



Twin Falls Planning & Zoning Commission Minutes

Tuesday, July 24, 2018, 6:00 PM
203 Main Ave E
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

Member Musser called the meeting to order, reviewed the meeting procedures and introduced staff.

Members Present: Hansen, Musser, Detweiler, Hawkins, Bolton (via phone)

Staff present: Cherry, 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: 07-10-18

b) Approval of Findings of Fact and Conclusions of Law for the following meeting: 07-10-18

- Jones, Charlotte (SUP)
- Smith, Max (SUP)

Motion:

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

Commissioner Hawkins seconded the motion.

Unanimously Approved

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)

Applicant Presentation:

Mike Bischoff, representing the applicant, explained this is a request for a special use permit that is for a 1500 sq. ft. detached accessory building that will be used for private storage.

Staff Presentation:

City Planner Cherry, reviewed the request and stated this is 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. 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. 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.

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 approach be utilized.

Should the Commission approve 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.

PZ/Questions & Comments:

- Commissioner Bolton asked if the exterior will match the existing home and if it will be used for anything other than storage and if there will be plumbing.
- Mr. Bischoff explained it will blend in with the existing home and only be used for storage with no plans to install plumbing.

Public Hearing: Opened & Closed Without Concerns

Discussions Followed: Without Concerns

Motion:

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

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.

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

- 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)

Applicant Presentation:

Gerald Martens, representing the applicant, explained this is a request for a drive thru in conjunction with the creamery. The location of the drive thru will be around the east side of the building so that they can sell ice cream products.

P&Z Comments/Questions:

- Commissioner Hansen asked if the building was under construction.
- Mr. Martens explained this building is being constructed under a shell building, this will be a tenant for one of the spaces within this building.
- Commissioner Detweiler asked about a fence between the school and the business.

Staff Presentation:

City Planner Cherry reviewed the request on the overhead and stated this is a request for a **Special Use Permit** to operate a drive-thru window on property located at 163 Cheney Drive.

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 2003, 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 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.

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.

Public Hearing: Opened & Closed Without Concerns

Discussions Followed: Without Concerns

Motion:

Commissioner Hansen made a motion to approve the request, as presented with staff recommendations. Commissioner Detweiler 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.

7) Upcoming Meeting(s)

- a) August 1, 2018 Work Session
August 14, 2018 Public Hearing

8) Adjournment

Commissioner Musser adjourned the meeting.

Lisa A. Strickland, Administrative Assistant