



NOTICE OF AGENDA
TWIN FALLS CITY PLANNING & ZONING COMMISSION
September 27, 2016
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

Corrected Packet

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Danielle Dawson Tom Frank Kevin Grey Gerardo "Tato" Muñoz Ed Musser Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods

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): **September 7, 2016 WS, September 13, 2016 PH**
2. Approval of Findings of Fact and Conclusions of Law:
 - (Rogers –SUP 09-13-16)

III. ITEMS OF CONSIDERATION: None

IV. PUBLIC HEARINGS:

1. Request for a **Special Use Permit** to construct a 1248 sq. ft. detached accessory building on property located at 1020 Green Tree Way c/o C-N-R Construction, LLC on behalf of Jeff & Laura Brinker (app. 2810)
2. Request for a **Special Use Permit** to construct a 1200 Sq. ft. detached accessory building on property located at 2767 East 3400 North c/o C-N-R Construction, LLC on behalf of Mike & Karen Harnar (app. 2812)
3. Requests the Commission's recommendation on an **amendment to the 2009 City of Twin Falls Comprehensive Plan** which includes updates to the following; 1-Summary & Intro Background, 2-Land Use, 3-Community Design, 4-Housing, 5-School Facilities, 6-Public Services and Utilities, 7-Economic Development, 8-Environmental Considerations and Transportation – Airport only c/o City of Twin Falls Planning & Zoning Department (app. 2809)

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- **October 5, 2016**
2. Public Hearing-**October 11, 2016**

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.



SPECIAL JOINT MEETING MINUTES

**WEDNESDAY, SEPTEMBER 7, 2016
12:00 PM TO 2:00 PM**

**CITY COUNCIL CHAMBERS
305 3RD AVENUE EAST
TWIN FALLS, ID 83301**



PLANNING & ZONING WORK SESSION

&

COMPREHENSIVE PLAN ADVISORY COMMITTEE

"A QUORUM OF THE CITY COUNCIL MAY BE PRESENT"

Anticipated Attendees

Planning & Zoning Commission

Danielle Dawson

Ed Musser
Tom Frank
Kevin Grey
Gerardo "Tato" Munoz
Christopher Reid

Jolinda Tatum
Ryan Higley
Steve Woods

City of Twin Falls

Renée V Carraway-Johnson, *Zoning & Development Manager*
Jonathan Spendlove, *Zoning & Development, Planner I*
Kelly Weeks, *Zoning & Development, Planner I*
Mitch Humble, *Deputy City Manager*

Advisory Committee

Dr. Cindy Bond, *CSI/Chamber of Commerce, Past Chair/Past Chair URA*
Kevin Dane, *Selection Committee/Local Businessman*
Brady Dickinson, *Twin Falls School District*
Nancy Duncan, *City of Kimberly City Council*
Ryan Higley, *City Planning & Zoning/AOI-County*
Greg Lanting, *City Council*
Laura Wilson, *County Planning & Zoning staff*
Kevin Mahler, *Selection Committee/Local Business Owner*
Nikki Boyd, *City Council*
Tato Munoz, *City Planning & Zoning/Local Businessman*
Dan Olmstead, *Idaho Power/SIEDO*
Laura Stewart, *Chamber of Commerce/St. Luke's*
Brad Wills, *Selection Committee/Developer/URA Member/Builders Advisory Committee*

Consultant Team

Bruce Meighen, *Logan Simpson*
Megan Moore, *Logan Simpson*

Attendance

Commission/Committee Attendees:

Dawson, Musser, Frank, Grey, Munoz, Woods, Dane, Wilson

Staff:

Carraway-Johnson, Humble, O'Connor, Spendlove, Strickland, Weeks

- I. Welcome Call Meeting to Order:**
- II. Approval of Minutes: August 3, 2016**

Motion:

Commissioner Woods made a motion to approve the minutes, as presented. Commissioner Dawson seconded the motion.

Unanimously Approved

III. Comprehensive Plan Update Draft Review:

1- Review of Final Draft

Staff Presentation:

Staff reviewed the changes discussed at the last joint meeting and summarized the final steps for moving forward with the final proposal.

Discussion Followed:

After a final review of the Future Land Use Map there were still some questions related to the Airport District and the potential for allowing growth in that area in the future. Staff will research the options available to allow for growth in this area and present these at the public hearing. The Planning & Zoning Commission was directed that once the options have been presented a recommendation can go forward to City Council for discussion.

IV. General Public Input:

- Tom Billington, Twin Falls, ID stated he appreciates the time and effort put into this process by the committee and he is in support of the proposed changes.
- Jill Skeem, Kimberly, ID stated that she would like to make sure that time is provided for the Citizens to review this plan prior to approval and that the public had an opportunity to give feedback.

It was determined that this item can be scheduled for two public hearings prior to moving forward to the City Council, to allow for public input. Staff will insure that the items gets noticed in the paper accordingly.

Zoning & Development Manager Carraway-Johnson explained the public hearing procedure for this item and explained the first scheduled public hearing will be the September 27, 2016 Planning & Zoning Commission Meeting. She thanked all of the members for their time and efforts in the process.

V. Adjourn Meeting:

Commissioner Frank adjourned the meeting at 1:00 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

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property, it needs to be annexed into the city. The current zoning for the property is commercial and they do not wish to change the zone.

Staff Presentation:

Planner I Spendlove, reviewed the request on the overhead and explained since this property is in the Area of Impact, the current zoning designation would have been reaffirmed on the property with the action taken on the most recent Area of Impact Agreement between the City of Twin Falls and Twin Falls County which occurred in 2004.

This request is to annex 0.65 +/- acres with the current zoning designation of C-1. Currently, the property is undeveloped. The applicant is requesting the current zoning designations to remain C-1 as part of the annexation. Please see attached maps for current and future zoning designations.

Twin Falls City Code sections 10-15-1 and 10-15-2 require a hearing and recommendations from the Commission on planning and zoning designations for areas proposed to be annexed.

Section 10-15-2(A) states: "The Commission hearing shall not consider comments on annexation and **shall be limited to the proposed development plan and zoning changes.**" The City Council shall then hold an additional public hearing to determine whether the designated area should be annexed and if so what the zoning designation shall be. If approved, an ordinance is prepared and at a later public meeting is adopted by the City Council. Once the ordinance is published it is sent to the State and the official zoning map is officially amended.

Staff recommends a zoning designation of C-1 to be appropriate for the entire 0.65 +/- acre site. This would be consistent with the zoning districts currently found within City Limits, as well as being closely aligned with the current zoning of the area. It would allow for future commercial growth along Pole Line Road.

Planner I Spendlove stated should the Commission find the C-1 Zoning Designation appropriate, they should forward a positive recommendation to the City Council for the entire 0.65 +/- acre site.

PZ Questions/Comments:

- Commissioner Warren asked the applicant to show on the overhead the property that was previously owned by her family on a photo that he provided from 1980.
- Ms. Breckenridge showed the property and explained what property was gifted to the College of Southern Idaho.

Public Hearing: **Opened & Closed Without Public Input**

Deliberations Followed: **Without Concerns**

Motion:

Commissioner Munoz made a motion to recommend approval of the request, as presented. Commissioner Tatum seconded the motion. All members present voted in favor of the motion.

**Recommend C-1 Zoning To City Council If Property Is Annexed
Scheduled for City Council Public Hearing October 10, 2016**

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2. Request for a **Special Use Permit** for an expansion of more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West c/o Kenny Rogers (app. 2808)

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc. representing the applicant explained the applicant owns an auto body repair/shop at 419 4th Avenue West and would like to expand to property across the alley from their current location at 444, 436, 432 & 420 5th Avenue West and as the expansion is more than 25% of the existing business a Special Use Permit is required. The applicants have reviewed the staff recommendations and would like to ask for the option of using landscaping for screening vs vinyl slats.

Staff Presentation:

Planner I Spendlove, reviewed the request on the overhead and explained an SUP was granted in March, 1982 for an auto body repair shop. Another SUP was granted in May, 2002 for an expansion on the Auto Body Repair shop. A third SUP was granted in August 2013 to expand the business further. All of these SUP's had conditions placed on them by the commission.

The applicant has supplied a narrative outlining the details of the proposed use of the property and building. Snake River Auto Body has submitted for a building permit with the City. The new added location will allow for more work space and accommodate a better work flow. The hours of operation will be 7:00 AM – 6:00 PM, Monday – Friday; and 8:00 AM to 1:00 PM Saturday, closed Sunday.

The applicant believes that the expansion will have minimal impacts to neighboring land uses. Their narrative states that they do not anticipate any change in odor, glare, noise, or otherwise objectionable impacts to neighboring properties. The applicant believes they will operate in much the same manner as they presently do.

Per City Code 10-4-7.2: Automobile and truck service and/or repair businesses are required to have a special use permit in order to operate. This particular location has had multiple special use permits for an auto repair business, with the first one occurring in 1982. At that time the makeup of uses in the area were described as a mix of commercial and residential uses. Since that time, more commercial uses have moved into the area reducing the amount of surrounding residential properties.

There are residences nearby, particularly across 4th and 5th Ave West. The proposed added location may increase traffic due to a greater availability of work space. However, it will also give the business more space to store vehicles which are in need of repair. If the storage area is screened this will potentially reduce the visual impacts to the surrounding area. The business currently operates as a body shop, which inherently causes some noise, glare, odor, and vibration. These impacts will most likely not increase dramatically with the addition.

All improvements made on the subject property are required to comply with standards set forth in Twin Falls City Code.

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Per City Code 10-10: The number of parking spaces required is 3 spaces per each work bay. This location is also within the P-2 Parking Overlay; this allows a 30% reduction in number of required parking spaces. A full evaluation of parking requirements will take place at the time of building permit submittal.

Per City Code 10-11-1 thru 8: Required improvements to the property are required to be in conformance with city code at the time of building permit. All required improvements including landscaping, screening, parking areas, drainage and storm water retention will be reviewed with any building permit submitted to the city and will be required to meet the minimum requirements.

Landscaping: The additional area on 5th Ave West has landscaping installed per the Code at the time the building was constructed. It will be evaluated for compliance with current code during the building permit process.

Parking / Maneuvering Area: All parking and maneuvering areas are required to be paved in the C-B Zone. Portions of the new area are paved; other portions have dirt or gravel. These areas will need to be paved or portioned off to become unusable for parking and maneuvering according to City Code. As the expansion is south of the current business it also crosses the unpaved alley. The alley will need to be paved if it is used as part of the business. A determination by the City Engineer shall be requested.

This particular business has been in operation at the current location at least since 1982. The City has not received any recent zoning complaints regarding this business or location. It is believed that the impacts this business may have are existing, and the expansion which is being proposed will not greatly increase those impacts beyond what is reasonably acceptable at this location.

However, any auto body repair shop has the potential to become an unsightly visual impact to neighbors and the community. In order to mitigate this visual impact to neighbors and the community as a whole, it would be acceptable to require all un-operable vehicles and parts to be stored inside, or within a sight obscuring fence.

Planner I Spendlove stated upon conclusion should the Commission approve the request as presented staff recommends 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 all un-operable, un-licensed, or junk vehicles, and all parts associated with the business being stored inside a building or behind an area with a sight obscuring fence, to be approved by staff.
3. Subject to the parking and maneuvering area(s) and alleyway being paved according to minimum standards set forth by the City Code / City Engineer.
4. Subject to all required screening fences being installed and approved by staff prior to March 14, 2017.
5. Subject to all previously granted Special Use Permits being in full compliance.

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PZ Questions/Comments:

- Zoning & Development Manager Carraway-Johnson explained the intent of the screening condition was to protect the existing neighborhood. Typically, the condition is that for all vehicles to be repaired and stored outside be kept behind a screened fence. Staff will work with the applicant to meet this condition.
- Commissioner Grey asked if the vinyl slats would be required along the alley fence as well.
- Zoning & Development Manager Carraway-Johnson explained code does not specify vinyl slats.
- Commissioner Munoz asked about the uses adjacent to the property and access through the alley.
- Planner I Spendlove explained where the residential property is located adjacent to this property and explained the alley could not be blocked for access. It would be up the Engineering Department to determine whether or not paving is required.

Public Hearing: Opened & Closed Without Input

Closing Statements:

Mike Patterson, explained the operation of the business and where the repairs will be made. He asked for a consideration that the unpaved area be surfaced with regrind materials.

Deliberations Followed:

Commissioner Frank asked if recommendations could be made on the regrind material. Commissioner Grey asked if there have been any complaints about this business and its operation. Planner I Spendlove explained code says hard-surfaced and the code states the City Engineer makes the decision.

Motion:

Commissioner Grey made a motion to approve the request, as presented. Commissioner Reid seconded the motion. All members present voted in favor of the motion.

Approved, As Presented, With the Following Recommendations

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 all un-operable, un-licensed, or junk vehicles, and all parts associated with the business being stored inside a building or behind an area with a sight obscuring fence, to be approved by staff.
3. Subject to the parking and maneuvering area(s) and alleyway being paved according to minimum standards set forth by the City Code / City Engineer.
4. Subject to all required screening fences being installed and approved by staff prior to March 14, 2017.
5. Subject to all previously granted Special Use Permits being in full compliance.

V. GENERAL PUBLIC INPUT:

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

Zoning & Development Manager Carraway-Johnson introduced Steve O'Connor the new city Planner. She explained that the next meeting for the Planning & Zoning Commission will include the proposed Comprehensive Plan Update. This item has been scheduled for two hearings the first will be September

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27, 2016 and the second meeting is scheduled for October 11, 2016 meeting, whether or not the second hearing occurs is the decision of the Planning & Zoning Commission. It will move forward to City Council once a recommendation has been made and once approved by City Council staff will begin working on code review and amendments as necessary to ensure compliance with the Comprehensive Plan. The plan is to use the Planning & Zoning work session to discuss concerns of the Commission and focus on code amendments.

Commissioner Frank clarified the Planning & Zoning Commission can determine whether or not a second public hearing is necessary for the Comprehensive Plan update, but that it will be advertised for two public hearings.

- VII. UPCOMING PUBLIC MEETINGS:** (held at the City Council Chamber unless otherwise posted)
1. Public Hearing-**September 27, 2016**
 2. Work Session- **October 5, 2016**

- VIII. ADJOURN MEETING:**
Chairman Frank adjourned the meeting at 6:50 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department

DRAFT



BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF TWIN FALLS

In Re:)
)
Special Use Permit, Application,) FINDINGS OF FACT,
)
) CONCLUSIONS OF LAW,
SRAB Holding Company)
c/o EHM Engineers, Inc.) AND DECISION
 Applicant(s))

This matter having come before the Planning and Zoning Commission of the City of Twin Falls, Idaho on **September 13, 2016** for public hearing pursuant to public notice as required by law for a Special Use Permit for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West**, and the Planning and Zoning Commission having heard testimony from interested parties being fully advised in the matter, now makes the following

FINDINGS OF FACT

1. Applicant has applied for a Special Use Permit for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West**
2. All legal requirements for notice of public hearing have been met with advertisement taking place on the following date: **August 25, 2016**
3. The property in question is zoned **C-B P-2** pursuant to the Zoning Ordinance of the City of Twin Falls. The property is designated as **Townsite** in the duly adopted Comprehensive Plan of the City of Twin Falls.
4. The existing neighboring land uses in the immediate area of this property are: to the north, **4th Avenue West/Residential**; to the south, **5th Avenue West/Residential**; to the east; **Residential**; and to the west, **Residential**.

Based on the foregoing Findings of Fact, the Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The application for a Special Use Permit for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West** is consistent with the purpose of the **C-B P-2** Zone, and is not detrimental to any of the outright permitted uses or existing special uses in the area.
2. The proposed use does constitute a special use as established by zoning requirements for the zone involved as required by Twin Falls City Code 10-13-2.2(D)1.
3. The proposed use will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations as required by Twin Falls City Code 10-13-2.2(D)2
4. The proposed use will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area as required by Twin Falls City Code 10-13-2.2(D)3.
5. The proposed use will not be hazardous or disturbing to existing or future neighboring uses as required by Twin Falls City Code 10-13-2.2(D)4.
6. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community as required by Twin Falls City Code 10-13-2.2(D)6.
7. The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property or to the general welfare by reason of

excessive production of traffic, noise, smoke, fumes, glare or odors as required by Twin Falls City Code 10-13-2.2(D)7.

8. The proposed use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares as required by Twin Falls City Code 10-13-2.2(D)8.

9. The proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance as required by Twin Falls City Code 10-13-2.2(D)9.

10 The proposed use is a proper use in the **C-B P-2** Zone, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

11. The application for a Special Use Permit for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West** should be granted, subject to all applicable requirements of the Zoning Ordinance, Adopted Standard Drawings and City code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

Based on the foregoing Conclusions of Law, the Twin Falls City Planning and Zoning Commission hereby enters the following

DECISION

1. The application for a Special Use Permit for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West** is hereby granted, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

2. The applicant shall comply with all applicable requirements of the Adopted Standard Drawings, the Zoning Ordinance, and the City Code of the City of Twin Falls, subject to the conditions which are attached as "Exhibit No. A", and incorporated by reference as though fully set forth herein.

3. The Special Use Permit shall be issued, as presented.

CHAIRMAN- TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

"EXHIBIT NO. A"

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 all un-operable, un-licensed, or junk vehicles, and all parts associated with the business being stored inside a building or behind an area with a sight obscuring fence, to be approved by staff.
3. Subject to the parking and maneuvering area(s) and alleyway being paved according to minimum standards set forth by the City Code / City Engineer.
4. Subject to all required screening fences being installed and approved by staff prior to March 14, 2017.
5. Subject to all previously granted Special Use Permits being in full compliance.

APPLICATION #2808
SUP# 1404



**CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT**

324 Hansen Street East
P.O. Box 1907
Twin Falls, Idaho 83303-1907

SPECIAL USE PERMIT

Permit No.1404

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on **September 13, 2016** to **SRAB Holding Company** whose address is **419 4th Avenue West Twin Falls, ID 83301** for the purpose of **expanding more than 25% of an existing auto body and repair business on property located at 419 4th Avenue West** and legally described as **Twin Falls Townsite Lot 4, 5, 6, 7, 11, 12, 13, 14 Blk 41 RPT00011410040, RPT000114150020, RPT00011410060, RPT00011410070, RPT00011410110, RPT00011410120, RPT00011410130, RPT00011410140**

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

This permit corresponds to Zoning Application No.2808

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 all un-operable, un-licensed, or junk vehicles, and all parts associated with the business being stored inside a building or behind an area with a sight obscuring fence, to be approved by staff.**
3. **Subject to the parking and maneuvering area(s) and alleyway being paved according to minimum standards set forth by the City Code / City Engineer.**
4. **Subject to all required screening fences being installed and approved by staff prior to March 14, 2017.**
5. **Subject to all previously granted Special Use Permits being in full compliance.**

CHAIRMAN - TWIN FALLS CITY PLANNING & ZONING COMMISSION

DATE

This 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.

Please contact the Building Department at 735-7238 for further information.

cc: Building Inspection



Public Hearing: **TUESDAY, September 27, 2016**

To: Planning & Zoning Commission

From: Jonathan Spendlove, Planner 1

AGENDA ITEM IV-1

Request: Request for a **Special Use Permit** to construct a 1170 sq. ft. detached accessory building on property located at 1020 Green Tree Way c/o C-N-R Construction, LLC on behalf of Jeff & Laura Brinker (app. 2810)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 0.307ac, 1170sq. ft. Detached accessory building
Jeff & Laura Brinker 1020 Greentree Way Twin Falls, ID 83301 209 261-5121	Current Zoning: R-2; Residential Single Household or Duplex District	Requested Zoning: Special Use Permit
	Comprehensive Plan: Medium Density Residential	Lot Count: 1 lot
	Existing Land Use: Residential	Proposed Land Use: development of a Detached Accessory Bldg >1000 sq. ft.
Representative:	Zoning Designations & Surrounding Land Use(s)	
C-N-R Construction, LLC 3894 N 3482 E Kimberly, ID 83341 (208) 358-3005 nevin@cnrconstruction.com	North: R-2, Residence; touches C-1, Commercial/Retail Business	East: R-2 & touches R-4, Residences
	South: R-2, Residence	West: R-2, Greentree Way; Residence
Applicable Regulations: 10-1-4, 10-1-5, 10-4-4, 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 not have a negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit for a detached residential garage larger than 1,000 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 lot is part of the Green Tree Estates North Subdivision, which went through the public hearing process, platted and recorded in the spring of 2000. The current residence was constructed in 2003.

Analysis:

The site is zoned R-2 within city limits. The applicant has supplied a site plan showing an existing single family residence and a proposed 1170 sq. sf. detached accessory building. The applicant describes the building for storage and private use, no commercial activity. If the special use permit is granted the applicant will proceed with development of the detached accessory building as approved.

Per City Code 10-4-4: Detached accessory buildings within the R-2 Zone greater than 1000 sq. ft. are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the detached residential garage to the north of the main residence

Per City Code 10-11-1 thru 8: Required improvements include access, 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: Detached accessory buildings are common for this subdivision, however, not to the size proposed. The size will be imposing on surrounding neighbors due to its size, height, and proximity to the side yard setback. This will be impactful to the neighbor on the west side.

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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home - no business use within this structure.

Attachments:

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

August 29, 2016

To: Whom It May Concern

From: JEFF BRINKER, 1020 GREENTREE WAY

We wish to construct an oversize garage/storage building on our property located at 1020 Greentree Way, Twin Falls, ID. We intend to use this building to store our travel trailer, 4 wheelers, and misc. We wish to have a main building that is 1170 sq. ft.

This building is only for our personal use and is not open to the public. Due to this use it does not impact our neighbors in any way. It actually enhances the appearance of our property. It hides our accumulation of misc. recreational toys.

This building will blend into the surrounding neighborhood and not cause undue noise, glare or odors. The color scheme chosen will compliment our house and existing detached structures.

We will run electricity to the building from our house. If we ever decided to add heat to the storage building it would probably be gas heaters.

We currently use a trash service provided by PSI. We anticipate continuing this service as long as the city provides it.

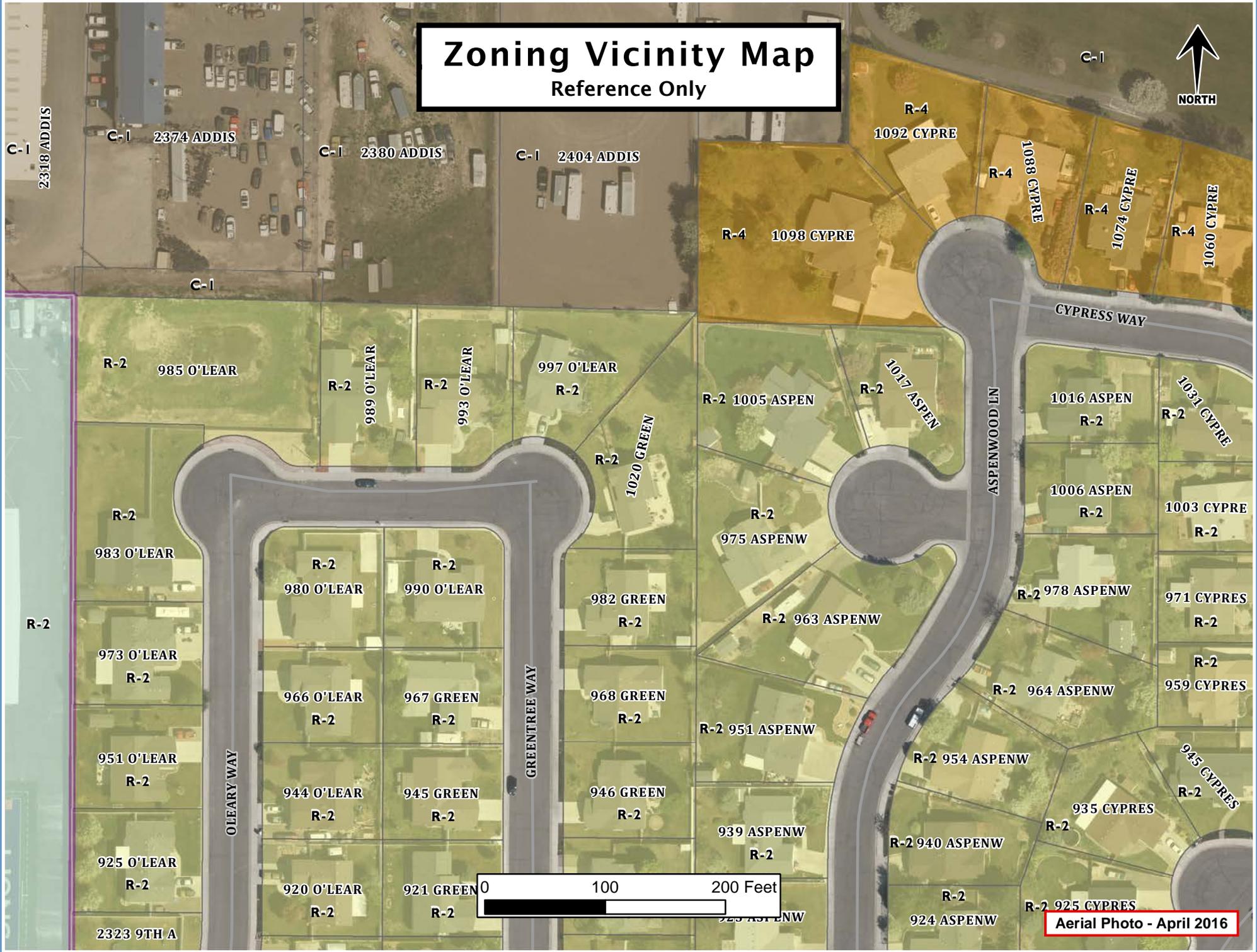
Thanks for your consideration of this request!

Jeff Brinker

X  _____

Zoning Vicinity Map

Reference Only



Aerial Photo - April 2016

Aerial Photo Map

Reference Only



2380 ADDIS

1098 CYPRE

997 O'LEAR

1017 ASPEN

989 O'LEAR

993 O'LEAR

1005 ASPEN

1020 GREEN

OLEARY WAY

GREENTREE WAY

975 ASPENW

990 O'LEAR

982 GREEN

0 40 80 Feet

963 ASPENW

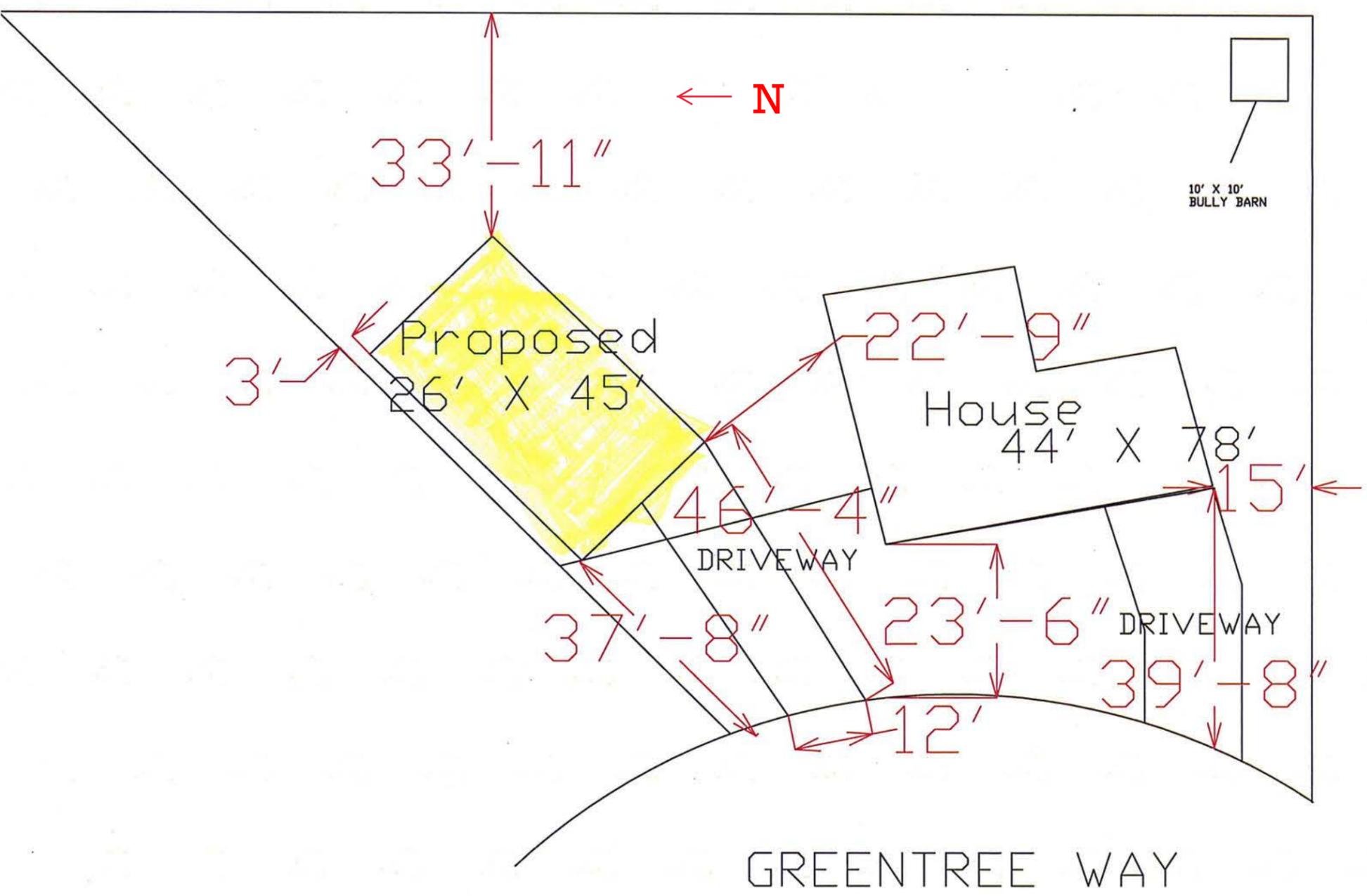
Aerial Photo - April 2016

RECEIVED

SEP 20 2016

CITY OF TWIN FALLS
BUILDING DEPT.

JEFF & LAURA BRINKER
1020 GREENTREE WAY
TWIN FALLS, ID 83301
LOT 6 BLOCK 1
TWIN FALLS GREEN TREE ESTATES
NORTH SUBD NW 14-10-17





C-N-R Construction, LLC Quotation Package



QUOTATION FOR:

Jeff & Laura Brinker
1020 Greentree Way
Twin Falls, ID 83301
208-261-5121

CONTACT:

Nevin O Berg
3894 N 3482 E
Kimberly, ID 83341
208-358-3005

CONSTRUCTION: DIMENSIONS:

Post Frame
26' X 45' X 15' 6"

SPECIFICATIONS FOR 26' X 45' X 15' 6" POST FRAME PACKAGE:

• MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4/12 Pitch, 10' O/C)
- 6 x 6 Treated Eave Posts (10' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 8 Treated Skirt Boards (1 Row)
- 2 x 6 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 6 Top Girt Exterior
- 1/16" Double Bubble Insulation R-6.8 Insulation on Walls and Roof
- Patina Green Grandrib 3 Steel Siding
- Brite White Grandrib 3 Steel Roof
- One Concrete Pad per Post Hole
- concrete For Fill Around Posts

• DOORS & WINDOWS

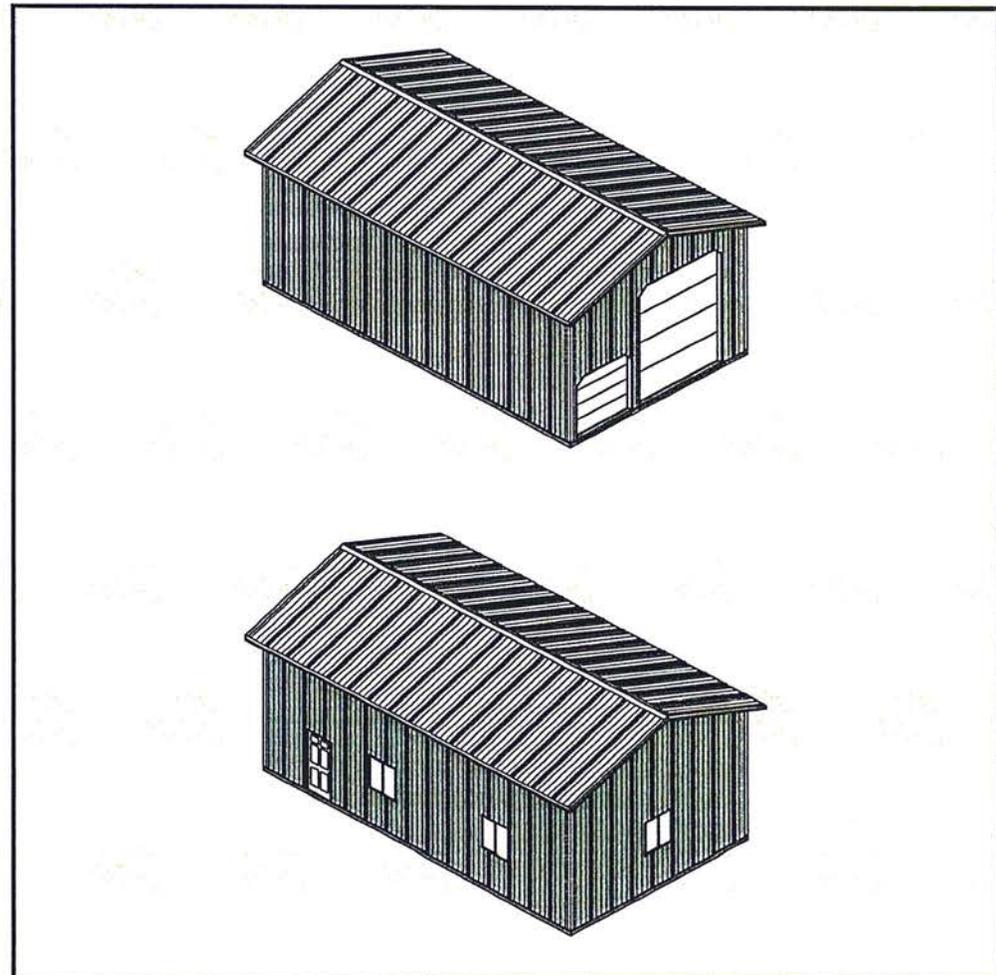
- One Magic Valley Supply 12 X 14 Insulated Ins. Std. Tr
- One Magic Valley Supply 8 X 7 Res. Ins. Std. Trk. w/o
- One 3' 6 Panel Entry Door
- Three Plyco Thermal Break M-3025 4' x 4' Slider Windows

• 16" OVERHANG ON ALL SIDES ALUM. SOFFIT

• FASTENERS

- 1 1/2 In. Siding Screws for Steel Wall Panel
- 1 In. Metal to Wood Screws for Steel Roof Panel
- Stock 3 1/4 In. Galvanized for Skirt Board
- Galvanized Steel Framing Nails

• DETAILED BUILDING PLANS

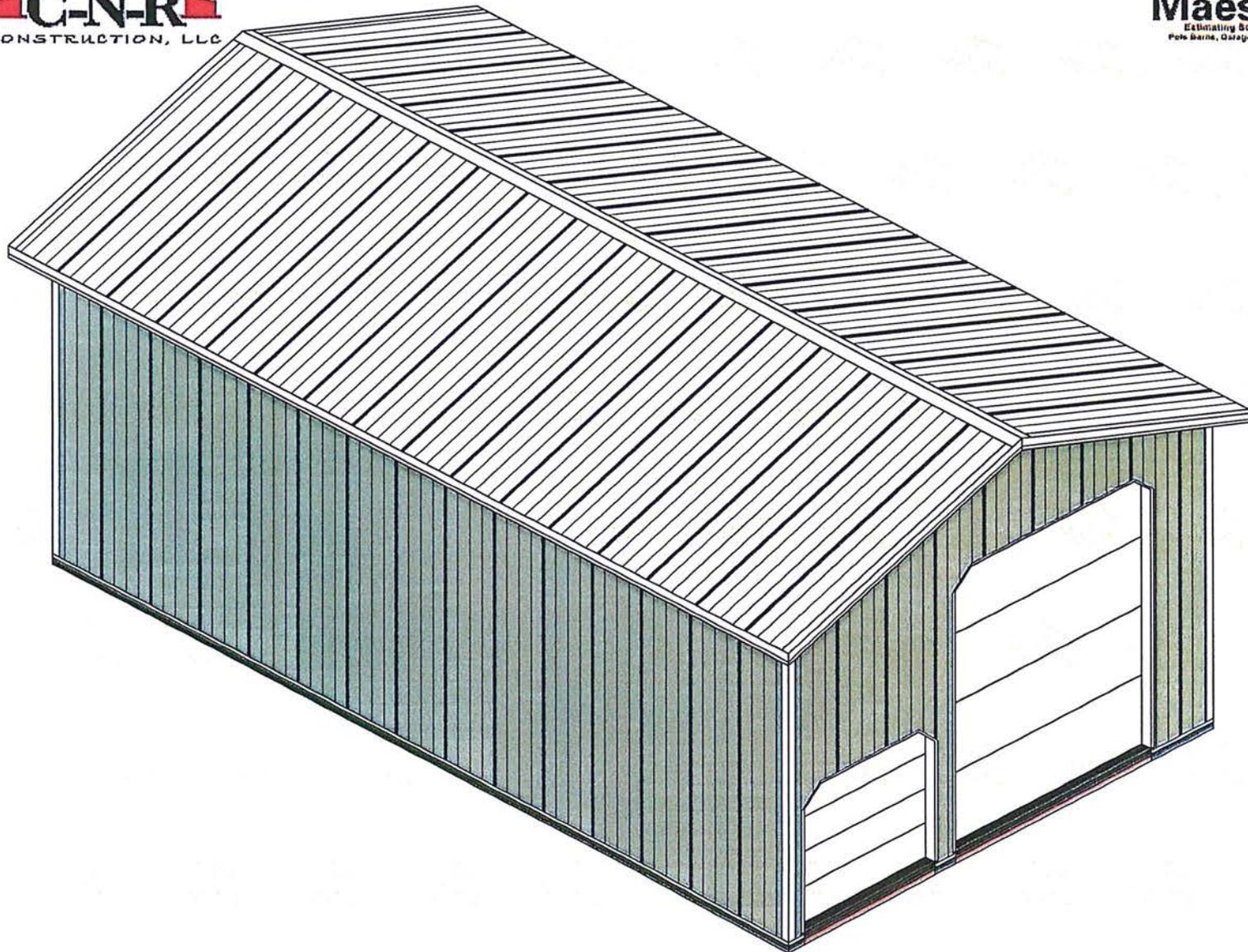


QUOTATION DATE: 8/29/2016

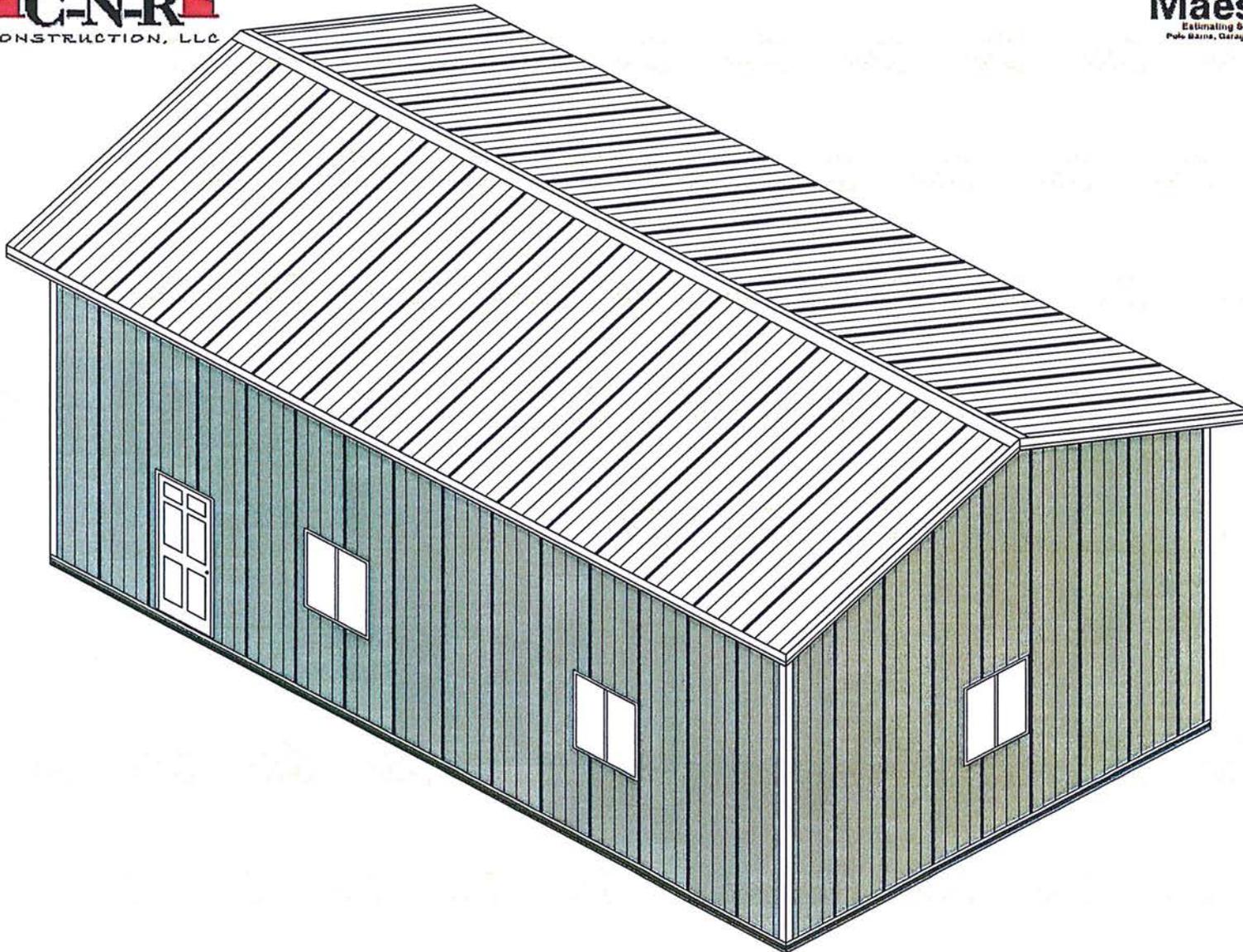
ESTIMATE NUMBER: 1051

GRAND TOTAL

Prices are good for 10 days, until 9/8/2016



"Jeff Laura Brinker
Estimate Number: 1051
8/29/2016"



"Jeff Laura Brinker
Estimate Number: 1051
8/29/2016"



Front of House on Green Tree Way



Proposed Bldg to be near property line along side fence.





Public Hearing: **TUESDAY, September 27, 2016**
 To: Planning & Zoning Commission
 From: Jonathan Spendlove, Planner 1

AGENDA ITEM IV-2

Request: Request for a **Special Use Permit** to construct a 1200 sq. ft. detached accessory building on property located 2767 E 3400 N within the Area of Impact. c/o C-N-R Construction, LLC on behalf of Mike & Karen Harnar (app. 2812)

Time Estimate:

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

Background:

Applicant:	Status: Owner	Size: 1.007 Acre Land, addition of a 1200sq. ft. detached accessory building to an existing 480 sf detached accessory building totaling 1680 sq. ft.
Mike & Karen Harnar 2767 E 3400 N Twin Falls, ID 83301 (775) 455-6619	Current Zoning: AP Aol; Airport District in the Area of Impact	Requested Zoning: Special Use Permit
	Comprehensive Plan: Airport	Lot Count: 1 lot
	Existing Land Use: Residential	Proposed Land Use: Development of a Detached Accessory Bldg >1500 sq. ft.
Representative:	Zoning Designations & Surrounding Land Use(s)	
C-N-R Construction, LLC 3894 N 3482 E Kimberly, ID 83341 (208) 358-3005 nevin@cnrconstruction.com	North: County Zoning, Agricultural/Farm	East: AP Aol, Residence/Agricultural;
	South: M-1 Aol, Agricultural/Agricultural	West: M-1 Aol, Residence/Agricultural
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-12, 10-8, 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 not have a negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with the building permit for a detached residential garage larger than 1,500 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:

County parcel records show the main residence was built in 1995, and the existing detached accessory building was built in 1998.

Analysis:

The site is zoned AP within the Area of Impact. The applicant has supplied a site plan showing an existing single family residence, an existing 480 sq. ft. detached accessory building, and a proposed 1200 sq. sf. detached accessory building addition. The 1200 sq. ft. addition to the existing detached accessory building, exceeds 25% of the total sq. ft. of existing buildings and therefore is subject to required improvements set out in city codes 10-11-2 through 10-11-5. The applicant describes the building for storage and private use, no commercial activity. If the special use permit is granted the applicant will proceed with development of the detached accessory building as approved.

Per City Code 10-4-12: Detached accessory buildings within the AP Zone greater than 1500 sq. ft. are required to obtain a Special Use Permit prior to being legally constructed. The proposed plan is showing the detached accessory building to the east of the main residence.

Per City Code 10-11-1 thru 8: Required improvements include access, 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: Detached accessory buildings are common for this area. The property to the West has a similarly sized pole barn for hay storage. Staff does not expect overtly burdensome impacts to be created with this Special Use Permit. Within the AP Zone all parking & maneuvering areas are required to be hard surfaced. The driveway is currently gravel/dirt. The addition will require the driveway to be hard surfaced prior to a final inspection.

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 construction of the detached accessory building to be consistent with the submitted drawings/elevations, as presented.
3. Subject to personal use by the occupant of the home - no business use within this structure.

Attachments:

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

August 29, 2016

To: Whom It May Concern

From: Mike Harnar

We wish to construct a garage/storage building on our property located at 2767 E 3400 N, Twin Falls, ID. We intend to use this building as a garage for our vehicles and 4 wheelers. We wish to have a main building that is 1200 sq. ft. This building will be attached to an existing 20' x 24' storage building. This brings the total square footage for the structure to 1680 sq. ft.

This building is only for our personal use and is not open to the public. Due to this use it does not impact our neighbors in any way. It actually enhances the appearance of our property.

This building will blend into the surrounding neighborhood and not cause undue noise, glare or odors. The color scheme chosen will compliment our house and existing detached structures.

We will run electricity to the building from our house. If we ever decided to add heat to the storage building it would probably be electric heaters.

We currently use a trash service provided by Western Waste. We anticipate continuing this service.

Thanks for your consideration of this request!

Mike Harnar

A handwritten signature in black ink, appearing to read "Michael Harnar", is written over a solid horizontal line.

Zoning Vicinity Map

Reference Only



3413 2800

3400 N

AP 2767 3400

AP 2783 3400

AP 2759 3400

Proposed addition

AP 2771 3400

AP 2777 3400

M-1

2763 3400

AP 3389 2800



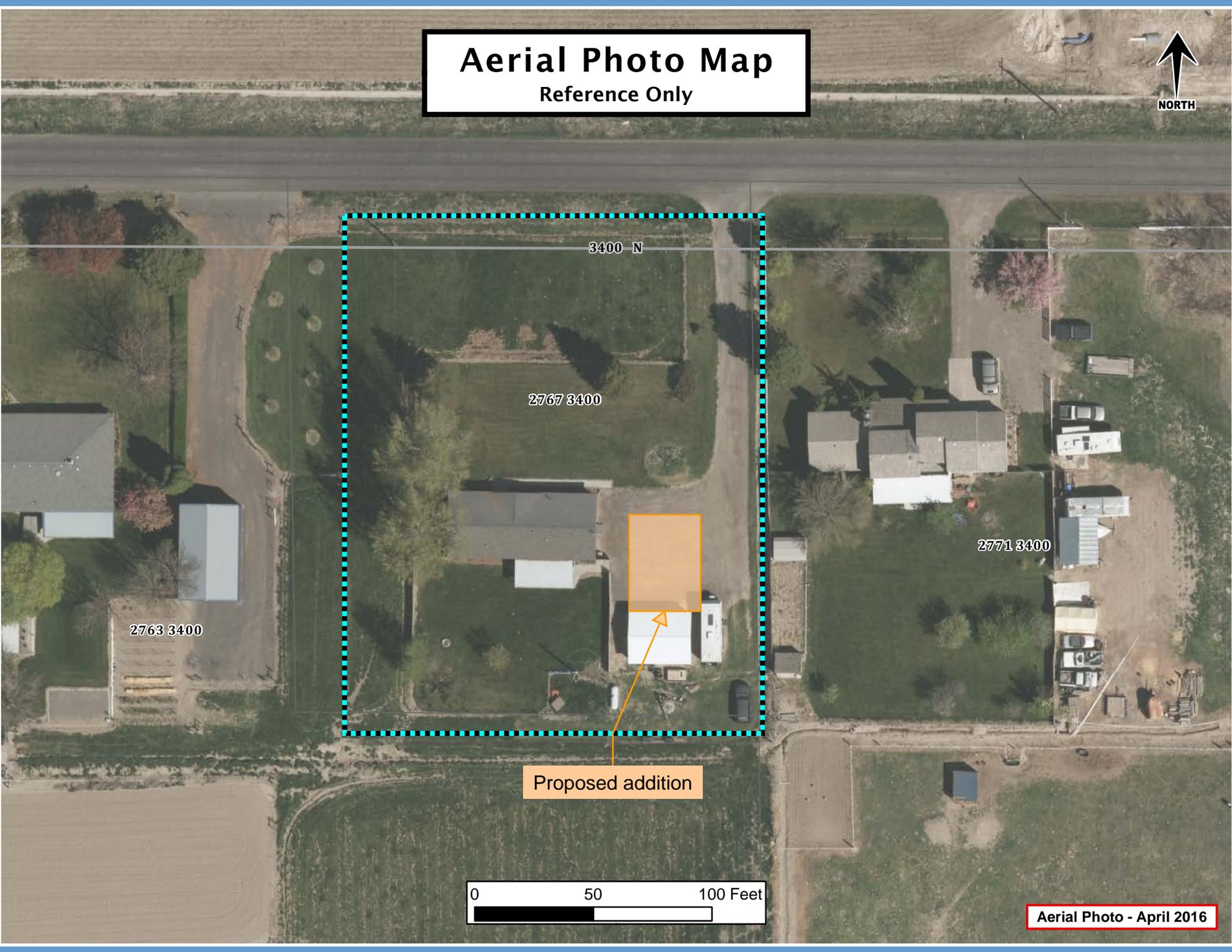
AP

AP

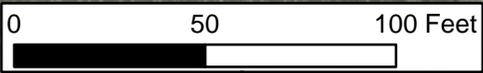
Aerial Photo - April 2016

Aerial Photo Map

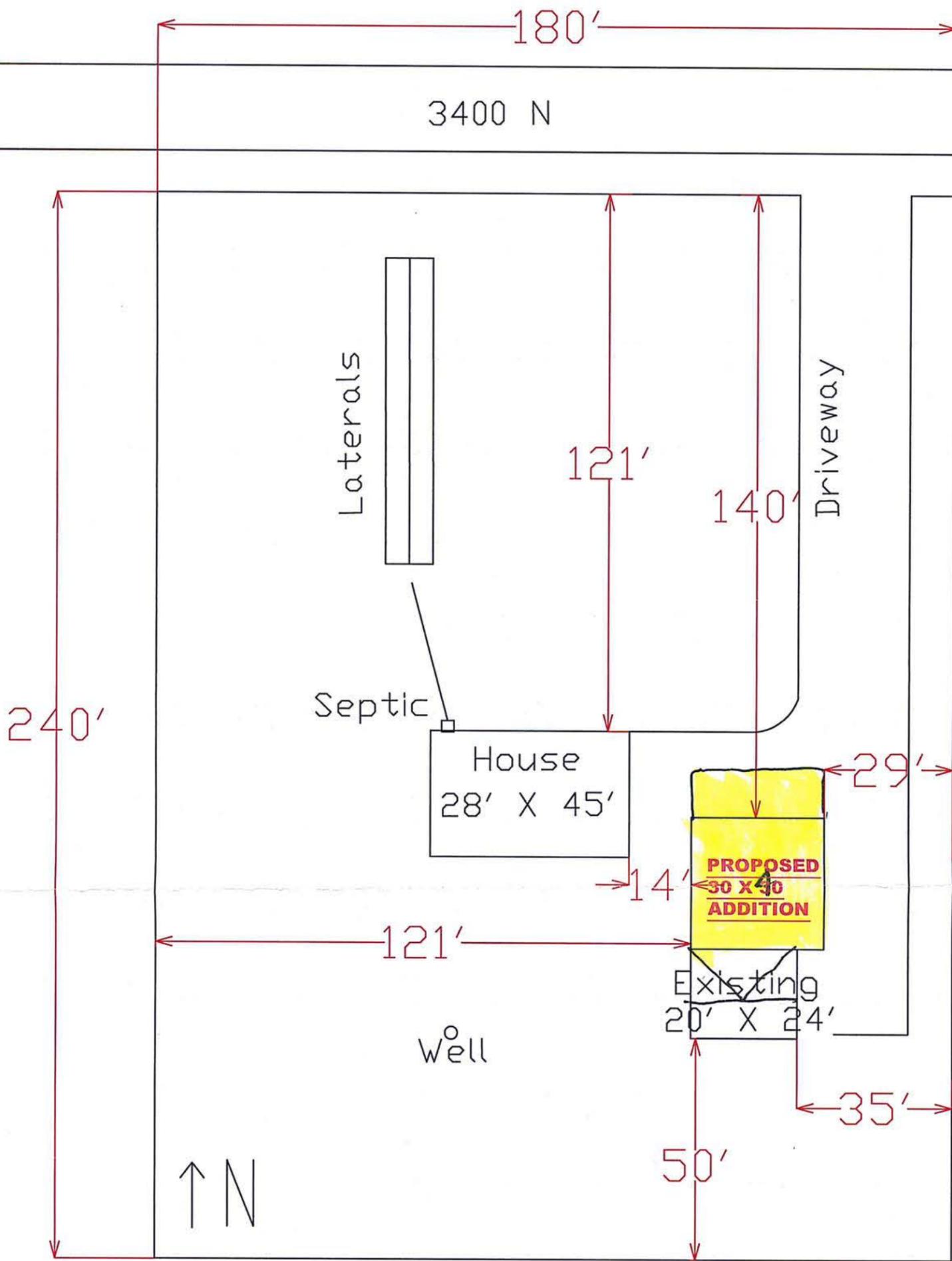
Reference Only



Proposed addition



Aerial Photo - April 2016



South Central Public Health District
 Plans Reviewed and Approved by 
 Permit # 211A Date 8/18/17

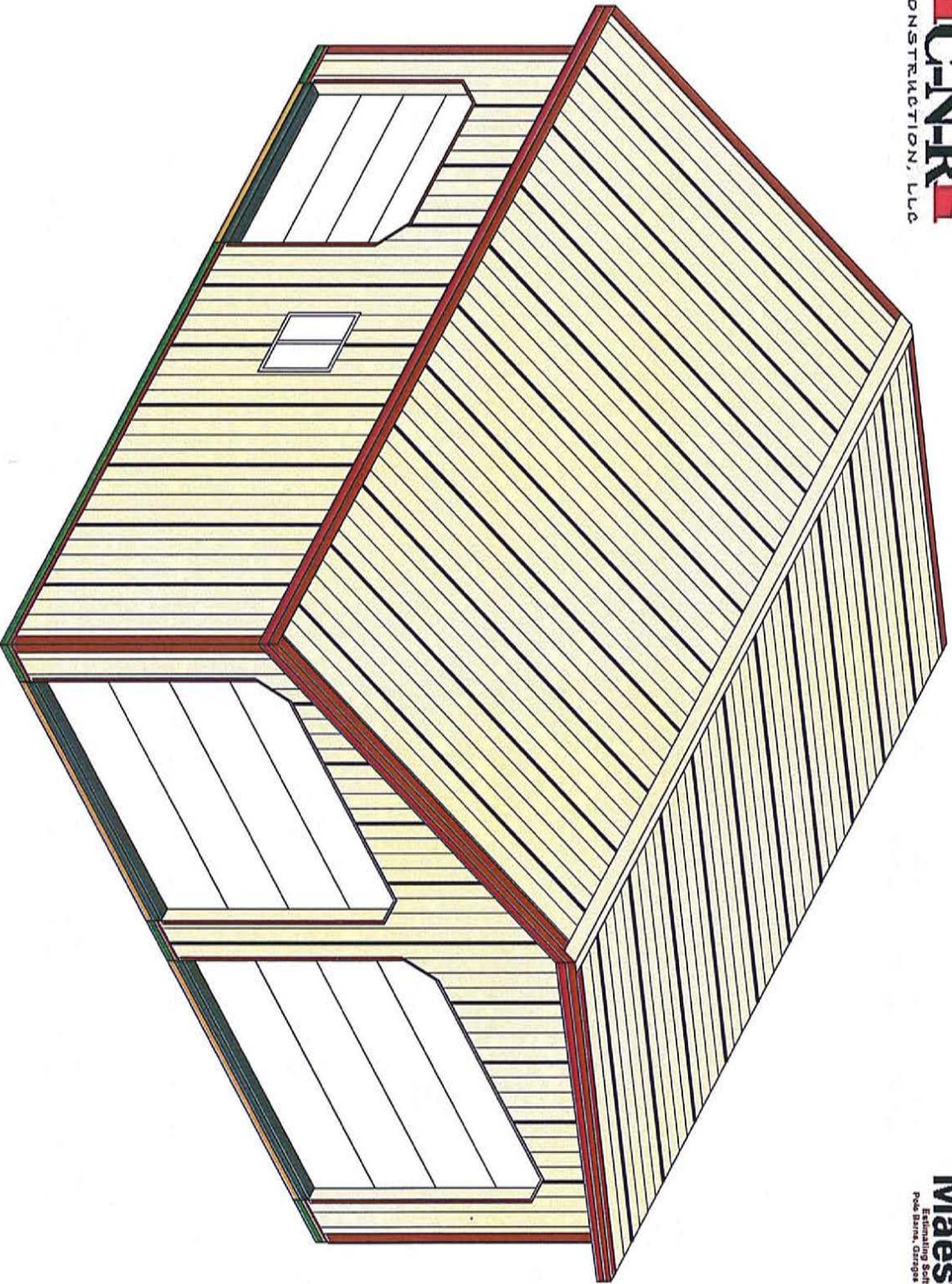
Mike & Karen Harnar
 2767 E 3400 N

Twin Falls, ID 83301

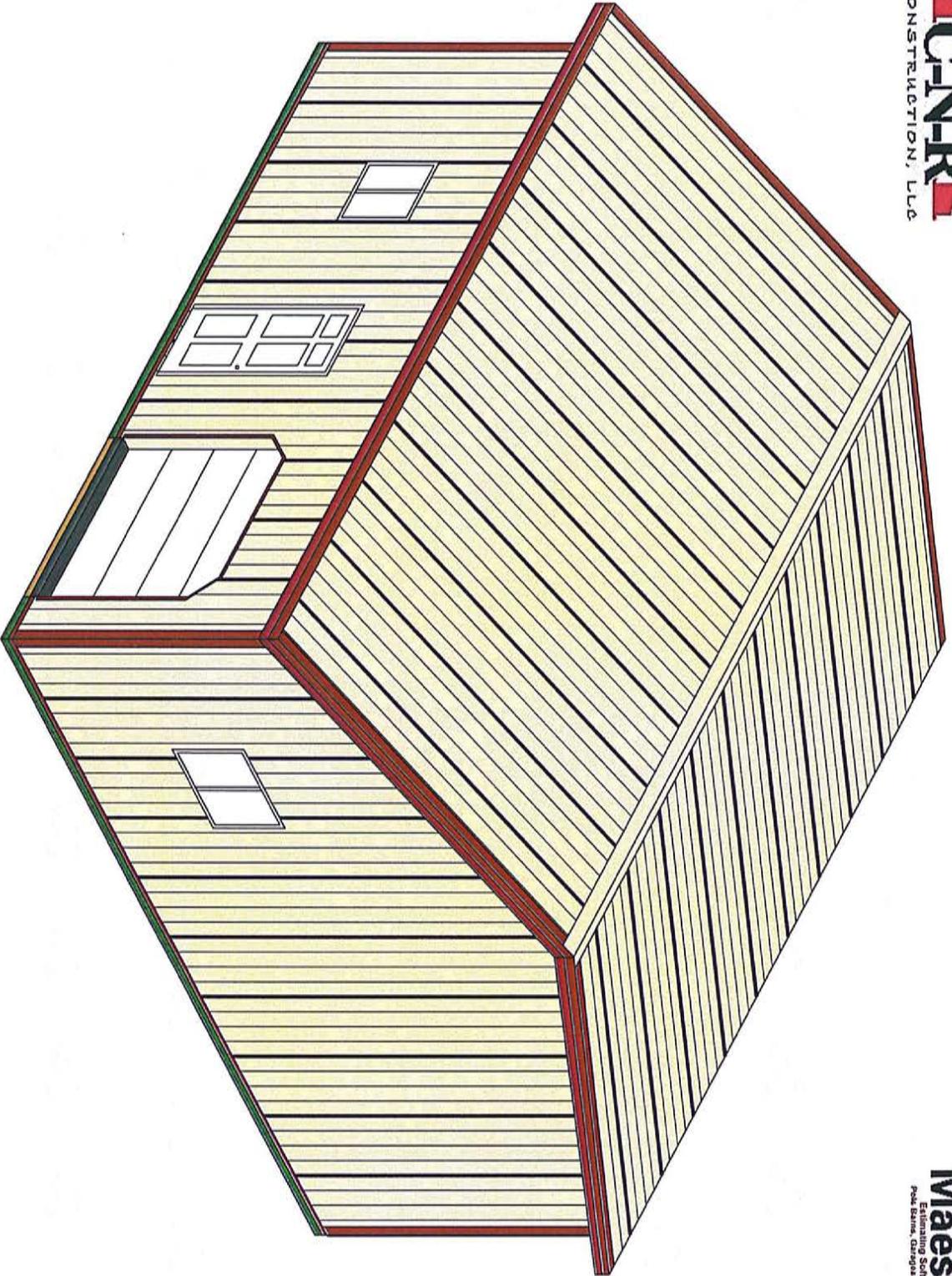
Parcel # RP11S17E070022

E 195' OF NW 225' X 541' OF
 NE NE 7-11-17

C-N-R CONSTRUCTION, LLC
 3894 N 3482 E
 KIMBERLY, ID 83341
 NEVIN@CNRCONSTRUCTION.COM
 208-358-3005



"Mike Karen Hamar
Estimate Number: 1047
8/17/2016"





C-N-R Construction, LLC Quotation Package



QUOTATION FOR:

Mike & Karen Hammar
2767 E 3400 N
Twin Falls, ID 83301
775-455-6619

CONTACT:

Nevin O Berg
3894 N 3482 E
Kimberly, ID 83341
208-358-3005

**CONSTRUCTION:
DIMENSIONS:**

Post Frame
30' X 30' X 11' 6"

SPECIFICATIONS FOR 30' X 30' X 11' 6" POST FRAME PACKAGE:

• **MATERIAL PACKAGE**

- Pre-Engineered Wood Trusses (4/12 Pitch, 10' O/C)
- 6 x 6 Treated Eave Posts (10' O/C)
- 6 x 6 Treated Gable Posts (10' O/C)
- 2 x 8 Treated Skirt Boards (1 Row)
- 2 x 6 Wall Girts (24" O/C) and Roof Purlins (24" O/C)
- 2 x 6 Top Girt Exterior
- 1/16" Double Bubble Insulation R-6.8 Insulation on Walls and Roof
- Ivory Grandrib 3 Steel Siding
- Ivory Grandrib 3 Steel Roof
- One Concrete Pad per Post Hole
- concrete For Fill Around Posts

• **DOORS & WINDOWS**

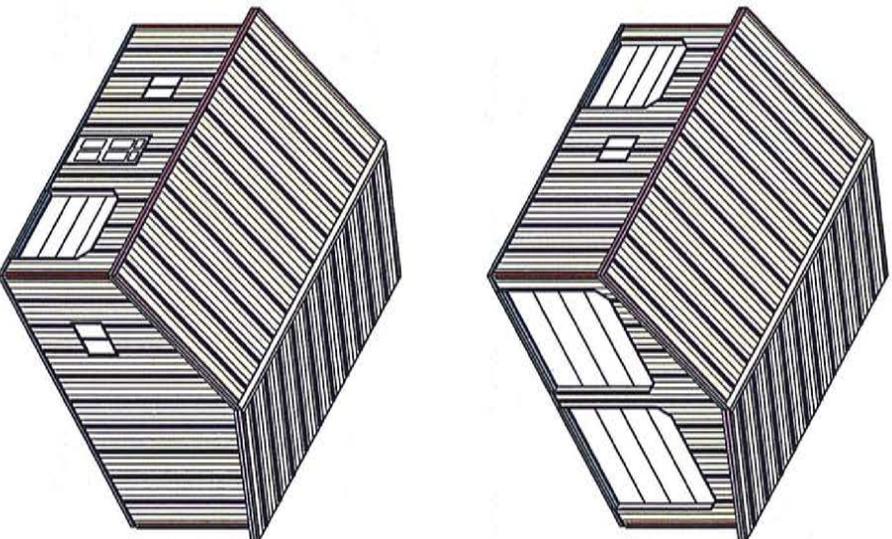
- Two Magic Valley Supply 12 X 10 Res. Ins. Std. Trk. w/s
- Two Magic Valley Supply 8 X 7 Res. Ins. Std. Trk. w/o s
- One 3' 6 Panel Entry Door
- Two Plyco Thermal Break M-3025 3' x 3' Slider Windows
- One Plyco Thermal Break M-3025 4' x 3' Slider Window

• **12" OVERHANG ON ALL SIDES ALUM. SOFFIT**

• **FASTENERS**

- 1 1/2 In. Siding Screws for Steel Wall, Roof Panels
- Stock 3 1/4 In. Galvanized for Skirt Board
- Galvanized Steel Framing Nails

• **DETAILED BUILDING PLANS**



QUOTATION DATE: 8/17/2016

ESTIMATE NUMBER: 1047

GRAND TOTAL

Prices are good for 10 days, until 8/27/2016



Front of House on 3400 North

09/15/2016 11:08 AM



Neighboring property to the East.

09/15/2016 11:08 AM



Pole Barn on neighboring property to the West

09/15/2016 11:08 AM



Proposed building to be added onto the front of existing shed, taking most of the area in the foreground

09/15/2016 11:17 AM



Public Hearing: [Tuesday, September 27, 2016](#)
To: Planning & Zoning Commission
From: Renee V. Carraway-Johnson, Zoning & Development Manager

AGENDA ITEM IV-3

Request: [Request for **the Commission's recommendation** on a Comprehensive Plan Amendment to update the 2009 Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future. c/o City of Twin Falls. \(app. 2809\)](#)

History/Analysis:

The current Comprehensive Plan, the Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future, was updated and amended in February 2009.

In the State of Idaho, comprehensive plans are advisory documents used to guide land development decisions. Because the plans are derived from public input about what people desire for their community, the goals and future land use plan designations of the Comprehensive Plan have an important role in many regulatory decisions the City makes. These decisions surround land use, such as changes in the jurisdictional boundary, rezoning, and amendments to City codes and development standards. The goal is to ensure this document meets the needs and desires of the community.

The City Council approved \$100,000 to update the Comprehensive Plan Update as part of the 2014-2015 Budget. In October 2014 a Request for Qualifications (RFQ) was prepared and distributed in the Idaho Statesman and the Times News and on the internet in several locations. The RFQ was specific to update and replace certain elements of the Comprehensive Plan in the following areas:

- Summary & Intro Background
- Land Use
- Community Design
- Housing
- School Facilities
- Public Services and Utilities
- Economic Development
- Environmental Considerations
- Transportation – *Airport only*

Seven (7) responses were received. A Selection Committee made up of then Councilperson Rebecca Mills-Sojka, Planning and Zoning Commissioner Tom Frank, Parks & Recreation Chairman Kevin Dane, local businessman Kevin Mahler and myself reviewed and ranked the seven (7) submittals. The top two consultants were then selected for an interview by the Planning & Zoning Commission.

On February 4, 2015 at a regularly scheduled public meeting the Planning & Zoning Commission conducted interviews of the top two (2) consulting firms. On February 17, 2015 the City Council approved the **Commission's** recommendation of Logan Simpson Design, Inc., of Fort Collins, Colorado.

At the May 11, 2015 meeting, the City Council approved a contract with Logan Simpson Design, Inc. and tasked them to begin the process for a Comprehensive Plan update for the City. On June 22, 2015 staff discussed with the Council, the topic of forming a Comprehensive Plan Advisory Committee (AC). Staff began discussions with Logan Simpson to initiate the first step which was establishing an Advisory Committee (AC). The goal and direction of this committee was to work with Logan Simpson Design and city staff to complete an updated comprehensive plan that projects the **communities' needs and goals for the next 20 years.**

Staff discussed with the City Manager, Deputy City Manager Humble and Mayor Hall the list of prospective Advisory Committee (AC) members. After some consideration staff reviewed list of prospective members and we were able to consolidate some of the targeted areas with one person.

An Advisory Committee (AC) was formed and approved by the City Council on July 6, 2015. The Advisory Committee (AC) consisted of thirteen (13) members including City of TF Councilpersons, City of TF P&Z Commissioners, local municipal representatives and local residents who volunteered to participate and help guide the direction for the comprehensive plan update process. The Advisory Committee (AC) was made up of the following community citizens:

1. Greg Lanting – TF City Council
2. Rebecca Mills-Sojka – then TF City Council
3. Tato Munoz – TF City P&Z
4. Ryan Higley – TF City Aol/Cnty
5. Kevin Dane –Local businessman
6. Kevin Mahler – Local business owner
7. Brad Wills – Developer/URA member
8. Nancy Duncan – Council member, City of Kimberly
9. Brady Dickinson - Twin Falls School District
10. Dr. Cindy Bond – CSI/Past Chair of Chamber of Commerce/URA Past Chair
11. Laura Stewart – Chamber of Commerce/St. Luke's
12. Dan Olmstead – Idaho Power/ SIEDO
13. Laura Wilson - TF County, Planner

The first Advisory Committee (AC) meeting was held on July 16, 2015.

The first item on the Agenda was to Name our Plan.... The name came from a group discussion and was decided on:

“GROW WITH US”

This embodies the positive feeling of the community; GROW- we are growing -- the City of Twin Falls includes our citizens; WITH – and the City of Twin Falls IS because of our citizens, we are all included in; US

The Advisory Committee (AC) met nine (9) times over the last 15 months- several of those meetings were joint meetings with the City Planning & Zoning Commission. Every Advisory Committee (AC) meeting and community event we participated in was conducted in accordance with the Idaho Open Meeting Laws and the City of Twin Falls Transparency Resolution.

Also in July, Logan Simpson conducted several days of “stakeholder” interviews at a local coffee shop where they had great participation and received great insight into WHO is Twin Falls.

Additionally, Logan Simpson, Advisory Committee members (AC), P&Z Commission members and city staff have participated in several community events; 3 City Fairs, the Optimist Club's Wings n Things, Octoberfest, Death by Chocolate plus made several presentations to various community groups; Optimist, Lions, Senior Center and Chamber of Commerce. Staff and Logan Simpson gave media interviews, conducted several surveys (with 2,000+ citizen comments), posted several PA's and distributed informational fliers throughout the year – all to notify and encourage citizen participation.

Budget Impact:

The only initial budget impact from approval of this request will be the cost of public hearing notifications.

Regulatory Impact:

A recommendation from the Planning and Zoning Commission on the proposed Comprehensive Plan will allow the request to proceed to the City Council for public hearing and action.

Analysis:

The current Comprehensive Plan, the Twin Falls Vision 2030 – A Comprehensive Plan for a Sustainable Future, was updated and amended in February 2009. This request is to amend the current Comprehensive Plan and replace it with 2016 Twin Falls Comprehensive Plan – GROW WITH US.

Extensive public involvement and review has gone into the development of this document.

The Twin Falls City Code Title 10, Chapter 17 includes the Bylaws of the Planning and Zoning Commission.

Section §10-17-3, Article IX.3 states that a duty of the Commission is to “conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan as required by law.”

State Statutes regarding the Planning and Zoning Commission state the following:

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

The required components of a Comprehensive Plan are a) property rights, b) population, c) school facilities and transportation, d) economic development, e) land use, f) natural resources, g) hazardous areas, h) public services, facilities, and utilities, i) transportation, j) recreation, k) special areas or sites, l) housing, m) community design, n) agriculture, o) implementation and q) public airport facilities. The Comprehensive Plan as presented includes a discussion of all of these elements. The Parks and Recreation Master Plan may be recommended to be adopted into the Comprehensive Plan. The Transportation Master Plan may be recommended to be adopted into the Comprehensive Plan.

The contracted update includes the following:

- Summary & Intro Background
- Land Use
- Community Design/ Character
- Housing
- Economic Development
- Parks, Recreation, Open Space, and Trails *(including Environmental Considerations)*
- Transportation
- Public Services *(including Schools and Utilities)*
- Public Airport Facilities

New State Statutes required a new addition entitled Public Airport Facilities. This chapter was developed by Bill Carberry, Airport Manager and Chris Pomeroy of CH2M. The City's 2009 Master Transportation Plan will be updated later this year and hopefully will be complete late next year. A final draft requires approval by the City Council and adoption of a resolution to amend

Adoption of the 2009 Comprehensive Plan was adopted with the condition to not allow amendments to the Comprehensive Plan for a period of one (1) year after adoption. Staff would support this condition being recommended upon the adoption of this plan.

Comprehensive Plan Amendment Approval Procedure:

A request for a Comprehensive Plan Amendment is initially made to the Commission. The Planning and Zoning Commission shall hold a public hearing to evaluate the request and to determine the extent and nature of the amendment. Upon conclusion of the public hearing the Commission shall make a recommendation to the City Council on whether or not to approve the request as presented, deny the request, or approve the request with conditions/modifications.

The City Council shall then hold an additional public hearing where they may approve the application as recommended by the Commission, deny the application or remand the application back to the Commission for further proceedings. If approved, a resolution is prepared and at a later public meeting is adopted by the City Council. Once the resolution is published the Comprehensive Plan is officially amended.

Conclusion:

Staff recommends the Planning & Zoning Commission recommend adoption of the 2016 Twin Falls Comprehensive Plan; GROW WITH US, as presented and including there be no amendments to the plan for one (1) year after adoption.

Attachments:

1. Idaho State Statutes 67-6508 & 67-6509



TITLE 67
STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 65
LOCAL LAND USE PLANNING

TITLE 67 - STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 65 - LOCAL LAND USE PLANNING

67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.

(a) Property Rights -- An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.

(b) Population -- A population analysis of past, present, and future trends in population including such characteristics as total population, age, sex, and income.

(c) School Facilities and Transportation -- An analysis of public school capacity and transportation considerations associated with future development.

(d) Economic Development -- An analysis of the economic base of the area including employment, industries, economies, jobs, and income levels.

(e) Land Use -- An analysis of natural land types, existing land covers and uses, and the intrinsic suitability of lands for uses such as agriculture, forestry, mineral exploration and extraction, preservation, recreation, housing, commerce, industry, and public facilities. A map shall be prepared indicating suitable projected land uses for the jurisdiction.

(f) Natural Resources -- An analysis of the uses of rivers and other waters, forests, range, soils, harbors, fisheries, wildlife, minerals, thermal waters, beaches, watersheds, and shorelines.

(g) Hazardous Areas -- An analysis of known hazards as may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain hazards.

(h) Public Services, Facilities, and Utilities -- An analysis showing general plans for sewage, drainage, power plant sites, utility transmission corridors, water supply, fire stations and fire fighting equipment, health and welfare facilities, libraries, solid waste disposal sites, schools, public safety facilities and related services. The plan may also show locations of civic centers and public buildings.

(i) Transportation -- An analysis, prepared in coordination with the local jurisdiction(s) having authority over the public highways and streets, showing the general locations and widths of a system of major traffic thoroughfares and other traffic ways, and of streets and the recommended treatment thereof. This component may also make recommendations on building line setbacks, control of access, street naming and numbering, and a proposed system of public or other transit lines and related facilities including rights-of-way, terminals, future corridors, viaducts and grade separations. The component may also include port, harbor, aviation, and other related transportation facilities.

(j) Recreation -- An analysis showing a system of recreation areas, including parks, parkways, trailways, river bank greenbelts, beaches, playgrounds, and other recreation areas and programs.

(k) Special Areas or Sites -- An analysis of areas, sites, or structures of historical, archeological, architectural, ecological, wildlife, or scenic significance.

(l) Housing -- An analysis of housing conditions and needs; plans for improvement of housing standards; and plans for the provision of safe, sanitary, and adequate housing, including the provision for low-cost conventional housing, the siting of manufactured housing and mobile homes in subdivisions and parks and on individual lots which are sufficient to maintain a competitive market for each of those housing types and to address the needs of the community.

(m) Community Design -- An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

(n) Agriculture -- An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

(o) Implementation -- An analysis to determine actions, programs, budgets, ordinances, or other methods including scheduling of public expenditures to provide for the timely execution of the various components of the plan.

(p) National Interest Electric Transmission Corridors -- After notification by the public utilities commission concerning the likelihood of a federally designated national interest electric transmission corridor, prepare an analysis showing the existing location and possible routing of high voltage transmission lines, including national interest electric transmission corridors based upon the United States department of energy's most recent national electric transmission congestion study pursuant to sections 368 and 1221 of the energy policy act of 2005. "High-voltage transmission lines" means lines with a capacity of one hundred fifteen thousand (115,000) volts or more supported by structures of forty (40) feet or more in height.

(q) Public Airport Facilities -- An analysis prepared with assistance from the Idaho transportation department division of aeronautics, if requested by the planning and zoning commission, and the manager or person in charge of the local public airport identifying, but not limited to, facility locations, the scope and type of airport operations, existing and future planned airport development and infrastructure needs, and the economic impact to the community.

Nothing herein shall preclude the consideration of additional planning components or subject matter.

TITLE 67 - STATE GOVERNMENT AND STATE AFFAIRS
CHAPTER 65 - LOCAL LAND USE PLANNING

67-6509. RECOMMENDATION AND ADOPTION, AMENDMENT, AND REPEAL OF THE PLAN.

(a) The planning or planning and zoning commission, prior to recommending the plan, amendment, or repeal of the plan to the governing board, shall conduct at least one (1) public hearing in which interested persons shall have an opportunity to be heard. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the plan to be discussed shall be published in the official newspaper or paper of general circulation within the jurisdiction. The commission shall also make available a notice to other papers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice of intent to adopt, repeal or amend the plan shall be sent to all political subdivisions providing services within the planning jurisdiction, including school districts, at least fifteen (15) days prior to the public hearing scheduled by the commission. Following the commission hearing, if the commission recommends a material change to the proposed amendment to the plan which was considered at the hearing, it shall give notice of its proposed recommendation and conduct another public hearing concerning the matter if the governing board will not conduct a subsequent public hearing concerning the proposed amendment. If the governing board will conduct a subsequent public hearing, notice of the planning and zoning commission recommendation shall be included in the notice of public hearing provided by the governing board. A record of the hearings, findings made, and actions taken by the commission shall be maintained by the city or county.

(b) The governing board, as provided by local ordinance, prior to adoption, amendment, or repeal of the plan, may conduct at least one (1) public hearing, in addition to the public hearing(s) conducted by the commission, using the same notice and hearing procedures as the commission. The governing board shall not hold a public hearing, give notice of a proposed hearing, nor take action upon the plan, amendments, or repeal until recommendations have been received from the commission. Following consideration by the governing board, if the governing board makes a material change in the recommendation or alternative options contained in the recommendation by the commission concerning adoption, amendment or repeal of a plan, further notice and hearing shall be provided before the governing board adopts, amends or repeals the plan.

(c) No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk.

(d) Any person may petition the commission or, in absence of a commission, the governing board, for a plan amendment at any time. The commission may recommend amendments to the land use map component of the comprehensive plan to the governing board not more frequently than once every six (6) months. The commission may recommend amendments to the text of the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.