



Twin Falls Planning & Zoning Commission Agenda

Tuesday, June 27, 2017, 6:00 PM

City Council Chambers
305 3rd Ave E
Twin Falls, ID 83301

Members -

City Limits: Tom Frank, Chairman, Kevin Grey, Vice Chairman, Danielle Dawson, Darren Hall, Craig Hawkins, Gerardo "Tato" Muñoz, Ed Musser

Area of Impact: Ryan Higley, Steve Woods

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes from the following meeting(s): June 13, 2017 PH
 - b) Approval of Findings of Fact and Conclusions of Law:
 - Ricki Lezamiz Commercial Subd (Pre-plat 06-13-17)
 - Zernickow, Jon (SUP 06-13-17)
 - Willie, Dan (SUP 06-13-17)
- 3) Items of Consideration
 - a) Request to consider the **Preliminary Plat** for TF Caswell Subdivision, approximately .09 (+/-) acres consisting of 2 lots located at 687 Blue Lakes Boulevard North c/o Harper-Leavitt Engineer, Inc.
 - b) Request to consider the **preliminary plat** for Sundance Subdivision, a PUD, consisting of 447 lots 5 tracts and 117.42 (+/-) acres located on the south side of 3600 North Road and west side of Blue Lakes Boulevard South. c/o EHM Engineers, Inc.
- 4) Public Hearings
 - a) Request for a **Special Use Permit** to construct a 3600 sq. ft. detached accessory building for personal residential use on property located at 1983 Brook Stone Drive in the City's Area of Impact. c/o Gary & Andrea Stahlecker (app. 2872)
 - b) Request for a **Special Use Permit** to operate a dance and music education studio as an indoor recreation facility with unlimited hours of operation-sleep overs on property located at 333-B Main Ave E. c/o Stephanie Johnson dba Ovation Performing Arts, LLC (app. 2873)
 - c) Request for a **Special Use Permit** to establish a dog & cat grooming/kennel business as a "Pet Resort" on property located at 304 4th Avenue West. Timothy Gardiner c/o Colby Ricks (app 2874)
 - d) Request for a **Special Use Permit** to construct a 1540 +/- sq. ft. detached accessory building for residential use on property located at 238 Fillmore Street. c/o David & Deborah Butler. (app 2875)

- e) Request for a **Special Use Permit** to expand by more than 25% an existing auto repair business on property located at 490 Washington Street South. Blue Lakes Auto Repair c/o Kevin Powers (app.2876)
- 5) General Input Public/Commission/Staff
- 6) Upcoming Meeting(s)
 - July 5, 2017 Work Session
 - July 11, 2017 Public Hearing
- 7) 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.