



**NOTICE OF AGENDA**  
**TWIN FALLS CITY PLANNING & ZONING COMMISSION**  
**JULY 28, 2015 6:00 PM**  
City Council Chambers  
305 3<sup>rd</sup> 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. CONSENT CALENDAR:**

1. Approval of Minutes from the following meeting(s): [07-01-15 WS](#), [07-14-15 PH](#)
2. Approval of Findings of Fact and Conclusions of Law:
  - Golden Eagle #6 (pre-plat)
  - Xrossway Fitness & Life Center (SUP)
  - Noodles & Company (SUP)
  - Rex Lytle (SUP)

**III. ITEMS OF CONSIDERATION: [NONE](#)**

**IV. PUBLIC HEARINGS:**

1. Request for a Special Use Permit to construct a 1680 sq. ft. detached accessory building on property located at 912 Grandview Drive c/o Lowell Wolters (app. 2741)

**V. GENERAL PUBLIC INPUT:**

**VI. ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:**

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

1. Work Session- [August 5, 2015](#)
2. Public Hearing- [August 11, 2015](#)

**VIII. ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanchez al (208) 735-7287

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Strickland at (208) 735-7267 at least two (2) working days before the 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.**



Public Hearing: **TUESDAY, July 28, 2015**  
 To: Planning & Zoning Commission  
 From: Rene'e V. Carraway-Johnson, Zoning & Development Manager

## AGENDA ITEM IV-1

**Request:** Request for a Special Use Permit to construct a 1680 sq. ft. detached accessory building on property located at 912 Grandview Drive. c/o Lowell Wolters (app. 2741)

**Time Estimate:**

The applicant's presentation may take up to ten (10) minutes. Staff presentation will be approximately five (5) minutes.

**Background:**

<b>Applicant:</b>	Status: Owner	Size: 0.566 acre lot , 1680 Sq ft bldg
Lowell Wolters 912 Grandview Dr Twin Falls, ID 83301 208-308-5611 <a href="mailto:1pw5@cablone.net">1pw5@cablone.net</a>	<b>Current Zoning:</b> R-4	<b>Requested Zoning:</b> SUP
	<b>Comprehensive Plan:</b> Urban Village/Urban Infill	<b>Lot Count:</b> 2 Lots
	<b>Existing Land Use:</b> Residential	<b>Proposed Land Use:</b> to construct a detached accessory bldg in excess of 1000 sf
<b>Representative:</b>	<b>Zoning Designations &amp; Surrounding Land Use(s)</b>	
	<b>North:</b> R-4 Aol; Residential	<b>East:</b> R-4 Aol; Agricultural – Grandview Drive
	<b>South:</b> R-4 Aol; Residential	<b>West:</b> R-4 Aol; Residential – Morton Drive
	<b>Applicable Regulations:</b> 10-1-4, 10-1-5, 10-4-5, 10-11-1 thru 8, 10-13	

**Approval Process:**

The Special Use Permit process requires a public hearing to be held in which interested persons have the opportunity to be heard with regards to the application.

Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve, or disapprove the application as presented during the hearing. If conditions are placed on the permit, the Administrator shall issue a special use permit listing the specific conditions specified by the Commission for approval. Conditions shall be implemented within 6 months or the permit if void.

If an applicant or interested party appeals the decision of the Commission with fifteen (15) days from the date of action (when the Findings of Fact are signed), the 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.

**Budget Impact:**

Approval of this request will have no impact on the City budget as the property is not within City Limits.

**Regulatory Impact:**

Approval of this request will allow the applicant to proceed with the building permit process to construct a detached accessory structure larger than 1000 square feet.

**A special use permit is for zoning purposes only.** Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

**History:**

This home is part of the Thompson Grandview Subdivision, recorded in 1963. According to County records, a single family dwelling was constructed on the property in 1965.

**Analysis:**

The Applicant has supplied plans showing a 1680 sf detached accessory building being constructed on the West portion of his lot. The applicant described the area as space for recreational vehicles, extra car and a work area. The building elevations show the owner will make every attempt to match the building with the existing home.

**Per City Code 10-4-5:** Detached accessory buildings within the R-4 Zone greater than 1000 sf are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing a new structure approximately 1680 sf. Within this existing neighborhood this size is not uncommon. There was an SUP issued in recent years for a large accessory structures on a property just to the north.

**Per City Code 10-11-1 thru 8:** Required improvements include streets, water and sewer, drainage and storm water. These required improvements will be evaluated and all applicable code requirements will be enforced at the time of building permit submittal.

**Possible Impacts:** Accessory structures of similar size are common in this area. The design submitted is consistent with the existing neighborhood. Staff does not foresee any impacts related to noise, glare, odor, or fumes being overly imposing to neighboring property owners. The detached accessory building shall be made of materials residential in nature and built to be similar to the existing residence.

**Conclusion:**

Should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.
2. Subject to no business use or residential occupancy within this structure.
3. Subject to acquiring deferral agreement for curb, gutter, and sidewalk per Engineering.
4. Subject to detached accessory building using materials residential in nature and being built to be similar to the existing residence.

**Attachments:**

1. Letter of request
2. Zoning Vicinity Map
3. Aerial Map
4. Applicant Submitted Site Plan
5. Applicant Submitted Elevations
6. Site Photos

To Whom It May Concern:

The reason I am requesting a 'Special Use' permit is to have the size shop that I want. A 30 x 40 with a 12 x 40 lean-to.

With a building of this size I will be able to park my camp trailer, boat and a pick-up truck, along with room to do small projects.

This building will basically be an oversized garage.

Added traffic will be minimal and will most likely be my pick-up truck going to work in the morning and put away again at the end of the day. I don't have a business and don't plan on having one so there will be no employees.

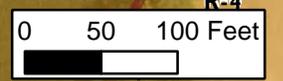
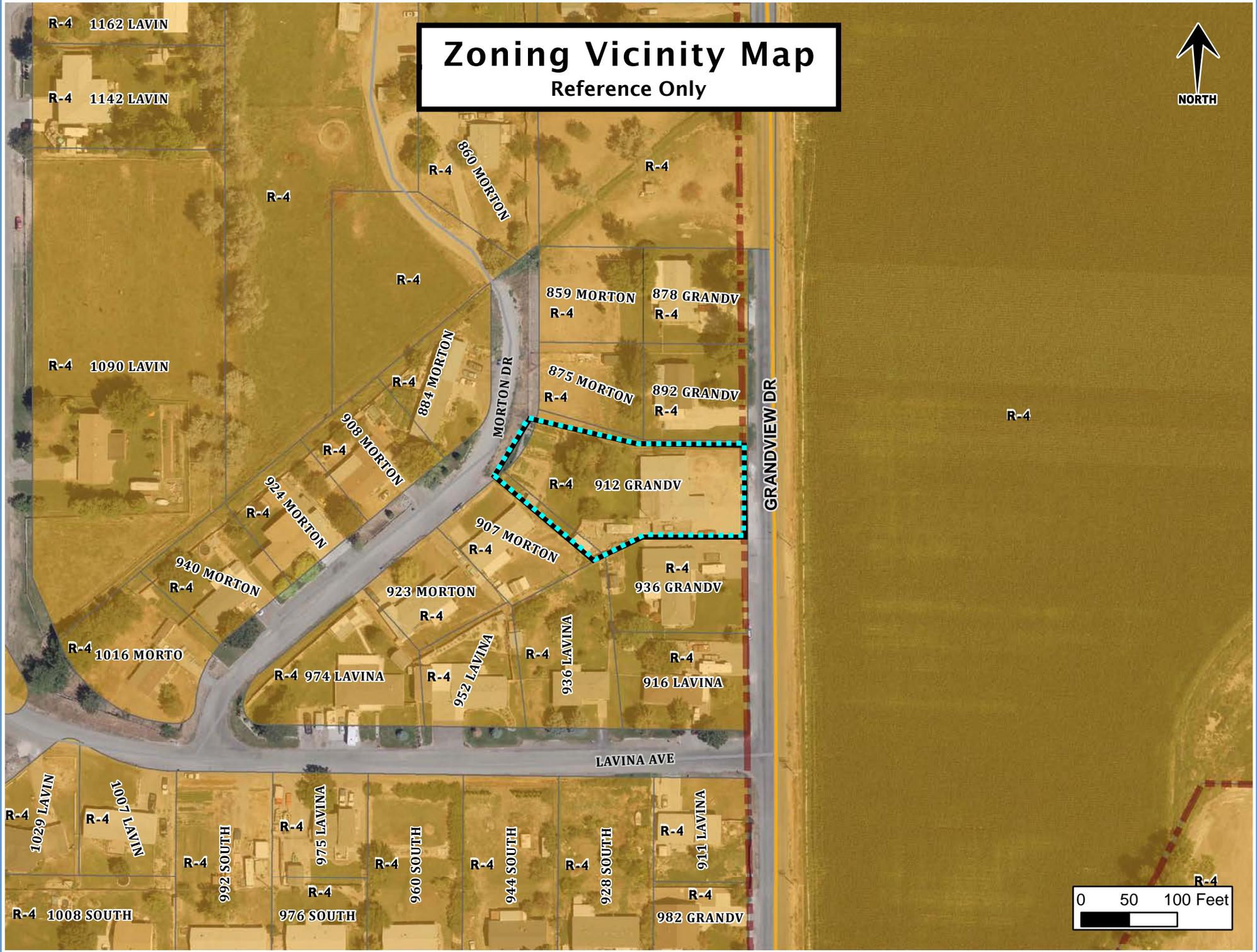
I don't anticipate any noise, glare, odor, fumes and vibrations above and beyond normal residential use. The property closest to the building is lawn and if they were to build they would probably build a shop also.

Thank you for your time in considering this request!

Lowell Wolters

# Zoning Vicinity Map

Reference Only



R-4 1162 LAVIN

R-4 1142 LAVIN

R-4 1090 LAVIN

R-4 1016 MORTO

R-4 1029 LAVIN

R-4 1007 LAVIN

R-4 1008 SOUTH

R-4

R-4

R-4

R-4

R-4

R-4

860 MORTON

R-4

R-4

923 MORTON

R-4

R-4

R-4

884 MORTON

R-4

R-4

R-4

R-4

859 MORTON

R-4

875 MORTON

R-4

907 MORTON

R-4

R-4

R-4

R-4

R-4

878 GRANDV

R-4

892 GRANDV

R-4

R-4 912 GRANDV

R-4

R-4

R-4

R-4

GRANDVIEW DR

LAVINA AVE

982 GRANDV

R-4

R-4

# Aerial Photo Map

Reference Only



884 MORTON

MORTON DR

875 MORTON

892 GRANDV

Proposed Shop Location



912 GRANDV

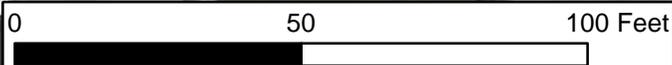
GRANDVIEW DR

907 MORTON

923 MORTON

936 LAVINA

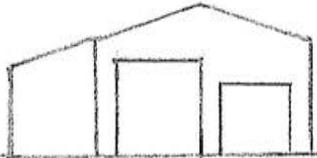
936 GRANDV



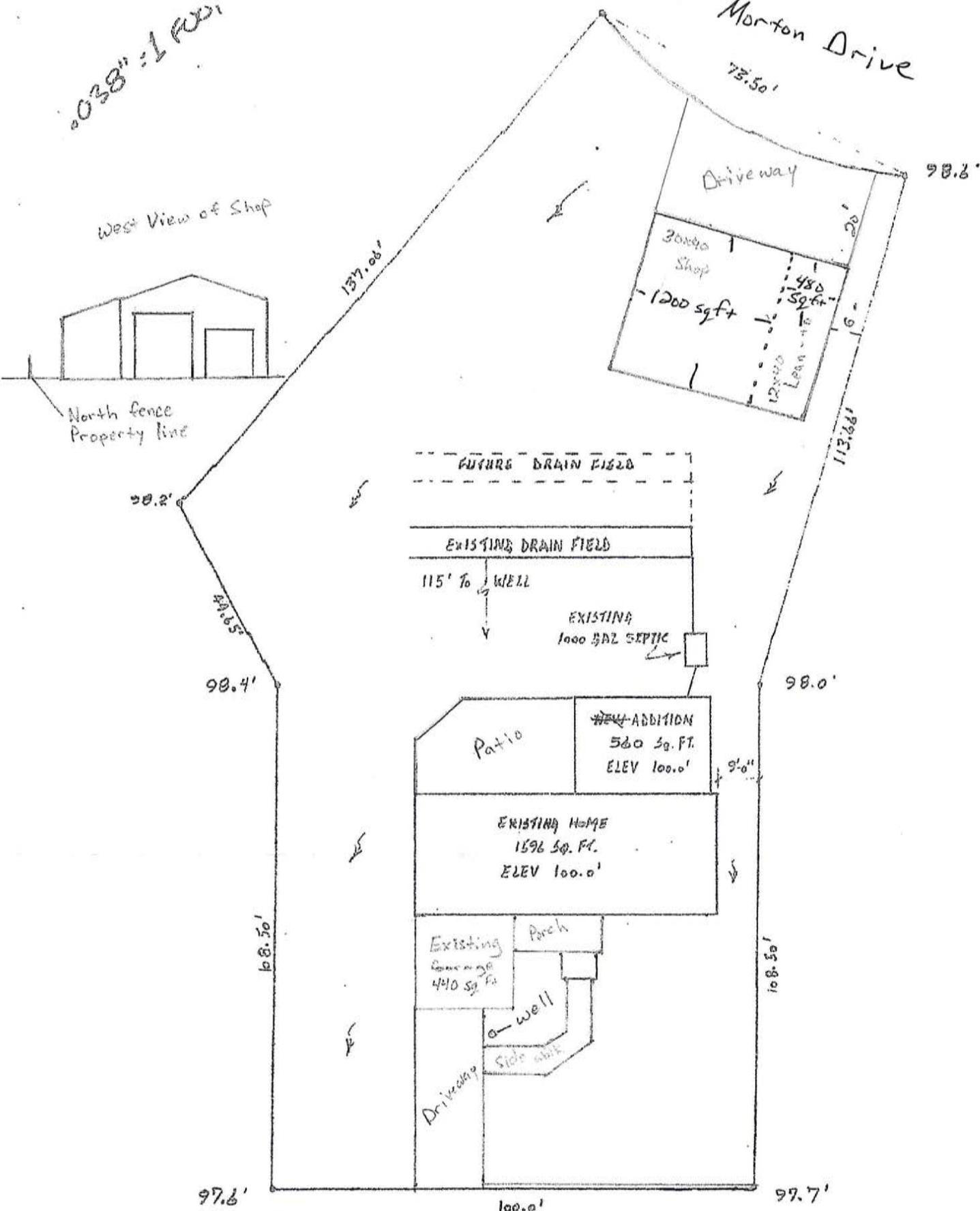
0.38" = 1 FOOT

Morton Drive

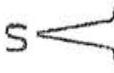
West View of Shop



North fence Property line



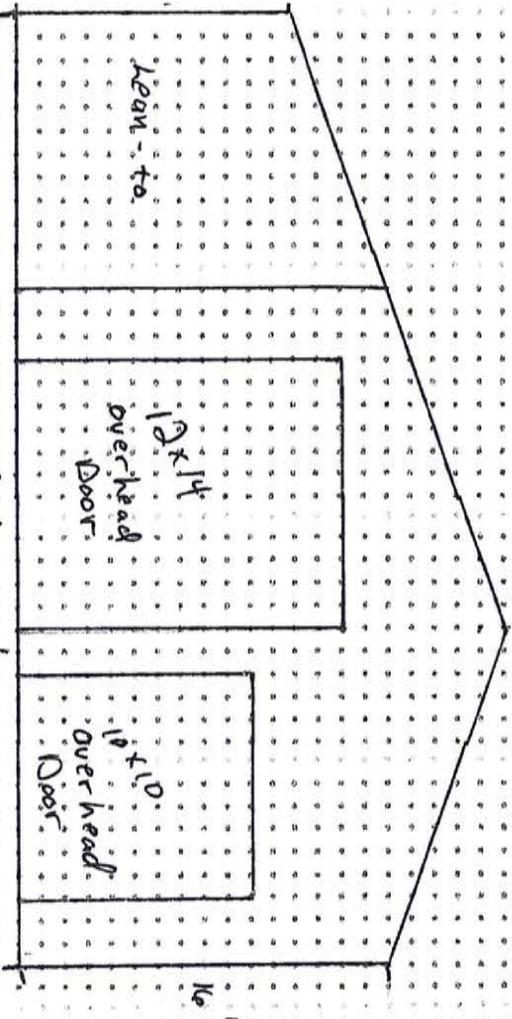
GRANDVIEW DRIVE



Lowell Walters  
912 Grandview D.  
Twin Falls Idaho

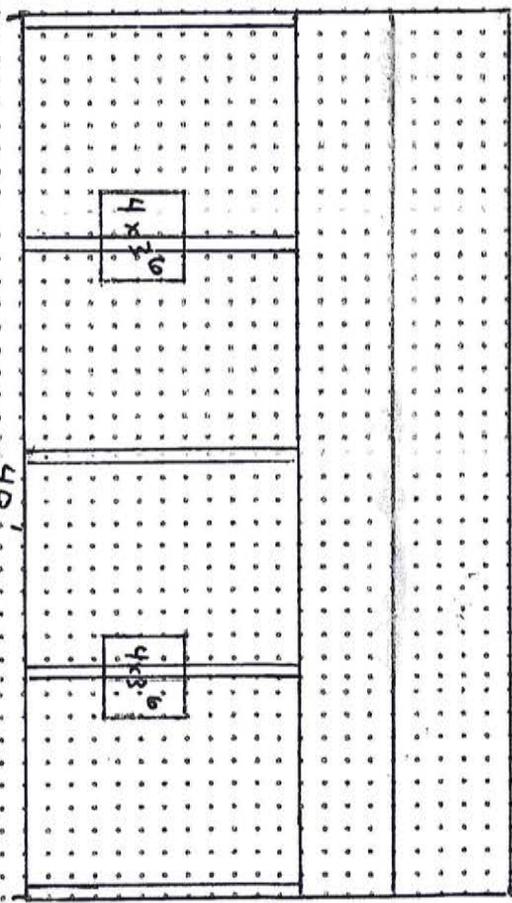
Scale 0.38" = 1ft

HEIGHT 21'

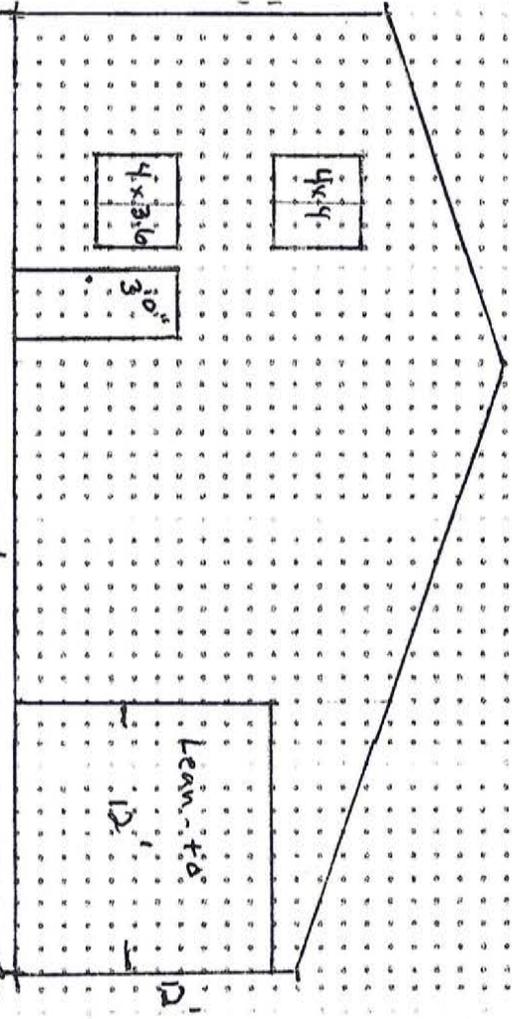


West End 42'

21'

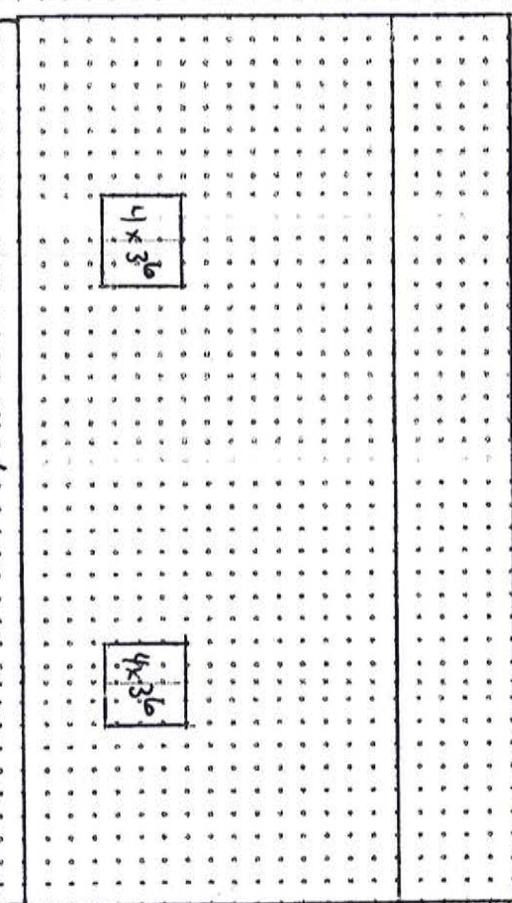


North Side 40'



East End 42'

6' to Property line and chain link fence on North Side



South Side 40'

Scale: 1/8" = 1 foot

East

West



**Subject Front**  
912 Grandview Dr  
Sales Price  
Gross Living Area 2,225  
Total Rooms 7  
Total Bedrooms 4  
Total Bathrooms 2.0  
Location N;Suburban;  
View N;Res;  
Site 24,655 sf  
Quality Q4  
Age 50

*Front of Residence*

**Subject Rear**



*Will be trying to match color of building as close to the color of the house. The pole building will be metal roof and siding.*

**Subject Street**



*Front of Residence*



Front of house along Grandview



Frontage along Morton Drive.  
The rear of the property.



North Side of House



Back Yard, taken from NE corner of property.