



NOTICE OF AGENDA
PUBLIC MEETING/WORK SESSION
Twin Falls City Planning & Zoning Commission
June 3, 2015 12:00PM
Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Muñoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

CITY COUNCIL LIAISON:

Rebecca Mills Sojka

I. CALL MEETING TO ORDER:

1. Confirmation of quorum
2. Introduction of staff

II. DISCUSSION ITEMS FROM THE COMMUNITY DEVELOPMENT STAFF AND/OR THE PLANNING & ZONING COMMISSION:

1. Review proposed code amendment items update
 - Title 10; Chapter 4; Zoning District Regulations
2. Identify upcoming P&Z agenda items.

III. GENERAL PUBLIC INPUT:

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

1. Public Hearing – **June 9, 2015 & June 23, 2015**
2. Work Session-**July 1, 2015**

V. ADJOURN MEETING:

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 and address, then commence with their comments. Following their statements, they shall write their name and address 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.**

Land Use

	AG	SUI	R-1 VAR	R-2	R-4	R-6	CB	C-1	M-1	M-2	OS	AP	OT	CM	RM	CSI	PRO-1	PRO-2	CRO	NCO	RB
1. AGRICULTURAL																					
Farms – animals on pasture	P	P							P	P	P	P									
Farms - Fish	S								S	P	S	S									
Farms – plants and trees	P	P							P	P	P	P									
Intensive agricultural units of five (acres) or more without residential facilities	P	P							P	P	P	P									
Agricultural Accessory Building	P	P		C	C	C			C	C	P	P									
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P								
Feed Lots and Dairies	C	S																			
Apiary	P	C	P	P																	



	A	B	C
1	Use or Item	Definition	Use Category
2	Agricultural Accessory Building	An uninhabited structure for the storage of farm animals, implements, supplies, or products that contains no residential use and is not open to the public. Includes: barns, grain elevators, silos, and other similar structures, but not commercial greenhouses. . . or structures for agricultural processing activities. Also may include: coops, corrals, pens, and stables.	<u>1</u>
3	AGRICULTURAL LAND	Land used for the raising of plant crops and animals on pasture, but excluding feedlots and dairies. (Ord. 2275, 7-17-1989)	1
4	Community Garden	A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family	<u>1</u>
5	FARM	An area twenty (20) acres or more in the area of impact which is being used for the purpose of producing food, fiber, seed stock, fodder or oil producing crops. (Ord. 2012, 7-6-1981)	<u>1</u>
6	Farm - Fish	Any premises on which a primary use is the hatching and raising of fish for the purpose of harvesting and sale. Fish farms are exclusive of recreational fishing operations.	1
7	Farms – animals on pasture	Any premises on which a primary use is the breeding, raising, or maintaining of animals for sale or where the primary income from the premises is derived from such uses, excluding Poultry or Pigs.	1
8	Farms – plants and trees	Any premises on which a primary use is the growing of produce, crops, or flowers for off-premise consumption, use, or sale.	1
9	FEEDLOTS AND DAIRIES	A parcel or parcels of land under the same ownership or management with more than five (5) animals per acre or a total of fifty (50) animals, whichever is less. (Ord. 2275, 7-17-1989)	1
10	Intensive agricultural units of five (acres) or more without residential facilities		<u>1</u>

	A	B	C
1	Use or Item	Definition	Use Category
16	Caretaker/Guard Residence	A single dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner-caretaker.	11
17	DWELLING	A building or portion thereof designed exclusively for residential occupancy by one or more Households, containing one or more dwelling units , including manufactured homes, but not including hotels, boarding and lodging houses, trailers, camp cars or trailer houses. (Ord. 2110, 7-16-1984)	11
18	Dwelling - Accessory, Residential	A dwelling unit, but not a mobile home, located on the same lot as a detached single dwelling unit, either within the same building or in a detached building. {Not to exceed 35% sqft of the main building?}	11
19	Dwelling - attached single unit household dwellings on lots fronting on an arterial or collector street	A Building containing one (1) dwelling unit , built on a separate lot or parcel, sharing one or two common walls	11
20	Dwelling - detached single unit household	A Building containing one (1) dwelling unit, built on a separate lot or parcel, separated from other dwelling units by yard on all four (4) sides.	11
21	DWELLING - TWO Unit HOUSEHOLD	A building containing two (2) dwelling units designed exclusively for occupancy for two (2) households living independently of each other. including duplexes, semidetached houses and separately owned shared wall dwellings.	11
22	Dwelling UNIT	Space within the dwelling designed to accommodate all normal cooking, sleeping and sanitation needs of the residents- Household .	11
23	DWELLING, MULTIPLE	A building or portion thereof, designed for three (3) or more households living independently of each other and including apartment hotels.	11
24	Dwellings - duplex		11
25	Dwellings - multiple unit household (5 units or more)	A building or portion thereof, designed for five (5) or more households living independently of each other and including apartment hotels.	11
26	Dwellings - triplex and fourplex	A building containing three (3) or four (4) dwelling units designed exclusively for occupancy of three (3) or four (4) households living independently of each other.	11

	A	B	C
1	Use or Item	Definition	Use Category
27	HOME OCCUPATION	A service, excluding daycare, offered by the resident of a household unit or the sale of items handcrafted on the premises by the resident of a household unit providing the service, sale or handcrafting is performed only by the resident therein and providing the area used in performing the home occupation does not exceed four hundred (400) square feet in area and providing there is no exterior indication of the home occupation. Services which generate no traffic to the premises or which use no vehicles which would not normally be found incidental to a residential use shall be exempt from this definition. In the C-1, M-1 and M-2 zones, only existing on site residences may be used for home occupations. (Ord. 2741, 11-4-2002)	11
28	Homebuilder Marketing Center		11
29	HOUSEHOLD	An individual or two (2) or more individuals related by blood, marriage, legal adoption or guardianship, together with any servants, not to exceed ten (10) persons, or a group of four (4) or less persons who are unrelated and reside together for more than thirty (30) days. (Ord. 2710, 12-3-2001)	11
30	HOUSEHOLD BUILDING	A single building containing one or more household units.	11
31	HOUSEHOLD UNIT	A room or group of rooms within a building containing cooking and bathroom facilities intended for use and occupancy by one family.	11
32	Household Dwelling units existing at the time this Title was adopted		11
33	Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use		11
34	Household Dwelling units in upper floors of commercial or professional buildings		11
35	MOBILE HOME	A structure of over four hundred (400) square feet in interior area that is transportable in one or more sections, built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; not to include recreational vehicles or travel trailers. (Ord. 2045, 7-6-1982)	11

	A	B	C
1	Use or Item	Definition	Use Category
36	MOBILE HOME PARK	Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two (2) or more mobile homes for dwelling purposes. (Ord. 2347, 9-3-1991)	11
37	MOBILE HOME, TEMPORARY	A nonself-propelled vehicle of less than four hundred (400) square feet interior area designed, constructed or intended for temporary residential use.	11
38	Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.		11
39	Mobile/Manufactured Home		11
40	Mobile/manufactured home sales and/or rentals in the Rock Creek CRO between Martin Street and 2750 East		11
41	Model Home		11
42	Motels and transient hotels		11
43	Private Street Development		11
44	Residence Hall, Residence Hotel, or Rooming House		11
45	RESIDENTIAL HOTEL	A residence hall or rooming house having one or more rooms occupied by separate households where more than seventy five percent (75%) of the households reside for more than thirty (30) days. (Ord. 2012, 7-6-1981)	11

	A	B	C
1	Use or Item	Definition	Use Category
46	RESIDENTIAL USE	Any detached single-family, attached single-family, duplex, townhome, condominium, multi-family, agricultural, or other structure, activity, or use occupied or operated primarily to provide the cooking, sleeping, and sanitary needs of an individual or family. (Ord. 2957, 12-8-2008)	11
47	Residential ZDA, not to exceed SUI density		11
48	Shelter home		11
49	Group Home		11
50	Halfway House		11