



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 12, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS
AMENDED

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meetings: March 29, 2022 and April 6, 2022
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane c/o Tilson Technology Mangement. (PZ22-0033)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North c/o Cody Christensen, Perrine Performance LLC. (PZ22-0037)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, April 26, 2022
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The 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.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning 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 Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 29, 2022, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:02 PM
A quorum was present.

Members Present: Kelley, Bolton, Detweiler, Rambur, McEuen

Staff Present: Spendlove, Zollinger, Ebersole, Vitek

2) Consent Calendar

MOTION: Vice Chair Bolton moved to approve the Consent Calendar, as presented.
Commissioner Detweiler seconded the motion.

Motion Approved by a vote of 4- 0-1.

a) Approval of minutes from the following meeting: March 15, 2022

3) Items of Consideration

4) Public Hearings

a) Request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones. (PZ22-0016)

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

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

The property is zoned R-2 and is located within the Twin Falls Ericson Subdivision. The applicant is requesting

to build a 2400 sq ft building for personal storage.

Staff has reviewed the request and does not anticipate any negative impacts should the request be approved.

Upon conclusion, should the Commission approve this request as presented, then staff recommends the following conditions.

1. Subject to compliance with all local, state and federal code requirements and other standards as applicable.

Applicant Presentation:

David Jones, applicant, presented his request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd. He stated it will be located at the back end (N) of property and used for storage and a truck. He addressed noise concerns and how they would be mitigated. He explained construction of the building and the materials that will be used.

PZ/Questions & Comments:

- Commissioner Detweiler asked if there is a privacy fence on the back of the property.
- Mr. Jones described the screening along the back of the property.
- Vice Chair Bolton asked if the building will be plumbed?
- Mr. Jones stated yes, there will be plumbing for a sink and toilet.
- Chairman Kelley asked about driveway regulations.
- Mr. Jones stated he is willing to put in a paved driveway, as required.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow a detached accessory building (more than 1,000 square feet) on property located at 2169 Elizabeth Blvd c/o David Jones (PZ22-0016), as presented, with staff recommendations.

Vice Chair Bolton seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022)

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective

- of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 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.
- 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.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The building in which the Indoor Recreational Facility will be located has been constructed and is in the process of applying for a building permit for Tenant Improvement.

The Indoor Recreational Facility will be used for Idaho Allstar Cheer. The facility will be used for classes for youth varying in ages between 5 to +17. The applicant has stated that the cheerleading training facility will operate primarily during the afternoon and early evening hours, as well as weekends. Staff do not anticipate the land use of a proposed will have a negative impact on neighboring property owners. When considering a Special Use Permit the Planning and Zoning Commission must consider the standards applicable to Special Uses found within Title 10 -13-2-2(D) 5&6 which states:

" 5. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

6. 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."

Prior to the development and construction of the current building, a determination was made regarding the number of water fixtures the development would have because of the low water pressure in the area. Additional fixtures would cause the water pressure to decrease and fall below the pressure levels required by the state of Idaho. To allow the property to increase the number of fixtures would create excessive additional requirements at public cost which would be detrimental to the economic welfare of the community.

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the resolution of the water pressure issue in the 4th Ave East and Eastland Dr area, prior to the City issuing a building permit for additional water usage.

Applicant Presentation:

Applicant Tyler Davis Jeffers presented the Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2. He stated the tenant and kids are excited to get project started, and believes this will be a great addition to neighborhood.

PZ/Questions & Comments:

- Chairperson Kelley asked if there is adequate parking.

- City Planner Zollinger stated there is adequate parking as it will be spread throughout day, due to class schedule.

Public Hearing: Opened and closed without input

Discussions Followed: without concerns

MOTION: Vice Chair Bolton moved to approve the request for a Special Use Permit to allow for an indoor recreation facility on property located at 240 Eastland Drive, Unit 2 c/o Tyler Davis-Jeffers on behalf of Idaho Allstar Cheer. (PZ22-0022), as presented, with staff recommendations. Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5-0.

- c) Request for a recommendation to City Council on the appropriate zoning district for 21.207 acres proposed to be annexed located at 1204 Kenyon Road c/o Connect Engineering on behalf of Cal Kunkel. (PZ22-0025) **WITHDRAWN BY APPLICANT**
- d) Request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

Staff Presentation:

City Planner Zollinger presented the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026)

A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations, or deny the request.

Twin Falls City Code 10-6-1.7 (B) The procedure for establishing a ZDA or amending a ZDA shall follow the procedure outline in Title 10-14.

Twin Falls City Code 10-14-5 The process for conducting public hearings as referenced in 10-6-1.7(B)

The property was annexed into the City of Twin Falls in 2021 with the zoning designation of Residential Mixed Used, Canyon Rim Overlay with a Zoning Development Agreement. The Preliminary Plat for the property was approved in 2021. The Final Plat and construction plans are still under review.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood". The "Town Neighborhood" designation is meant to provide for residential, parks facilities, Schools, and Civic facilities.

The application has two parts. First the applicant is requesting to amend the text of the previously approved ZDA to allow for the land use of Schools, Private and Public, to be an outright permitted use instead of a special use as it is currently stated in the ZDA. Second, the applicant is proposing to add an approved conceptual development plan as Option B.

As shown in the submitted exhibits, Option B relates specifically to the commercial portion of the Federation Point ZDA and the layout of the building. This concept plan would be in addition to the currently approved concept plan and, if approved, would not replace it, but would add it as an option.

Potential Impacts:

Staff anticipate that the greatest impacts of the proposed use will be increased vehicular traffic, during school drop-offs and pick-ups, and parking. The applicant anticipates several different modes of transportation will be used by those who attend the school including, walking, buses, bicycling, and cars.

The adjacent roadway will be constructed to its required full width and the applicant is working with the City Engineering department to ensure adequate striping along Federation will be installed for turn lanes into the school parking lot.

The applicant has shown the design of the school to contain a drop-off /pick up loop for traffic to flow through the property to mitigate the anticipated traffic. This will limit traffic issues at the school site. However, there may be ancillary effects on surrounding streets which may require mitigating infrastructure.

Staff believes all other minimum required improvements, including parking, will be adequate for this project. These improvements will be installed during construction of the school.

Upon Conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Adam Bruno, educational representative, presented the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow "Private" and "Public School" as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement. He presented an overview of the Gem Prep school model. The builder explained the building site and the phasing plan for the school.

PZ/Questions & Comments:

- Vice Chair Bolton asked about sidewalk requirements.
- City Planner Zollinger clarified the infrastructure requirements will be required with the platting process.
- Commissioner Detweiler asked for clarification on the request.
- City Planner Zollinger clarified what the request, for a school as an allowed use, and the addition of site plan option.
- Chairman Kelley asked about the traffic plan for the property and improvements that have to be made, as in vehicle stacking for dropoffs.
- City Planner Zollinger clarified the road expansion improvements are required by the last approval of this ZDA. He reviewed the traffic flow for the development and stated the applicant can speak to the vehicle stacking.
- Vice Chair Bolton asked about crosswalk plans.
- City Planner Zollinger stated the crosswalk will be approved by city engineer and showed where it is located on the site plan.
- Commissioner McEuen asked if this location is across the street from the gun club.
- City Planner Zollinger clarified the property location and proximity to the gun club.
- Commissioner Detweiler asked about noise concern of the gun club during the evening hours.
- The applicant stated they are not concerned as the school hours differ from the gun club hours of operation.
- Vice Chair Bolton asked if there will be sound barriers to mitigate noise
- The applicant stated they have another site next to a gun club and have no issues. They want to be good neighbors with the gun club.
- Chairman Kelley asked about the professional offices in area, and if the applicant has visited with those businesses?
- The applicant stated they have not visited with them yet, but visits are part of the community relationship plan.
- Commissioner Rambur asked if the businesses have issue with overflow parking.
- The applicant stated at full capacity, there will be 32 staff members, and with limited enrollment,

there will not be many students driving to school like other schools.

- Vice Chair Bolton asked about parking at evening events.
- The applicant stated they don't see it as an issue now but will relook as the school grows.
- Planning and Zoning Director Spendlove stated there is a state statute protecting existing outdoor gun clubs from any noise nuisance.

Public Hearing: Opened

- Citizen Joel Newton, shared his concerns for adequate sidewalks and increased traffic. He stated his concern for overflow parking issues and bus drop off traffic.
- Citizen John Bringhurst, expressed concerns about Washington St. needing to be widened and the details of a turning lane off off Washington St.
- Citizen Brian Dobbs, asked about the canyon rim trail extension and if this would negatively affect this plan.
- Planning and Zoning Director Spendlove shared the letter from the gun club and their concerns of this project. (the letter was not received by P&Z staff prior to the meeting)
- The applicant addressed the concerns regarding the offsite improvements as addressed in the last approval, and stated they are working with city staff. There is a 75-80 car stacking possibility at full build. The applicant stated there may be staggered class starts to mitigate some traffic issues as adding grades. He stated there will be 1-2 busses when first opened, 4 busses at full capacity (8 years from now), staged in back corner, to not comingle with car traffic. The applicant addressed relationship with neighbors, including the gun club, to avoid overlap needs for parking. The focus is keeping parking in their own lot. He stated they will consult with their attorney regarding gun club members using the school parking lot and possessing firearms on site.
- Commissioner Rambur asked about hosting athletic events.
- The applicant stated, when the gym is built, athletic events may be a possibility. The applicant clarified location of the gym. He clarified the parking lot plan and traffic flow.
- Planning and Zoning Director Spendlove addressed the canyon rim concerns. He stated the southside sidewalk to be contiguous, with the crosswalk location determined by the City Engineer. He addressed private parking, and the owners' rights to protect it. He stated it would be difficult for the commission to add a condition of private parking enforcement by the city. He stated as far as staff is concerned, there is enough parking provided on the site plan. He addressed the widening of Washington to the south, as those properties are out of city limits and not annexed and developed. He addressed the bus turning lane.
- Chairperson Kelley addressed the focus of this application and what the commission is voting on tonight.
- Commissioner McEuen addressed canyon rim trail and the gun club compromise.
- Wendy Kerr, citizen, stated she is not opposed to a school, but concerned for traffic issues. She would like a different parking plan for school and would like a bike trail as part of road expansion.

Public Hearing: Closed

Discussions Followed:

- Commissioner McEuen stated after the explanations, she does not see a reason to deny the request.
- Commissioner Bolton stated there is a need for schools in Twin Falls. She has a concern for location's proximity to the gun club, with a concern for parking and potential issues down the road. She stated she would like to fix the issues now, not leave for other commissions to fix.
- Commissioner Detweiler likes the school concept. He asked about firearms close to a school. He stated he is not concerned about parking overflow and traffic with turning lanes. He is in favor of the request.
- Planning and Zoning Director Spendlove stated he has never seen that provision brought to city before, and the City Attorney will review.
- Commissioner Rambur stated he likes another school option in Twin Falls. He stated the commission can't police guns on campus as a commission. He stated he does not believe overflow parking is in the commission purview.
- Vice Chair Kelley stated commission is not voting on some of the issues brought forward tonight, and

some issues were addressed with the previous approval. He reviewed what the request is to be voted on tonight.

MOTION: Commissioner Detweiler moved to recommend approval of the request for a recommendation to City Council for an Amendment to the Federation Point ZDA to allow “Private” and “Public School” as an outright permitted use and amend the Conceptual Site Plan in the Zoning Development Agreement c/o Paul Bierlein-Bouma USA on behalf of Hepworth Family Landholdings, LLC. (PZ22-0026), as presented, with staff recommendations.

Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 5-0.

5) Upcoming Meeting(s)

- a) Wednesday, April 6, 2022 - Worksession
Tuesday, April 12, 2022
Tuesday, April 26, 2022

6) Adjournment

The meeting adjourned at 07:26 PM

Kelli Ebersole, Administrative Assistant



Twin Falls Planning & Zoning Commission Worksession Minutes

Wednesday, April 6, 2022, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members -

City Limits: Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Shelley McEuen; Todd Rambur; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 12:03 PM

A quorum was present.

Members Present: Kelley, Bolton, Detweiler, McEuen

Staff Present: Spendlove, Ebersole, Zollinger, Strickland, Vitek

2) Consent Calendar

3) Title 10 Code Rewrite Update

a) Title 10 Code Rewrite Update

Planning & Zoning Director Spendlove reviewed the status of the Title 10 Code Rewrite. Currently, city staff is working on the Canyon Rim overlay section, as requested by the commission.

4) General Training

a) Comprehensive Plan training

Planning & Zoning Director Spendlove reviewed the 2016 Comprehensive Plan and how it applies to Planning and Zoning applications.

Idaho State Statute (Title 67, Chapter 65) was reviewed how cities must address all items in the statute.

The next update to the Comprehensive Plan will happen within the next two years.

5) Upcoming Meeting(s)

a) Tuesday, April 12, 2022

Tuesday, April 26, 2022

6) Adjournment

The meeting adjourned at 01:00 PM



Date: Tuesday, April 12, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at the intersection of Elizabeth Boulevard and Carriage Lane c/o Tilson Technology Mangement. (PZ22-0033)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to allow a utility-owned structure to be located at the intersection of Elizabeth Blvd and Carriage Ln N. The applicant is a fiberoptics provider that will be installing a cabinet at this location to house the equipment necessary to maintain and operate the node that will provide service located within this area. This site will be one of many that will coincide with a large infrastructure project to install and to provide fiberoptic connections throughout the city.

Approval Process:

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Standards Applicable to Special Uses:

- Will, in fact, constitute a special use as established by zoning requirements for the zone involved.
- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- 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.
- 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.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-4-2 states "a special use permit is required for a utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground. The 2016 Comprehensive Plan; "Grow With Us" designates this area as appropriate for "Town Neighborhood" which provides supporting services and small scale, commercials for the surrounding neighborhood. The cabinet that will be constructed is necessary to provide a utility service to surrounding neighborhood. Staff has determined the proposed use is compatible with the comprehensive plans.

History:

This area is zoned R-2, Residential Single Household or Duplex District. The property is located within the right of way along Carriage Ln N.

Analysis:

This request is associated with a large project proposed to take place within the city's right of way in order for Tilson/TDS to provide fiberoptic services throughout the city. The installation of a utility cabinet to house the equipment necessary to provide this service is similar to other cabinets used by utility service companies. The special use permit allows the commission the opportunity to look at the location of the cabinet and address any visual impacts that may require mitigation. The staff has reviewed the request. There are other utility service cabinets located within the vicinity that have not generated public concern. Therefore, staff does not foresee any issues with the proposed location of the cabinet.

Conclusion:

Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to installation of curb, gutter and sidewalk along the future west side of Carriage Lane North to Elizabeth Boulevard.

Attachments:

1. PZ22-0033 SR Exhibits
2. Applicant Narrative
3. Franchise Authority

Zoning/Vicinity Map



AG

Subject Property	
Current Zoning	R-2 Residential Single Household
Existing Land Use	Undeveloped Right of Way
Proposed Land Use	Utility Owned Cabinet
Comprehensive Plan Designation	Town Neighborhood
Surrounding Properties	
North	Residential
South	Elizabeth Blvd
East	Residential
West	Residential
Applicable Regulations	
Applicable Regulations	10-1, 10-4-4, 10-7, 10-13-2.2

Future Land Use Designation



- Agriculture
- Airport
- College of Southern Idaho
- Commercial
- Downtown
- Industrial
- Mixed Use
- Neighborhood Commercial
- Natural Areas
- Rural Residential
- Town Neighborhood

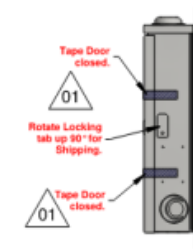
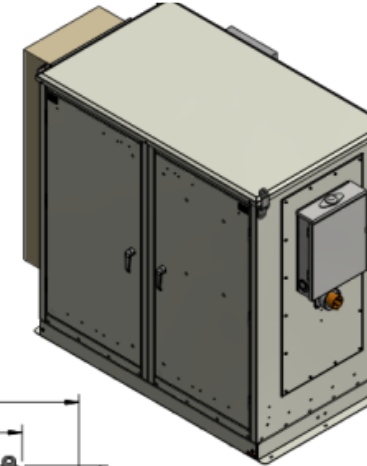
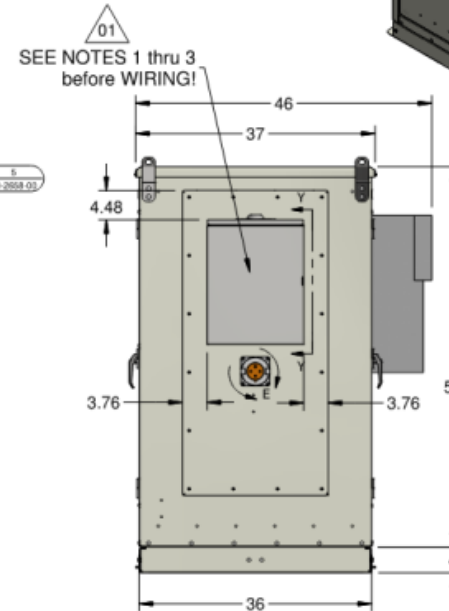
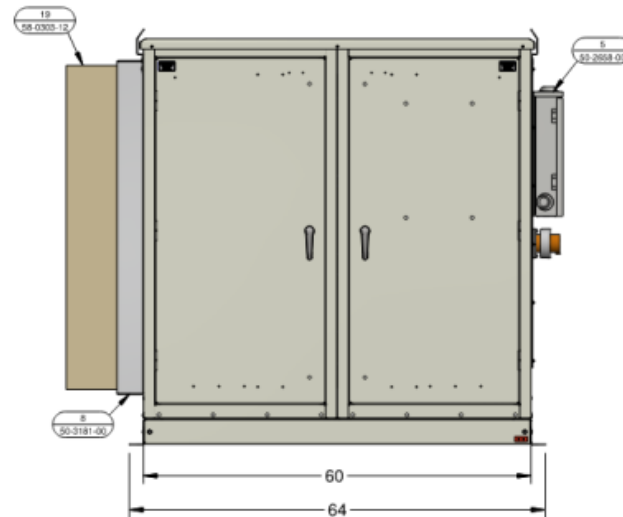
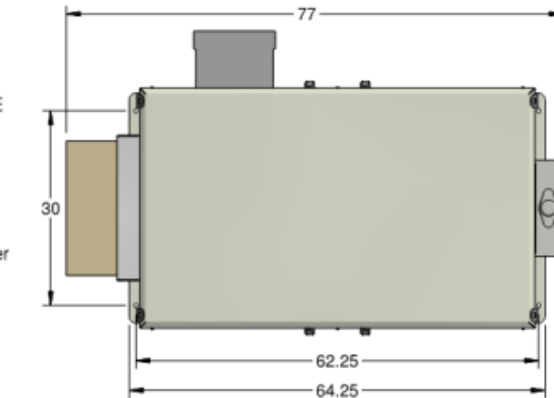
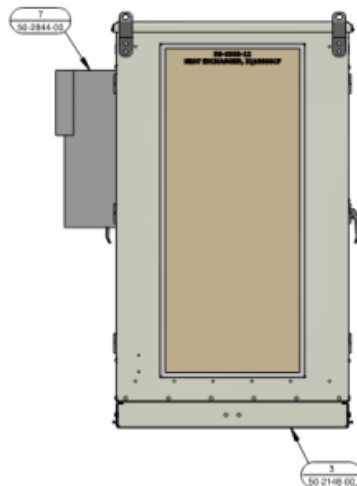
Cabinet Design

AM58P-6036-60RU-VIK

NOTE:

01

- 1- Both Quad Recep outlets are to be wired SEPERATE to 20amp breakers on RIGHT Side of Load Center, under generator breaker.
- 2- ADD 8-10" of slack from Quad Recepts to J-Box; Per Customer Request.
- 3- Customer Request to leave LEFT Side of Load Center OPEN for 2-Pole Breakers for the Power Bay (we DO NOT supply these breakers).



DETAIL AA



*REFERENCE PAINT SPEC SHEET FOR COLOR

[illegible]

Cabinet Example



Proposed Location



Aerial View

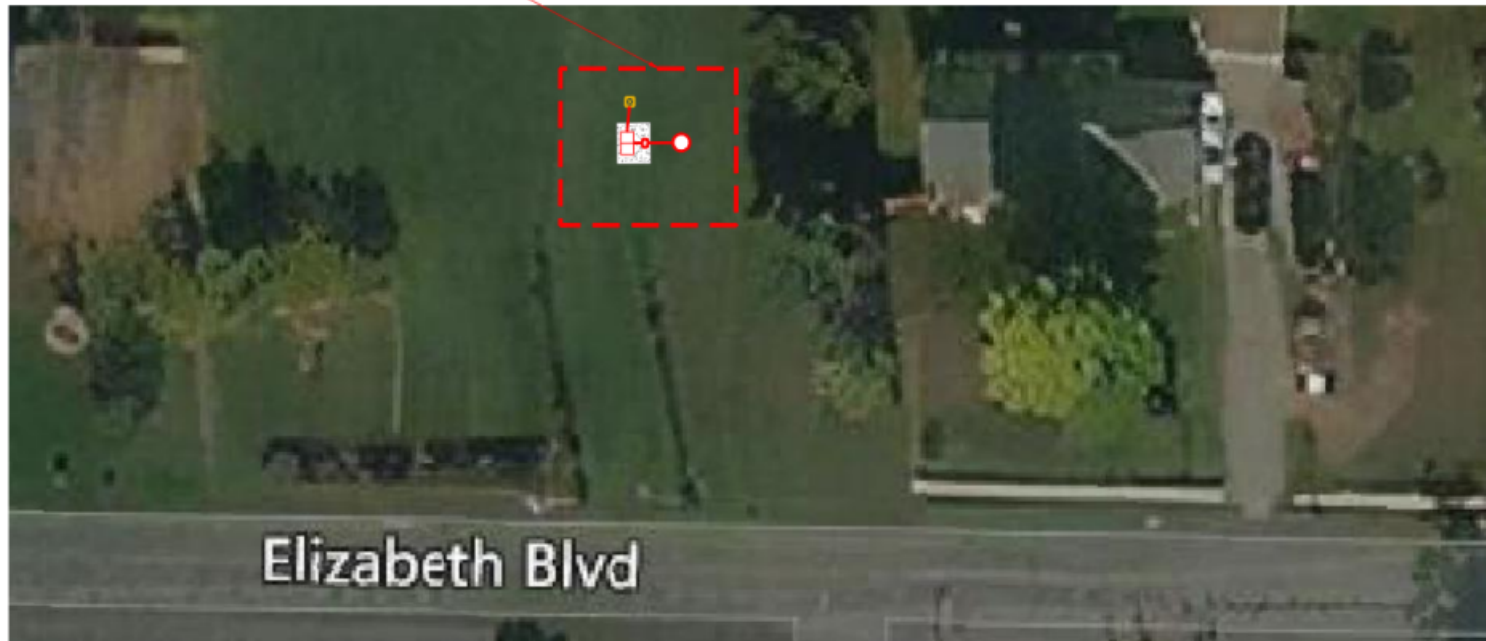
DSA: 0898JA

ELIZABETH BLVD & CARRIAGE LN

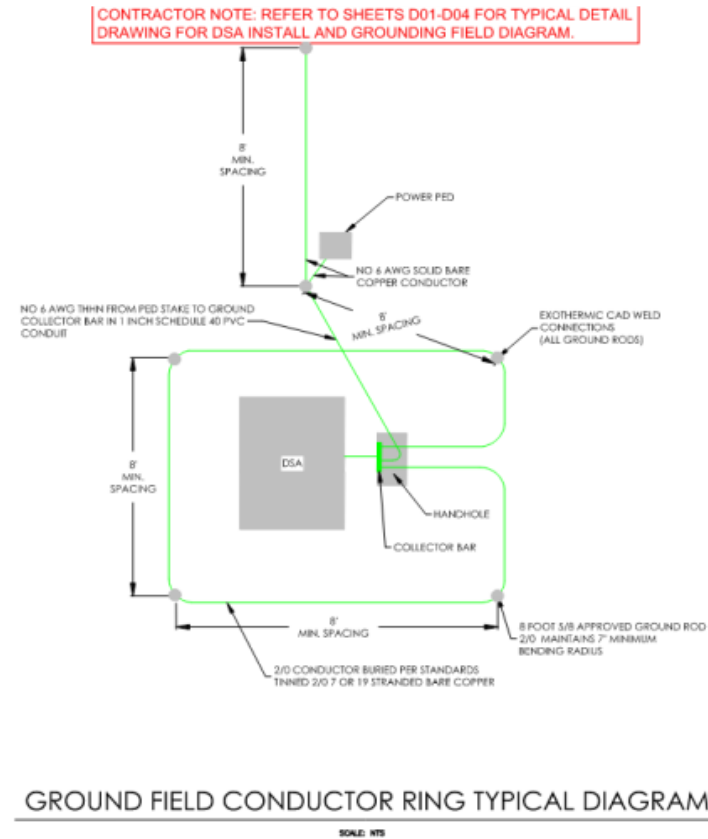
42.55590458, -114.43105632

TWIN FALLS, ID

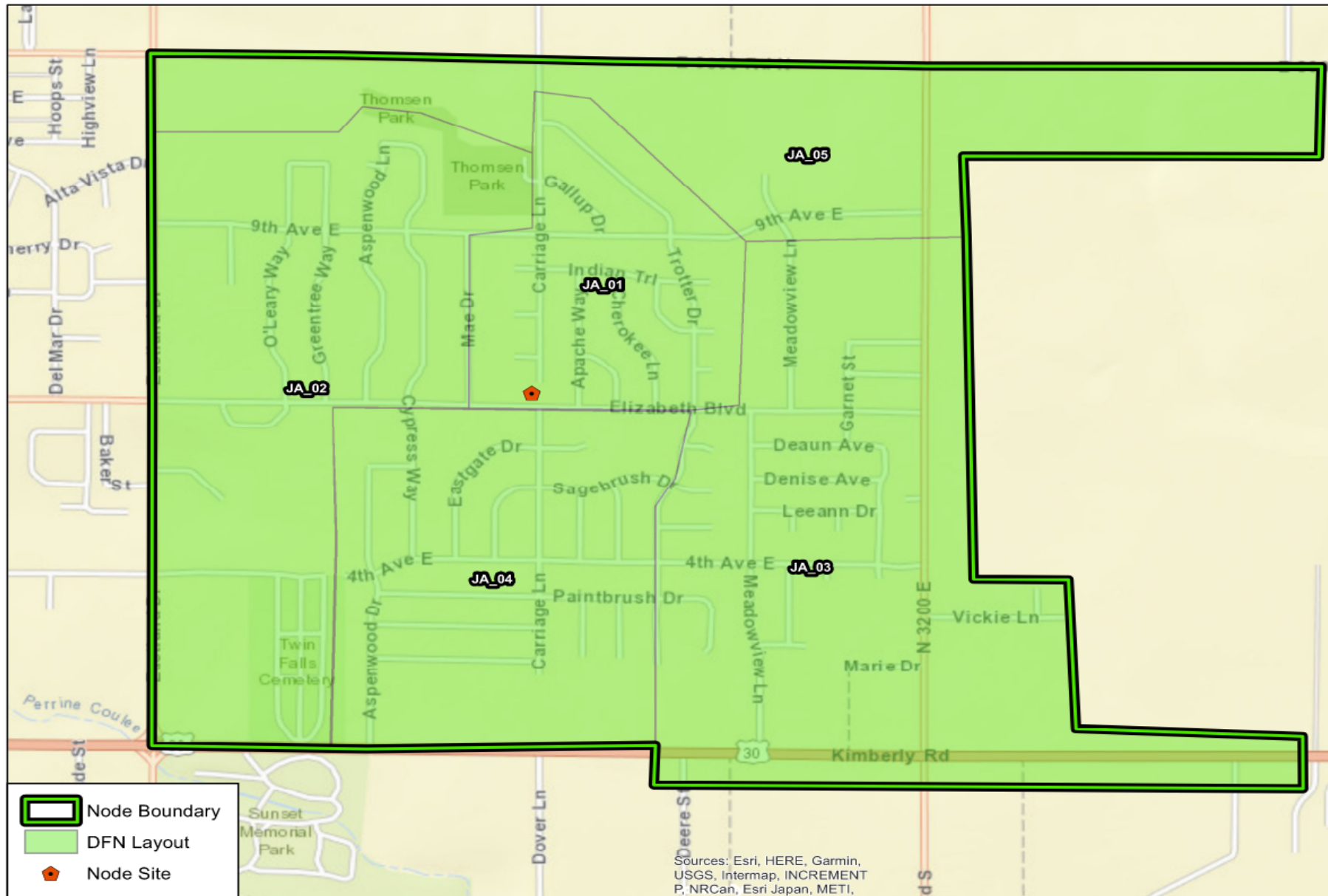
NODE DEPLOYMENT
WORK ZONE



Grounding Field Diagram

[illegible]

Proposed Service Area



Public Hearing for the DSA Cabinets

TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet is the central hub for internet traffic to be routed out from. We need to place the DSA cabinets in areas we are building out to in order to be able to bring internet, TV and phone services to an address.

State of Idaho

Office of the Secretary of State

AMENDED

CERTIFICATE OF FRANCHISE AUTHORITY

I, **LAWRENCE DENNEY**, Secretary of State of the State of Idaho, hereby certify
under the seal of my office that:

TDS Metrocom, LLC

File Number 110122

Is hereby granted authority as a system operator to provide cable service or video service in the
following service area(s):

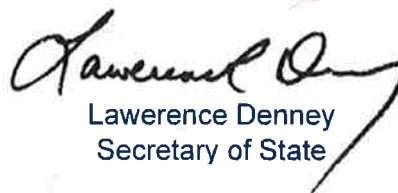
**CITY OF COEUR D'ALENE, CITY OF HAYDEN, CITY OF POST FALLS, CITY OF
RATHDRUM, CITY OF HAYDEN LAKE, CITY OF DALTON GARDENS, CITY OF HUETTER,
CITY OF FERNAN LAKE VILLAGE, COUNTY OF KOOTENAI, CITY OF MERIDIAN, CITY OF
GARDEN CITY, COUNTY OF ADA, CITY OF BOISE, CITY OF CALDWELL, CITY OF NAMPA,
CITY OF TWIN FALLS, CITY OF JEROME, CITY OF HEYBURN, CITY OF BURLEY, CITY OF
KIMBERLY, CANYON COUNTY, MINIDOKA COUNTY, TWIN FALLS COUNTY, CASSIA
COUNTY AND JEROME COUNTY.**

I FURTHER CERTIFY That the authority is granted to install, construct and maintain
facilities within the public rights-of-way, over which the local unit of government has jurisdiction,
to enable the provision of video services to subscribers to such services, subject to the
applicable federal and state laws and regulations, including highway district, municipal and
county ordinances and regulations.

I FURTHER CERTIFY That the required fees have been paid.

Dated: August 31, 2021




Lawrence Denney
Secretary of State

Processed by: Business Division



Date: Tuesday, April 12, 2022
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to operate an indoor recreation facility (gym) on property located at 643 Blue Lakes Boulevard North c/o Cody Christensen, Perrine Performance LLC. (PZ22-0037)

Time Estimate:

Approximately 5-10 minutes for the presentation with questions/comments to follow.

Background:

This is a request to allow the applicant to establish an indoor recreation facility on property located at 643 Blue Lakes Blvd N. The facility will provide service from M-S Early Morning and Afternoon to Early Evening hours with private training available by appointment. The anticipation is there will be 1-12 clients per session causing an increase in traffic to the site during hours of operation. The business will operate with 2 employees (the owners). As the business grows they will add 1-2 part-time employees. They anticipate minimal impacts on the adjacent businesses and will communicate with adjacent businesses to address any concerns.

Approval Process:

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

The Commission shall decide on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void. If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, 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.

Standards Applicable to Special Uses:

- Will be harmonious with and in accordance with the general objectives or with any specific objective of a comprehensive plan and/or zoning regulations.
- 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.
- Will not be hazardous or disturbing to existing or future neighboring uses.
- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 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.

- 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.
- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-8 states "a special use permit is required for an indoor recreation facility" The 2016 Comprehensive Plan "Grow With Us" designates this area as mixed use allows high-intensity mixed use development in a compact, pedestrian-oriented environment. Staff has determined the proposed use is compatible with the comprehensive plans.

History:

The subject property is an existing building with multiple tenant spaces with a mix of commercial uses.

Analysis:

The land use proposed will have very minimal impact on the subject property and will be adjacent to other commercial land uses. The property is located on a major arterial that is constructed to handle a large amount of traffic, the parking area is ample size for the land use and, based on the standards of approval, staff does not foresee any negative impacts related to the land use.

Conclusion:

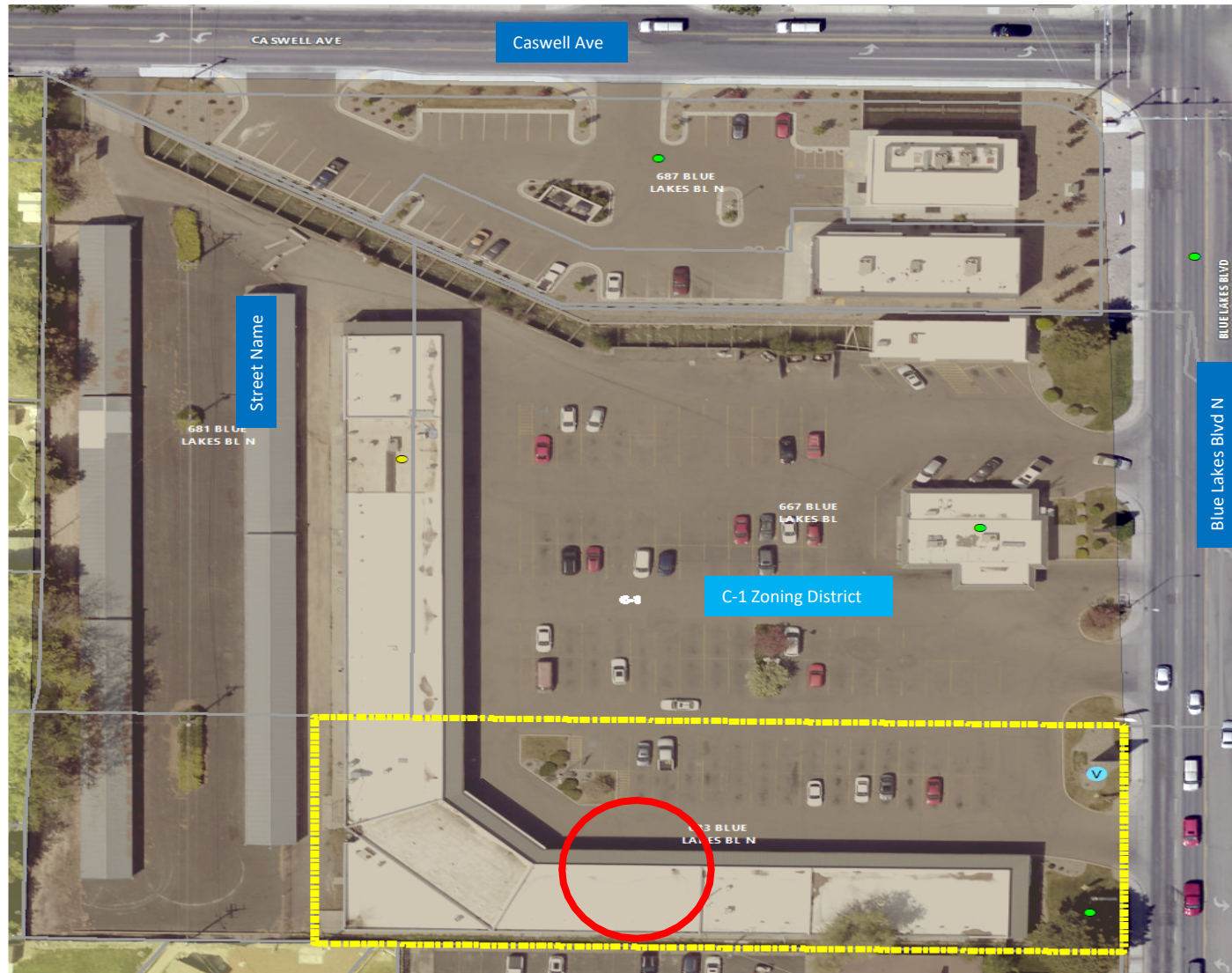
Upon conclusion, should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

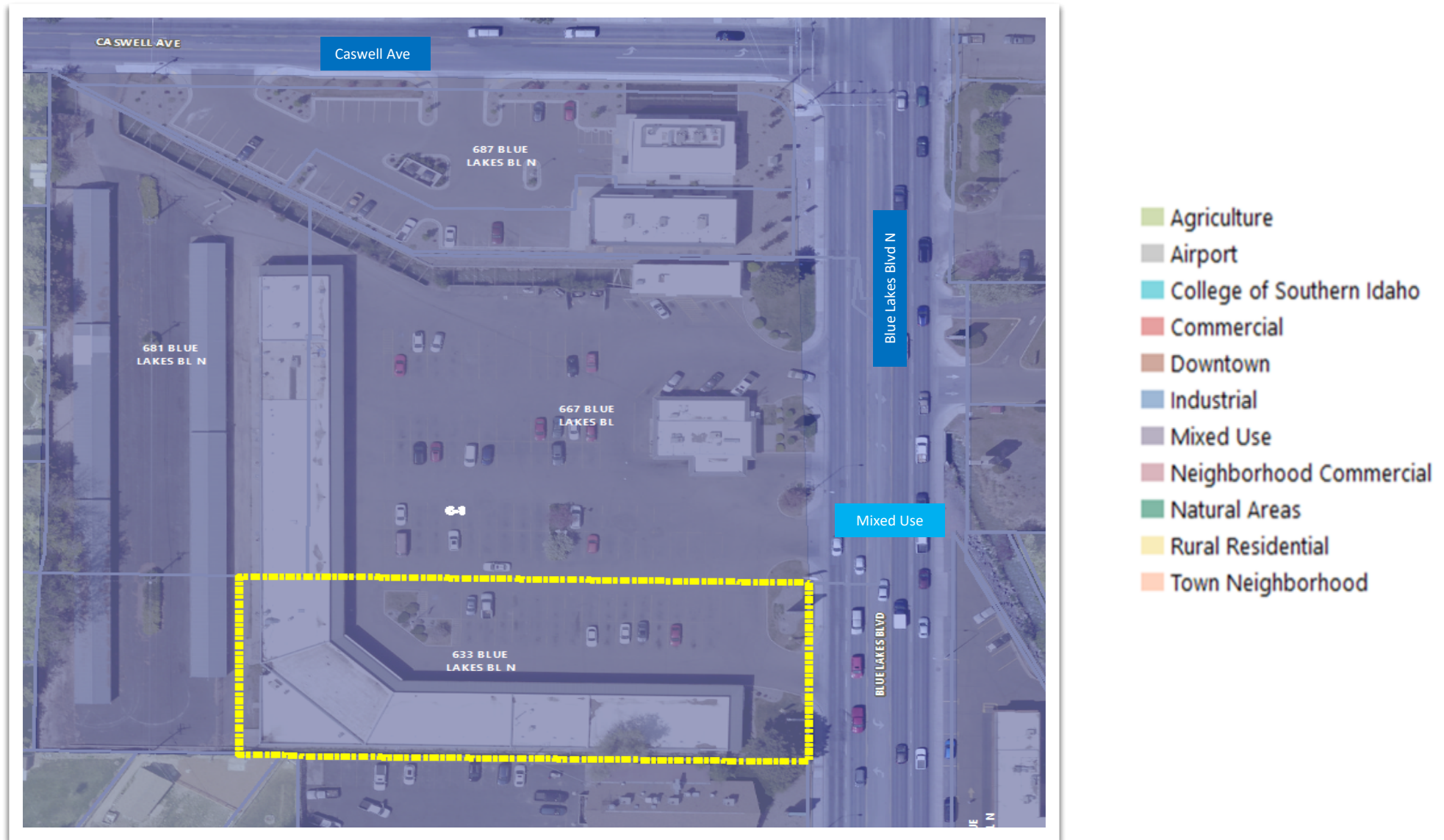
1. PZ22-0037 SR Exhibits
2. Applicant Narrative

Zoning/Vicinity Map



Subject Property	
Current Zoning	C-1
Existing Land Use	Commercial
Proposed Land Use	Indoor Recreation (Gym)
Comprehensive Plan Designation	Mixed Use
Surrounding Properties	
North	Commercial
South	Commercial
East	Blue Lakes Blvd N
West	Commercial
Applicable Regulations	
Applicable Regulations	10-1, 10-4-8, 10-7, 10-10, 10-11, 10-13-2.2

Future Land Use Designation



Site Location



Site plan approval is subject to amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

City of Twin Falls Planning and Zoning

Cody Christensen

Perrine Performance

Pre-Application Date: 2/28/22

Application Deadline: 3/1/22

The reason for the request:

I am requesting a Special Use Permit for the property at 643 Blue Lakes Blvd N for a Private Training Gym under the business name of Perrine Performance. This is a property in the city limits of Twin Falls. As I understand it, it is a requirement to have a Special Use Permit to occupy and operate a commercial building for this type of recreational business use.

Explanation of the project:

Perrine Performance will provide a private gym atmosphere with athletic development, occupational performance, and strength and conditioning for the birthing community. Perrine Performance will deliver services to clients in group training classes, private and semi-private training, as well as nutrition consulting. We will focus on high-value clients who desire coaching over a low-cost gym membership. The owners of Perrine Performance are experienced and educated fitness coaches, focused on empowering individuals in their daily demands.

Customers

The target audience for Perrine Performance is adults, specifically occupations that utilize their bodies to meet the demands of their job such as; Law Enforcement, Firefighters, Emergency Medical Services, Military, Rural Firefighters. Additionally, General Population and through retirement. We will also target youth sports and those in pursuits of recreational activities.

Another main focus of Perrine Performance is providing guidance and strength & conditioning to the Birthing Community. We will coach women in each phase of the motherhood transition.

Hours of Operation

Monday - Friday: 4:30 A.M. - 8:00 A.M., 4:30 P.M. - 7:30 P.M.

Saturday: 4:30 A.M. - 6:30 A.M. 12 P.M. - 1 P.M.

This is the anticipated hours of operations. Additional private training will be conducted on an appointment basis.

Traffic Anticipated

The use of the property will be appointment based and controlling the amount of clients utilizing the facility. Appointments will be anywhere from 1-12 clients per session, causing an increase of traffic during the hours of operation.

Number of Employees

Operations will be conducted by 2 employees, owner/operators Cody and Katie Christensen.

As the business grows, we will add 1-2 part-time employees to meet additional needs.

Potential Effects on Adjoining Property

Noise: During hours of operation there will be music played inside the property at a manageable level for participants.

Vibration: Clients will be lifting weights but may occasionally drop weights on the floor. Reduction to this type of vibration/noise will include the use of rubber bumper plates, rubber flooring, and

A discussion of the general compatibility with adjacent and other properties in the district.