



AGENDA
PUBLIC MEETING
Building Inspection Department Advisory Committee
March 28, 2016, 11:30 am
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

BUILDING ADVISORY BOARD MEMBERS

Gary Bond Dan Brizee Darren Hall Sean Knutz Colby Ricks Scott McClure James Ray

Jay Reis Scott Standley
Vice-Chair Chair

Building Inspection Department Advisory Committee Agenda

I. CALL MEETING TO ORDER:

1. Confirmation of quorum

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s):
 - i. **December 1, 2015**

III. ITEMS FOR DISCUSSION:

1. Planning & Zoning Code Changes
 - a. Detached Accessory Structures
 - b. Accessory Dwelling Units

IV. INPUT AND/OR ITEMS FROM THE BUILDING ADVISORY BOARD

V. UPCOMING MEETINGS/SCHEDULE:

VI. ADJOURN MEETING:

Any person(s) needing special accommodations to participate in the above noticed meeting should contact Wendy Thompson at (208) 735-7238 at least two (2) working days before the meeting.

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



MINUTES
PUBLIC MEETING
Building Inspection Department Advisory Committee
December 1, 2015, 11:30 am
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

BUILDING ADVISORY BOARD MEMBERS

Gary Bond Dan Brizee Darren Hall Sean Knutz Colby Ricks Scott McClure James Ray
Jay Reis Scott Standley
Vice-Chair Chair

**Members Present: Gary Bond Dan Brizee Darren Hall Sean Knutz Colby Ricks Scott McClure
Scott Standley, Chair**

Members Absent: James Ray & Jay Reis, Vice-Chair

Staff Present: Jarrod Bordi, Raub Owens, Steven Harr, Jon Laux, Wayne Weimer, Jon Victor, Ed Smith & Wendy Thompson

Building Inspection Department Advisory Committee Minutes

I. CALL MEETING TO ORDER:

1. Scott Standley opened meeting at 11:37, confirmed quorum

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **May 27, 2015**

Dan Brizee made a motion to approve minutes. Gary Bond seconded the motion. The motion passed unanimously.

III. ITEMS FOR DISCUSSION:

1. Update on Downtown Permit Assistance Program

Jarrod Bordi updated everyone on the launch of the Downtown Permit Assistance Program. Jon Laux spoke about being the main contact for the program and the intent behind the program.

2. Update on MEP online permitting

Jarrod updated everyone on the online permitting software the will hopefully to be launched the first of the year, showed some screenshots of the program and answered questions from the board. Discussion followed about residential and commercial permits/plans going electronic.

IV. INPUT AND/OR ITEMS FROM THE BUILDING ADVISORY BOARD: N/A

V. UPCOMING MEETINGS/SCHEDULE: Looking around February 18th

VI. ADJOURN MEETING: Scott Standley adjourned the meeting at 12:24

Proposed Amendments

10-2-1: Definitions

Accessory Building, Attached: An accessory building that is attached to or within ten feet (10') of a dwelling. (Ord. 2124, 10-15-1984)

Accessory Building, Detached: An accessory building which is located a minimum of ten feet (10') from a dwelling. The footprint of the building shall be used to determine the maximum permitted size of a detached accessory building. (Ord. 2741, 11-4-2002)

City Code 10-7-5: Detached Residential Accessory Buildings ~~Setbacks in Residential Zoning Districts and Subdistricts:~~

(A) Detached Residential Accessory Buildings may be approved if the Conditions specified in the following Tables have been met per the current applicable zoning district; and a signed notarized letter of intent detailing the use of the accessory building has been submitted by the property owner.

Table #1: AG, AP & SUI Zoning Districts

Building Footprint	Bldg Height Less than or = 25'		Bldg Height More than 25'		MAX Building Height	Special Use Permit Required
	Side Setback	Rear Setback	Side Setback	Rear Setback		
Less than 1500 sqft	3'	3'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	NO
Between 1500 sqft and 2400 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	NO
Between 2401 sqft and 4000 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	YES
Greater than 4000 sqft - AG Uses exclusively	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	YES

Table #2: R1-VAR, (M-1, M-2 and OS Zones for residential household units existing prior to 19XX)

Building Footprint	Bldg Height Less than or = 18'		Bldg Height More than 18'		MAX Building Height	Special Use Permit Required
	Side Setback	Rear Setback	Side Setback	Rear Setback		
Less than 1200 sqft	3'	3'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	NO
Between 1200 sqft and 1800 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	NO
Between 1801 sqft and 3000 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	YES
Greater than 3000 sqft - AG Uses exclusively	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	YES

Table #3: CB, C-1, CM, RM, RB, R-2, R-4, and R-6 Zones

Building Footprint	Bldg Height Less than or = 14'		Bldg Height More than 14'		MAX Building Height	Special Use Permit Required
	Side Setback	Rear Setback	Side Setback	Rear Setback		
Less than 1000 sqft	3'	3'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	NO
Between 1000 sqft and 1500 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	NO
Between 1501 sqft and 2500 sqft	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	25'	YES
Greater than 2500 sqft - AG Uses exclusively	7'	7'	Bldg Height ÷ 2	Bldg Height ÷ 2	35'	YES

Definition:

ACCESSORY DWELLING UNIT (ADU): Secondary dwelling unit on the same lot of the principal residence. The unit shall include independent living facilities with provisions for sleeping, cooking, and sanitation. Designed for residential occupancy and is independent of the principal residence. **Manufactured homes**, mobile homes, or RV's shall be prohibited for use as ADU's.

10-XX-XX: ACCESSORY DWELLING UNITS (ADU)

10-XX-XX.X Purpose:

The purpose of allowing ADU's is to:

- (A) Provide a means of obtaining rental income, companionship, security, and services for residents, particularly seniors, single parents, and families with grown children.
- (B) Create new housing units while respecting the physical attributes of single-dwelling development while increasing the housing stock of existing neighborhoods in a manner that is less intense than alternatives.
- (C) Provide a broader range of accessible and more affordable housing.
- (D) Protect neighborhood stability, property values, and the single family residential appearance of the neighborhood by ensuring ADU's are installed under the conditions of this chapter.

10-xx-xx.x Applicability:

Accessory dwelling units are permitted upon a legal lot, or parcel, containing a legal single family dwelling unit. Only one (1) ADU shall be allowed per legal lot, or parcel.

10-xx-xx.x Accessory Dwelling Unit Standards:

- (A) Additions: Additions to an existing structure, or newly constructed detached structures, created for the purpose of developing and accessory dwelling unit, shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.
- (B) Conversion of Existing Structures: Any existing structure converted into an ADU must meet all of the requirements of this section.
- (C) Entrances: Only one entrance may be located on each street-side façade of the principal residence, unless the principal residence contained additional entrances prior to the creation of the ADU. Detached ADU's are exempt from this standard.
- (D) Height:
 - a. Attached ADU's shall follow the height limit listed for the principal residence as required for the base zoning district.
 - b. Detached ADU's shall follow the height limit listed for Detached Accessory Buildings.

- (E) Location: the ADU may be added to, included within the principal residence, or located in a detached structure.
- (F) Number of Occupants: the total number of individuals that reside in both units may not exceed the number allowed for a household as defined in this title.
- (G) Owner Occupancy: Either the principal dwelling unit or the ADU must be occupied by the owner. Proof of owner occupancy shall be required prior to issuing any permit. Proof of owner occupancy shall be provided via a signed certified copy of the homeowner's exemption.
- (H) Parking: Parking shall be provided as shown in Chapter 10 of this Title.
- (I) Setbacks: ADU's shall meet the following setback standards:
 - a. Attached ADU's shall follow the setbacks listed for the principal residence as required for the base zoning district.
 - b. Detached ADU's shall follow the setbacks listed for Detached Accessory Buildings.
- (J) Size: ADU's shall not exceed forty-five percent (45%) of the square footage of the living space for the principal residence. The measurements are based on the square footage of the primary dwelling unit and accessory dwelling units after the creation of the ADU.
- (K) Subdivision: ADU's shall not be subdivided or otherwise segregated in ownership from the principal residence.
- (L) Utilities: ADU's are required to use the existing water and sewer services provided to the primary dwelling unit. Additional or separate services shall be prohibited.
- (M)

10-xx-xx.x Permitting and Enforcement

- (A) Application: The property owner shall apply for an accessory dwelling unit permit and other applicable permits from the city. The application shall include an affidavit signed by the property owner affirming that a majority owner or an immediate family member will occupy the principal dwelling unit or accessory dwelling unit for more than six (6) months per year.
- (B) Applicable Codes: The accessory dwelling unit shall comply with all standards for single family dwellings, including height and setbacks, health and safety codes and all other applicable codes, except as provided in section 17.06.650 of this chapter through this section.
- (C) Recording Requirements: Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the county recorder which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.
- (D) Permit: Upon compliance with the provisions of this section, and any other applicable section within this title, an accessory dwelling unit permit will be issued.
- (E) Enforcement: The city retains the right with reasonable notice to inspect the ADU for compliance with the provisions of this section.
- (F) Elimination/Expiration: Elimination of an accessory dwelling unit may be accomplished by the owner recording a certificate with the county and the city's planning department stating that the accessory dwelling unit no longer exists on the property.

Proposed PARKING CODE AMENDMENT:

10-10-6: Parking Requirements Based on Use:

Residential:	
Dwellings, Accessory	1 space for each accessory dwelling unit containing 1 bedroom. 2 spaces for units containing 2 or more bedrooms.
Dwellings, multi-family	2 spaces for units containing 1 and 2 bedrooms, each additional bedroom requires 0.5 additional space
Dwellings, single-family and duplex	2 spaces for each dwelling unit

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