



**MINUTES**  
Twin Falls City Planning & Zoning  
Commission  
**July 23, 2013-6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> Avenue East Twin Falls, ID 83301

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**PLANNING & ZONING COMMISSION MEMBERS**

**CITY LIMITS:**

Nikki Boyd    Jason Derricott    Tom Frank    Kevin Grey    Gerardo "Tato" Munoz    Chuck Sharp    Jolinda Tatum  
**Chairman**

**AREA OF IMPACT:**

Lee DeVore    Steve Woods

**Vice-Chairman**

**CITY COUNCIL LIAISON**

Suzanne Hawkins Rebecca Mills Sojka

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**ATTENDANCE**

**PLANNING & ZONING MEMBERS**

**PRESENT:**

Derricott  
Munoz  
Tatum

**ABSENT:**

Frank  
Grey  
Sharp

**AREA OF IMPACT MEMBERS**

**PRESENT:**

DeVore

**ABSENT:**

Woods

**CITY COUNCIL MEMBERS PRESENT:**    Hawkins, Mills-Sojka

**CITY STAFF PRESENT:**    Carraway, Spendlove, Strickland

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**I.    CALL MEETING TO ORDER:**

1. Confirmation of quorum
2. Introduction of staff

**II.    CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s):    **July 9, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
  - Powers (SUP-amended 07-09-13)

**III.    ITEMS OF CONSIDERATION:**

1. Request for consideration of reinstatement of Special Use Permit #1052, granted August 14, 2007 for the purpose of constructing an 1890 sq ft detached accessory building on real property located at 1093 Kenyon Road Twin Falls, ID 83301, c/o Chuck Thompson (App 2155)

**IV.    PUBLIC HEARINGS: **NONE****

**V.    PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

**VI.    UPCOMING PUBLIC MEETINGS (held at the City Council Chambers unless otherwise posted):**

1.    Work Session – **Thursday, August 1, 2013** 12:00 pm – 1:00 pm  
*(will be held at the City Council Overflow Room, 305 3<sup>rd</sup> Ave E)*
2.    Public Hearing – **Tuesday, August 13, 2013** 6:00 pm

**VII.    ADJOURN MEETING:**

**I. CALL MEETING TO ORDER:**

Vice-Chairman DeVore called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff present.

**II. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): **July 9, 2013**
2. Approval of Findings of Fact and Conclusions of Law:
  - Powers (SUP-amended 07-09-13)

**MOTION:**

Commissioner Munoz made a motion to approve the consent calendar as presented. Commissioner Derricott seconded the motion.

**UNANIMOUSLY APPROVED**

**III. ITEMS OF CONSIDERATION:**

1. Request for consideration of reinstatement of Special Use Permit #1052, granted August 14, 2007 for the purpose of constructing an 1890 sq. ft. detached accessory building on real property located at 1093 Kenyon Road Twin Falls, ID 83301, c/o Chuck Thompson (App 2155)

**APPLICANT PRESENTATION:**

Chuck Thompson, the applicant stated he is requesting a reinstatement of a Special Use Permit for a detached accessory building that was issued in 2007. He stated he recently purchased the property located at 1093 Kenyon Road. The previous owner had the Special Use Permit approved, started the work and never finished the project. He would like to finish the accessory building for personal storage; he has three hot rods, a boat and will not be doing any business from the building. Originally there were some issues regarding paving of the road that has been completely paved. In 2010 the neighboring property owner paved the lane so that he could construct a 4000 sq. ft. accessory building on his property.

**STAFF PRESENTATION:**

Planner I Spendlove displayed the exhibits on the overhead and reviewed the history of the property. A Certificate of Occupancy was issued for a single residence located at 1093 Kenyon Road in May of 2000. Originally this was one parcel and was later approved in 2001 for a rezone and the lot was split so that a portion of it could be sold, making both lots 1.25 acres each. In 2004 the property was rezoned to the current zone which is R-4; residential medium density district. After the Special Use Permit was issued in 2007, the only activity that occurred was the footings. The impacts of an accessory building that are concerns are the visual impacts and that the shop does not get used to operate a business. Both of these issues have been addressed in the original Special Use Permit conditions as well as in Mr. Thompson's presentation. Should the Commission approve the reinstatement of the Special Use Permit, the original conditions will remain in place and enforced. There have been some changes in the area since the Special Use Permit was approved. In 2010 Special Use Permit # 1185 was granted to Jeff Wills to construct his 4800 sq. ft. accessory building. At that time there were not any complaints about this shed nor have we received any since it was constructed. With this reinstatement the area may have properties with new ownership, because this is not a public hearing none of these new owners would have been notified of this meeting. However new ownership does not indicate that it should not be reinstated.

Planner I Spendlove stated upon conclusion should the Commission reinstate Special Use Permit #1052, as presented staff recommends it be subject to the original conditions as listed:

1. Subject to accessory building being used for private residential use only.
2. Any lighting be downward facing and screened to mitigate possible impact to adjoining properties.
3. Subject to a standard deferral agreement for development of curb, gutter and sidewalk on Kenyon Road.
4. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

**PUBLIC COMMENTS/QUESTIONS: OPENED & CLOSED WITHOUT COMMENT**

**DELIBERATIONS FOLLOWED: WITHOUT CONCERNS**

**MOTION:**

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

**SPECIAL USE PERMIT # 1052 REINSTATED, AS PRESENTED, SUBJECT TO THE FOLLOWING CONDITIONS**

1. Subject to accessory building being used for private residential use only.
2. Any lighting be downward facing and screened to mitigate possible impact to adjoining properties.
3. Subject to a standard deferral agreement for development of curb, gutter and sidewalk on Kenyon Road.
4. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning Officials to ensure compliance with all applicable City Code requirements and standards.

**IV. PUBLIC HEARING ITEMS: NONE**

**V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

- Planning & Zoning Development Manager Carraway reminded the Commission that the next work session will be August 1, 2013 and will be in the City Council Overflow room.

**VI. UPCOMING MEETINGS:**

1. Work Session – **Thursday, August 1, 2013** 12:00 pm – 1:00 pm  
*(will be held at the City Council Overflow Room, 305 3<sup>rd</sup> Ave E)*
2. Public Hearing – **Tuesday, August 13, 2013** 6:00 pm

**VII. ADJOURN MEETING:**

Vice-Chairman DeVore adjourned the meeting at 06:12 pm

Lisa A Strickland  
Administrative Assistant  
Community Development Department