



Twin Falls Planning & Zoning Commission Minutes

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

Chairman Munoz called the meeting to order at 06:01 pm.

A quorum was present.

Members Present: Munoz, Bolton, Kelley, Hawkins, Hansen

Staff Present: Spendlove, Cherry, Nope, Ebersole

2) Consent Calendar: None

3) Items of Consideration: None

4) Public Hearings

- a) Request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive. (PZ18-0114).

Staff Presentation:

City Planner Brock Cherry presented the request for a Special Use Permit for the purpose of constructing a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive. (PZ18-0114).

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.

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.

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.

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.

Applicant Presentation:

Applicant, Mandi Riddle, Twin Falls, stated that she and her husband are applying for a Special Use Permit to construct a detached accessory building to store their utility trailers and recreational vehicles.

PZ/Questions & Comments:

- Commissioner Bolton asked applicant if the building will be plumbed and are there rooms being built in the attic area where the windows are shown on the drawings.
- Applicant Riddle stated they will rough plumb the building and the windows are false dormers.
- Commissioner Hansen asked if the building will be used for commercial use.
- Applicant Riddle stated the building will only be used for personal use only.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Hansen motioned to approve the request for a Special Use Permit to construct a detached accessory building greater than 1000 sq. ft. on property located at 3267 Longbow Drive (PZ18-0114), as presented, with staff recommendations.

Commissioner Hawkins seconded the motion.

Unanimously approved

5) Upcoming Meeting(s)

Tuesday, February 26, 2019

6) Adjournment

The meeting adjourned at 6:12 pm.

Kelli Ebersole, Administrative Assistant