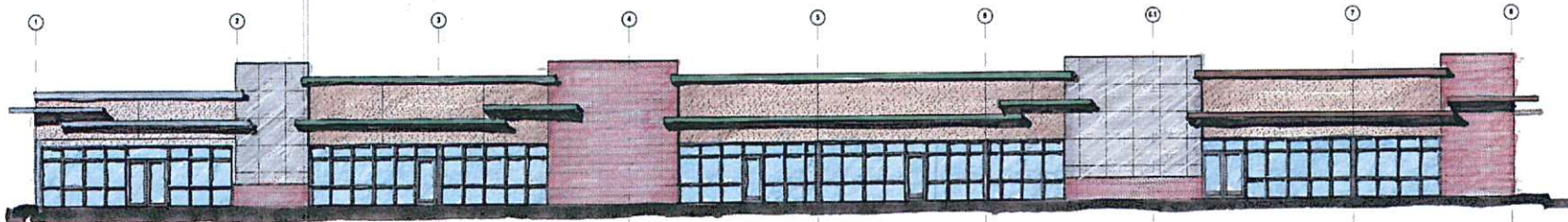
DRAWN C. STOCKTON

DATE JUNE 2018

SCALE AS SHOWN

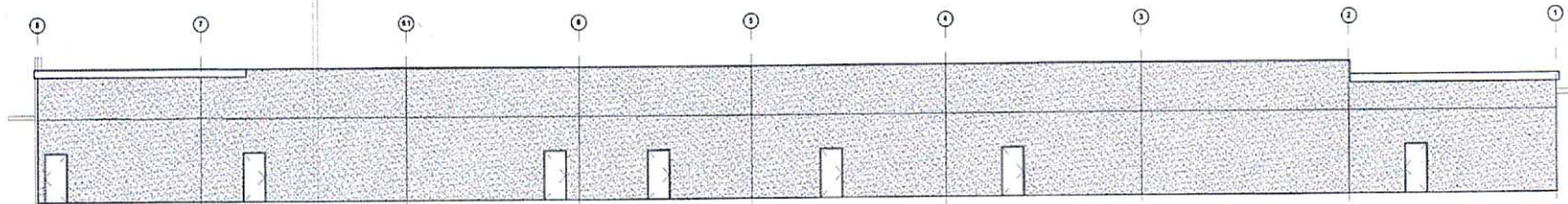
DWG. NO. 112-18

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL
CONDITIONS AND DIMENSIONS AT
THE JOB SITE AND NOTIFY THE
ENGINEER OF ANY DIMENSIONAL
ERRORS, OMISSIONS, OR DIS-
CREPANCIES BEFORE BEGINNING
OR FABRICATING ANY WORK.



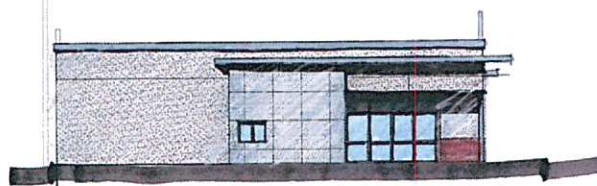
NORTH ELEVATION

SCALE 1/8" = 1'-0"



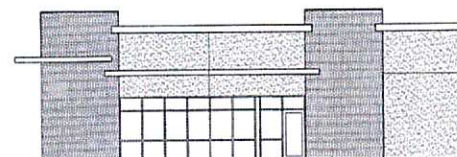
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

INSIGHT architects p.a.
Russ Phillips + Dana Kaufman
2238 Broadway Avenue Boise, Idaho 83705 208.338.0080

VERTICAL SCALES
0' 1' 2' 3' 4' 5' 6' 7' 8' 9' 10'

CONSULTANT STAMP

ARCHITECT STAMP

RIVERHAWK
XXX
XXX

REVISIONS
NO. REMARKS

CHECKED: DK
DATE: APR 13, 2018
DRAWN: GEO
JOB NO.

SHEET NUMBER
A3



Front Facade of
Multi-Tenant Building