



Twin Falls Planning & Zoning Commission Minutes

Tuesday, October 8, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 6:00 pm.

A quorum was present.

Members present: Titus, Bolton, Kelley, Musser, Hawkins

Staff present: Spendlove, O'Connor, Ebersole, Vitek, Nope

2) Consent Calendar

Commissioner Bolton made a motion to approve the consent calendar, as presented. Commissioner Kelley seconded the motion.

Unanimously Approved

a) Approval of Minutes from the following meeting: September 24, 2019

b) Approval of Findings of Fact and Conclusions of Law:

- Daniel Corsini SUP
- Clysdale Enterprises SUP

3) Public Hearings

a) Request for a Special Use Permit to allow a detached accessory building over 1,500 square feet on property located at 1615 Temple View Way c/o C-N-R Construction, LLC on behalf Phillip & Melinda Belnap (PZ19-0109)

Staff Presentation:

City Planner O'Connor presented the request for a Special Use Permit to allow a detached accessory building over 1,500 square feet on property located at 1615 Temple View Way c/o C-N-R Construction, LLC on behalf Phillip & Melinda Belnap (PZ19-0109)

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.

Per City and County records, the primary residence on the subject property was first built in 2017. This is a request to construct a detached accessory building larger than 1500 sq. ft. (approx. 1700 sq. ft.) on property located at 1615 Temple View Way. The subject property is located within the SUI (Suburban Urban Interface) Zoning District and Shoshone Heights Planned Unit Development (#256).

The applicant states the accessory building will be used for personal storage. The site plan and elevations submitted indicate that the accessory building will have two (2) garage bays and siding, faux stone, and stucco to match the primary residence.

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:

Nevin O'Berg, C-N-R Construction, representing applicant, presented the request for a Special Use Permit to allow a detached accessory building on property located at 1615 Temple View Way. He stated that the accessory building will be used for Personal use only (boat storage, woodworking shop). The outside of the building will match the house with stucco and culture stone, and metal siding. The accessory building will use the existing driveway. The building will be approximately 1700 sq. ft.

PZ/Questions & Comments:

- Commissioner Bolton asked applicant if the building will be plumbed and will it be used as residential space?
- Mr. O'Berg stated the building may have plumbing. He stated the septic system is designed to handle the load. He assured there will be no residential space.

Public Hearing: Opened and Closed Without Input

Discussions Followed:

- Commissioner Musser asked staff if this building could be used for commercial purposes.
- City Planner O'Connor stated the owner could use the building for a Home Occupation if they came back for a Special Use Permit.

Motion:

Commissioner Kelley made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Musser seconded the motion.

Unanimously approved

- b) Request for a recommendation to City Council for a Vacation of 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ19-0119)

Staff Presentation:

City Planner O'Connor presented the Request for a recommendation to City Council for a Vacation of 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place c/o EHM Engineers, Inc. on behalf of Federation Pointe, LLC. (PZ19-0119)

All procedures will follow the process as described in TF City Code: 10-16-1

Vacations & Dedications require a public hearing before the Planning Commission where the public and the applicant will have the opportunity to make a presentation, ask questions, or voice their concerns. The Planning & Zoning Commission will make a recommendation to the City Council that the vacation be granted or it may recommend a modification to the vacation, or it may recommend that the vacation be denied.

The easement is part of the Pinnacle Subdivision, platted in 1996.

This is a request to vacate 3359 sf of Public Utility Easement on property located at 265, 287, & 292 River Vista Place. The applicant has supplied all the required letter form utilities companies and all have granted permission to vacate and or have approved it.

One utility provider has requested a new easement is provided to either replace existing utilities and or provide a new easement over utilities already located in the ground. The new easement will be recorded through a separate instrument and not replaced on the plat.

Should the Commission recommend approval to the City Council as presented, staff recommends approval be subject to the following conditions:

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the request for a recommendation to City Council for a vacation of 3359 sf of Public Utility Easement on property located at 265, 287, 292 River Vista Place on behalf of Federation Pointe, LLC. This property was part of Pinnacle Subdivision originally platted in the 1990's. There is now a different vision for the property. He stated this property will be used for an office building. He stated there will be a replacement easement for more area as defined by the new building layouts.

PZ/Questions & Comments:

- Commissioner Titus asked for clarification the location of the vacation.
- City Planner O'Connor clarified the location.

Public Hearing: Opened and Closed without input

Discussions Followed: without concerns

Motion:

Commissioner Bolton made a motion to recommend approval of the request, as presented, with staff recommendations. Commissioner Musser seconded the motion.

Unanimously approved

4) Upcoming Meeting(s)

- a) Tuesday, October 22, 2019
Wednesday, October 30, 2019 - **Worksession**

No meeting on Tuesday, November 5, 2019

Commissioner Hawkins gave positive feedback on the APA Conference held last week, hosted by the City of Twin Falls Planning and Zoning Department.

5) Adjournment

The meeting adjourned at 06:23 PM

Kelli Ebersole

Kelli Ebersole, Administrative Assistant