



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 Spenlove 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 Spenlove 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.
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- 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