



Twin Falls Planning & Zoning Commission Agenda

Tuesday, February 12, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members -

City Limits: Danielle Titus, 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) Consent Calendar
None
- 3) Items of Consideration
None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3273 Longbow Drive. (PZ18-0114).
By: Brock Cherry, City Planner
- 5) Upcoming Meeting(s)
 - a) Tuesday, February 26, 2019 at 6:00 pm
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (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.



Date: Tuesday, February 12, 2019
To: Planning and Zoning Commission
From: Brock Cherry, Planner, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3273 Longbow Drive. (PZ18-0114).

Time Estimate:

Five (5) minutes for staff and applicant presentation; Five (5) minutes for Commission questions, deliberation, and decision.

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. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

N/A

Regulatory Impact:

NA

History:

The applicant recently received a building permit to construct the primary residence as shown on the submitted site plan. Per Twin Falls County records, and historic aerial photography, the land was vacant/undeveloped and utilized as an extended yard of the neighboring property.

Analysis:

This is a request to construct a detached accessory building larger than 1000 sq. ft. (approx. 1900 sq. ft.) on property located at 3267 Longbow Drive. The subject property is located within the R-1 VAR

(Residential Single Household) Zoning District.

The applicant has stated the proposed accessory building will be used for the storage of utility trailers and recreational equipment. The site plan and elevations submitted indicate that the accessory building will have three garage bays and be designed with a mix of materials.

Conclusion:

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

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.
2. Subject to personal use only – no commercial activity.

Attachments:

1. PZ18-0114 Staff Report
2. 1 - Vicinity Map
3. 2 - Narrative
4. 3 - Site Plan
5. 4 - Elevations
6. 5 - Accessory Building Floor Plan
7. 6 - Photos



Comprehensive Staff Report

To: Planning & Zoning Commission
 Presenter: Brock Cherry, City Planner
 Request: A **Special Use Permit** to construct a detached accessory building larger than 1000 sq. ft. on property located at 3267 Longbow Drive.
 Application: PZ18-0114
 Applicant & Representative:
 New Generation Homes LLC
 PO Box 5605
 Twin Falls, ID 83303
 208-420-9557
 nghomesidaho@gmail.com

Public Hearing: February 12th 2019

Analysis

This is a request to construct a detached accessory building larger than 1000 sq. ft. (approx. 1900 sq. ft.) on property located at 3267 Longbow Drive. The subject property is located within the R-1 VAR (Residential Single Household) Zoning District.

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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

The primary residence on the subject property is currently under construction. Per Twin Falls County records, prior to construction of the primary residence the land was vacant/undeveloped.

Applicable Regulations or Codes

Per City Code 10-4-3.2(B), an SUP is required for any detached accessory buildings exceeding 1,000 sq. ft. within the R-1 VAR Zone.

Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". Therefore, staff has determined this request is in compliance with the 2016 comprehensive plan.

Potential Impacts

The applicant and staff do not anticipate an increase of detrimental impacts from this request on the surrounding properties.

Conclusion

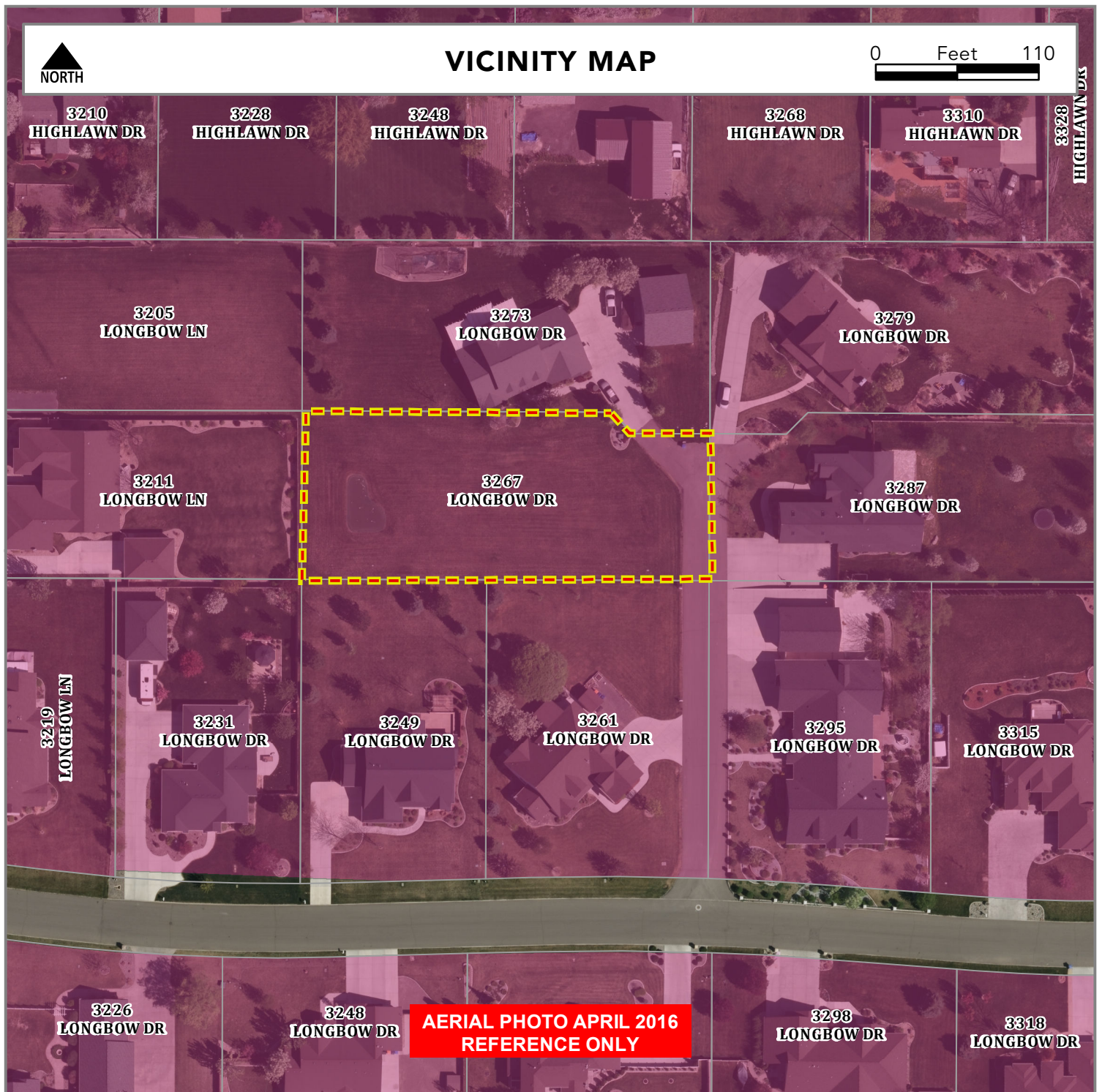
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Attachments

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2. Narrative
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4. Elevations
5. Accessory Building Floor Plan
6. Photos

Public Hearing: February 12th 2019



R-1 VAR

Current Zoning: R-1 VAR
Comprehensive Plan: Town
Neighborhood

Existing Land Use: Residential

Surrounding Zoning Designations & Land Use(s)

North: R-1 VAR, Residential

East: R-1 VAR, Residential

South: R-1 VAR, Residential

West: R-1 VAR, Residential

Applicable Regulations

10-4-3.2(B)

To who it may concern

The purpose of our request is to get approval to build a personal shop on the land where we will be building our personal home as well. We have utility trailers and toys that we want to be able to keep indoors which allows us to keep our property looking nice. We will not have any elements that will affect our surrounding neighbors.

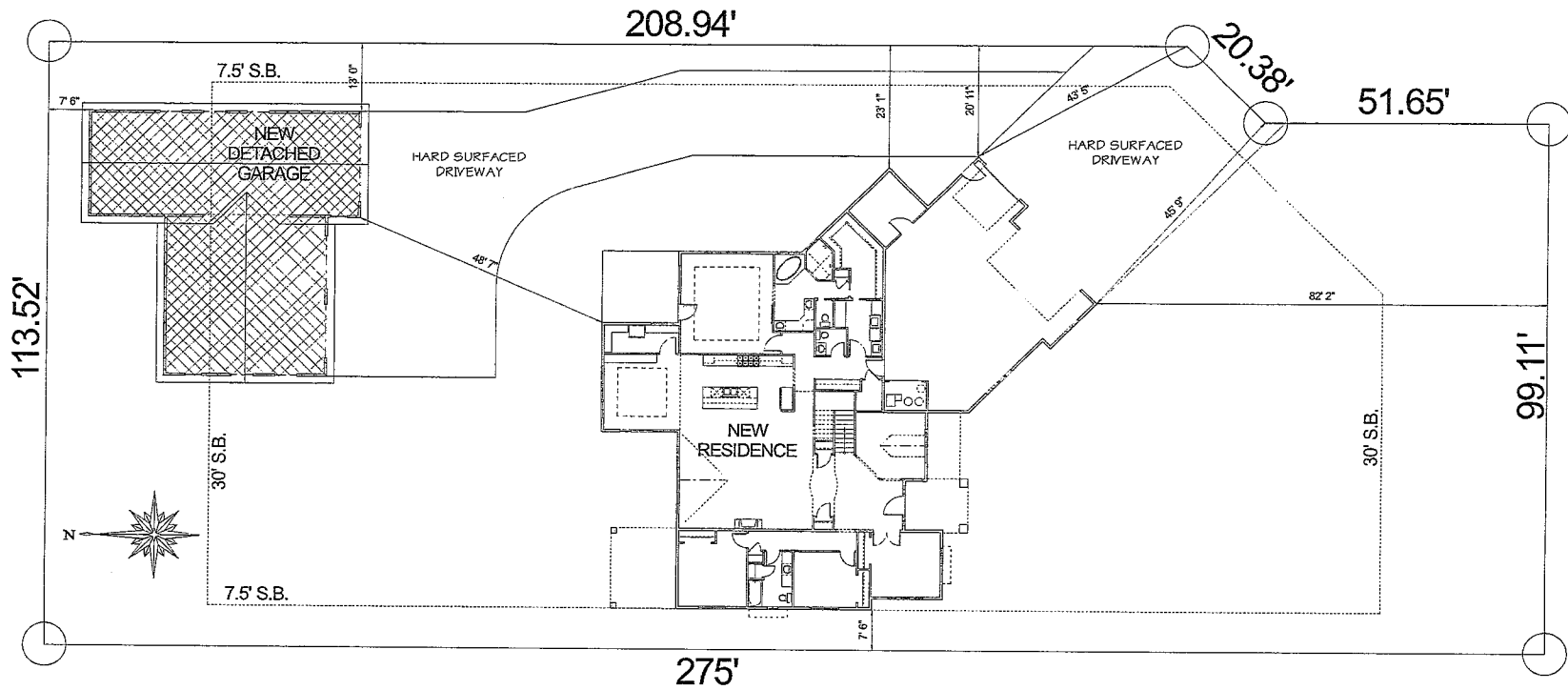
Thank you

The Riddle's

RIDDLE RESIDENCE

LOT-21, BLK-1, TERRACE GARDENS SUBDV.
TWIN FALLS, IDAHO

LOT SIZE: 0.70 ACRES
DETACHED GARAGE = 1900 SF



Longbow Drive

Plans and Rendering by Owens Design



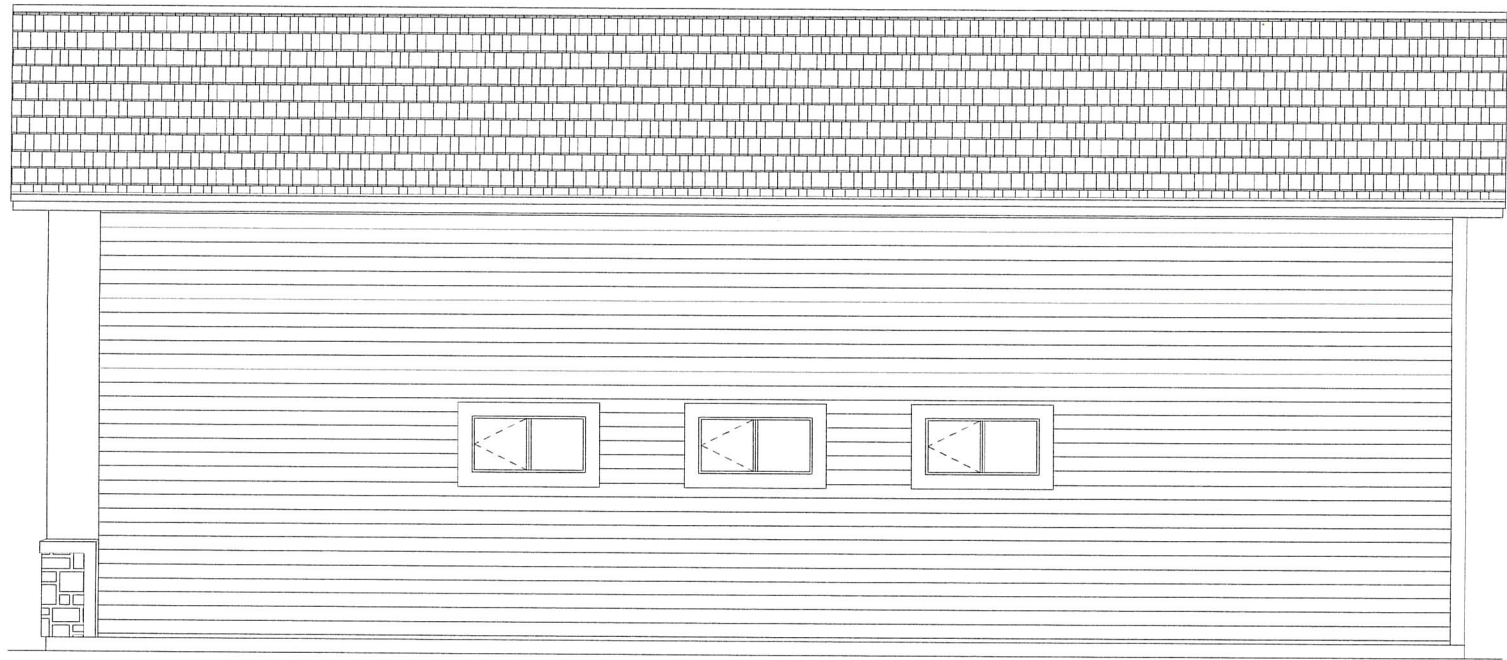
SCALE:
1" = 10'-0"
DRAWN BY:
Lance Owens
DATE DRAWN:
21-DEC-18
LAST REVISION:
00-00-00

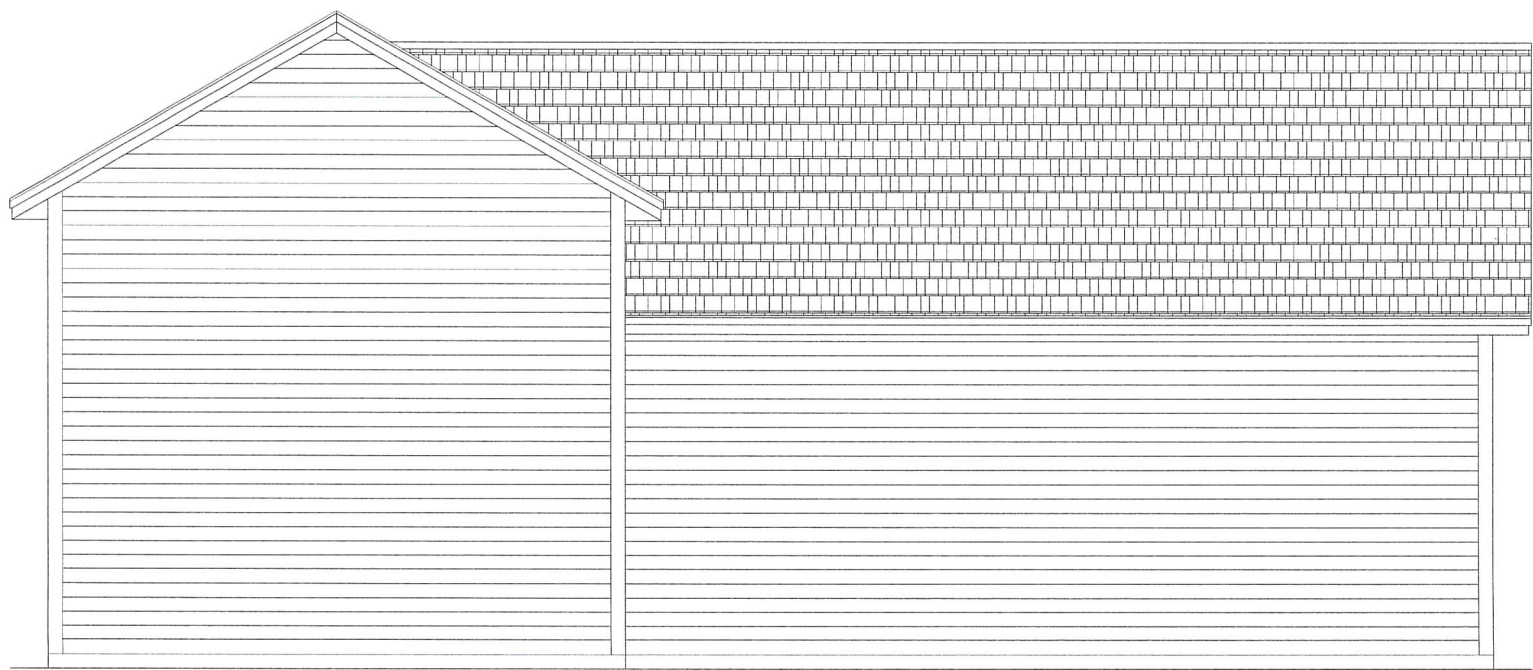
RIDDLE RESIDENCE
LOT-21, BLK-1 TERRACE GARDENS SUBDV.
TWIN FALLS, IDAHO

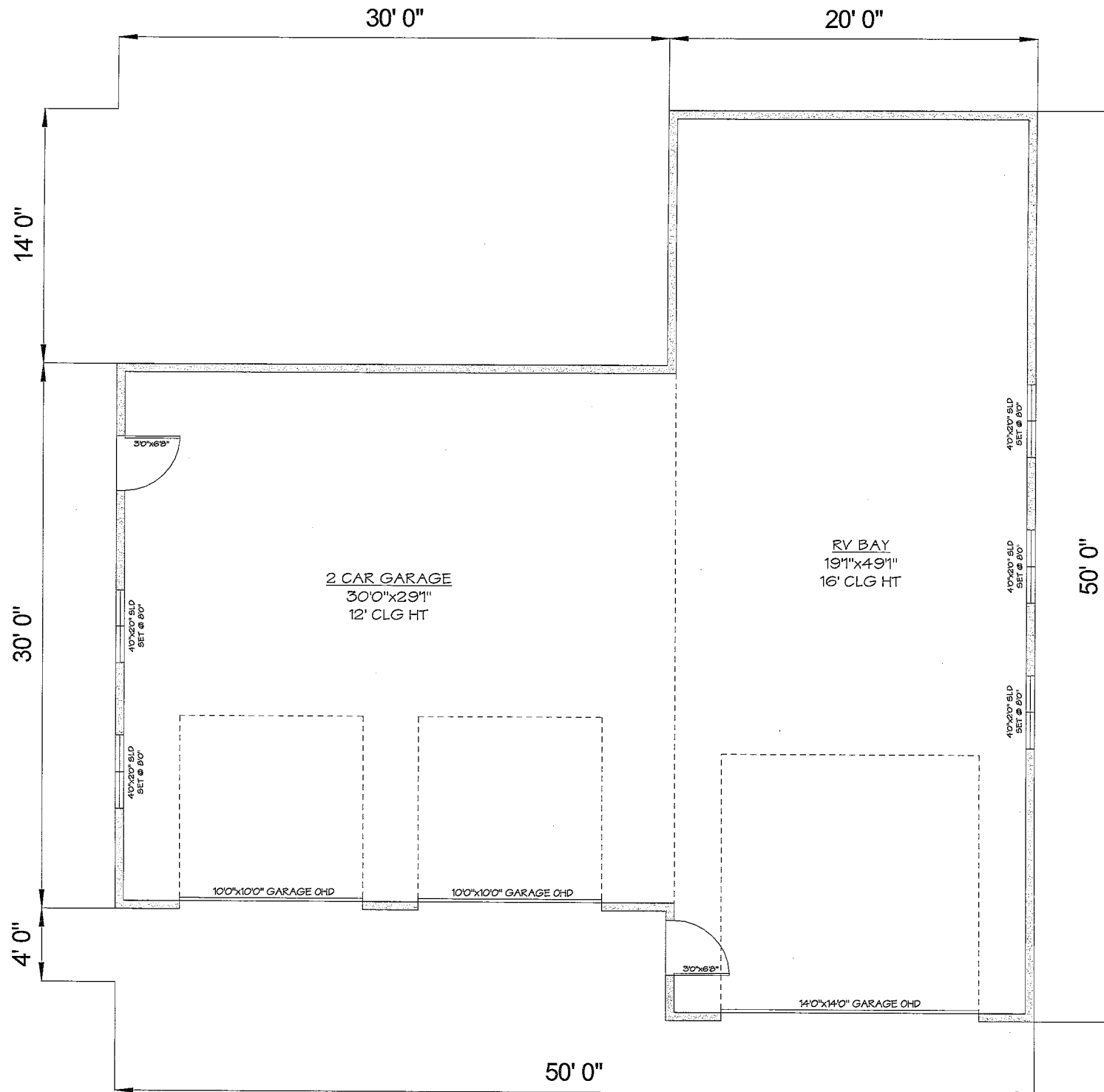
SHEET:
ARCH-D 24"x36"

PLAN NAME: SITE PLAN











NE Corner looking SW



SE Corner looking NW