



Twin Falls Planning & Zoning Commission Agenda

Tuesday, July 12, 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; Cortney Campbell; 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 meeting: June 28, 2022
- 3) Items of Consideration
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)
By: Ian Zollinger, City Planner
 - b) **ACTION ITEM:** Request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idaho Development Co., LLC. (PZ22-0093)
By: Ian Zollinger, City Planner
 - c) **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 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)
By: Lisa Strickland, City Planner
 - d) **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 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)
By: Lisa Strickland, City Planner
 - e) **ACTION ITEM:** Request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)

a) **INFORMATIONAL:** Tuesday, July 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, June 28, 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; Cortney Campbell; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Bolton called the meeting to order at 06:01 PM
A quorum was present.

Members Present: Bolton, Perez, Detweiler, McEuen, Campbell, Rambur

Staff Present: Spendlove, Strickland, Steel, Zollinger, Ebersole, Hafer

2) Consent Calendar

MOTION: Commissioner Detweiler moved to approve the Consent Calendar, as requested.
Commissioner Perez seconded the motion.

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

- a) Approval of the minutes from the following meeting: June 14, 2022

3) Items of Consideration

- a) Preliminary Presentation for the consideration of an annexation with a zoning map amendment to R-4 on property located at 831 Park Avenue, c/o Mark Russell, Idahome Development Co, LLC. (PZ22-0093)

Staff Presentation:

City Planner Zollinger gave the presentation for the Preliminary Presentation for the consideration of an annexation with a zoning map amendment to R-4 on property located at 831 Park Avenue, c/o Mark Russell, Idahome Development Co, LLC. (PZ22-0093)

Per Twin Falls City Code 10-6-1.7(E), Approval of a ZDA shall be based on the following standards:

The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

The property was zoned PUD by ordinance, but the agreement was never signed.

The proposed development is for attached dwellings with 3 more or more units and no more than 9 units per building. The site will contain 20 buildings equaling 136 residential units within the 13 acres. The current use of the property is agricultural and residential. The design of the development will require platting and is designed to provide housing with adequate open space with landscaping, trail, and a recreation area. The proposed plan is to have each unit individually platted to allow for individual ownership. This presentation consists of a general overview of the proposed development. Staff makes no recommendation at this time, and analysis of the request will be presented at the public hearing. Upon conclusion, the preliminary presentation allows the Commission to preview the request to ask questions and give suggestions to applicants about the proposed project. The Commission may also grant the public the opportunity to do the same. A public hearing is scheduled for July 12, 2022. At the public hearing, the Commission will hear the request, take public testimony, deliberate and make a recommendation to the Council.

Applicant Presentation:

Ian Hoffman, applicant representative, stated he could field questions from the commission. He stated he would love to see the trail continue as part of the city trail system. He stated the trail is intended to be built into the Canyon Rim Overlay. He stated the proposed development will front Park Avenue and meet all city codes and requirements.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the property is part of the flood zone.
- City Planner Zollinger clarified the flood zone location, and this property is located on top of the canyon outside of flood zone. He explained how the annexation will work at the next public hearing.
- Commissioner Perez asked about the open space area.
- City Planner Zollinger stated the Open Space is not as part of the site plan. He clarified the 50' setback requirement from the canyon rim, as well as the property boundary.
- Commissioner Perez asked if the trail will be connected to other city trails.
- City Planner Zollinger clarified where the trail will connect.
- Vice Chair Bolton asked about the 50' line drawn on site plan.
- City Planner Zollinger clarified that is the setback and clarified the canyon rim overlay area.
- Planning and Zoning Director Spendlove clarified where the canyon rim overlay is 200' back from the rim and the applicant is not asking for changes to the code.

4) Public Hearings

- a) Request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076)

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.

This property housed a non-conforming land use until a few years ago, the property was sold and permits were pulled to renovate the building for tenant spaces. Tilson/TDS recently purchased the building with plans to house office, store equipment and manage the fiberoptic service. There is no other significant zoning history for the property.

Tilson/TDS is a fiberoptics company that has been working to move forward with plans to install fiberoptics throughout the City of Twin Falls. They have submitted several requests for special use permits to install utility cabinets throughout the city. The cabinets are used to manage the service. The network of fiberoptics will then be managed from a centralized utility site located at 169 Madrona St. At this location, a utility structure will be installed on site. Along with the utility structure, the applicant is requesting approval for a sixty foot (60') wireless communication tower (WCT). The WCT will be installed on site along the south side of the building and will be operated and connected to the utility structure to be located on the west side of the building. The WCT will be used to receive TV signals and will not transmit signals. The antenna placed on the utility pole is for receiving off-air TV channels. The plan is to screen the utility building and provide a secure area to house the equipment while managing and providing a fiberoptic service. Staff has reviewed the request and finds that the WCT meets all of the setback requirements for a freestanding tower, the landscape design and proposed location are planned to reduce impacts on the neighbors. Staff does not foresee any negative impacts related to the request.

Upon conclusion, should the request be approved, as presented, staff recommends the following condition:

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:

Denise Clarke, Horrocks Engineering, applicant representative, presented the request for a Special Use Permit for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street. She addressed questions regarding the use of the pole and that it is a private utility network. The antennas on the pole will only receive a signal for local tv channels and emergency broadcast. It will not transmit other signals. She addressed the fencing around the tower and utility pole.

PZ/Questions & Comments:

- Commissioner Detweiler asked about the screening fence.
- City Planner Strickland clarified the fencing will be around tower and utility structure.
- Commissioner Perez asked the average height of the towers.
- City Planner Strickland stated these types of towers average 55-65 feet in height.
- Vice Chair Bolton asked about the office and what will be broadcast through the tower.
- City Planner Strickland stated the tower will receive information for off air TV. The tower will not be transmitting any signals.
- Commissioner Campbell asked about the colocation option.
- City Planner Strickland explained the process for colocation.
- Commissioner Perez asked if possibility for other uses to collocate on this pole.
- Ms. Clarke stated this is not a colocation type of pole.
- Vice Chair Bolton asked for clarification on the location.
- City Planner Strickland clarified the location of the request.

Public Hearing: Opened

- Robin Zitterkopf, citizen, asked about the internet server through the groundline and is it part of this request.
- Joyce Engleman, citizen, asked about the location of the tower in relations to the building.
- City Planner Strickland clarified the tower will be located on the south side of the building.
- Ms. Clarke clarified the services that TDS will provide to consumers.
- City Planner Strickland asked the applicant if the utility boxes installed around town will provide internet to homes.
- Ms. Clarke clarified that those utility boxes are to provide fiber services to the home.

Public Hearing: Closed

Discussions Followed:

- Commissioner Detweiler stated he has no issue with this request. There are other towers in town have more voltage and he is okay with the location. He is in favor of the request.
- Commissioner Perez stated she appreciates the clarification from the applicant for the citizens, and feels this request is reasonable. She stated she is in favor of the request.
- Commissioner Rambur stated he has no issue with the request.
- Commissioner Campbell asked who maintains the tower and equipment.
- Planning and Zoning Director Spendlove answered there is a city code to follow getting approval for modifications to any tower, and the city has overview of these towers.
- Vice Chair Bolton stated she is okay with the height, as it is comparable to other towers. She stated this is in conformance with the City Code and is in favor of the request.

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow for a sixty (60) foot Wireless Communication Facility with a utility owned structure greater than three (3) feet on property located at 169 Madrona Street c/o Horrocks Engineering, on behalf of TDS Metrocom, LLC. (PZ22-0076), as presented, with staff recommendations.

Commissioner Rambur seconded the motion.

Motion Approved by a vote of 5 to 0.

- b) Request for a Special Use Permit to allow self-storage facility on property located at 2875 Kimberly Road c/o Jesse Reynolds on behalf of Riley Sorensen. (PZ22-0092)

Staff Presentation:

City Planner Zollinger presented the request for a Special Use Permit to allow self-storage facility on property located at 2875 Kimberly Road c/o Jesse Reynolds on behalf of Riley Sorensen. (PZ22-0092)

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 was annexed into the City in 2009 and has been vacant since that time.

Comprehensive Plan Compliance:

The 2016 Comprehensive plan designated the property as commercial. Staff has determined that the applicant's proposal is in compliance with the 2016 Comprehensive Plan.

Analysis and Potential Impacts:

The applicant proposes 8 storage unit buildings of varying square footages. The facility would contain approximately 287 storage units.

The storage facility's office hours will be Monday – Friday from 9:30 AM to 6:00PM, Saturdays from 9:00 AM to 6:00PM.

The facility would employ 2-3 employees.

A storage unit would be compatible with the surrounding area as neighboring properties are either vacant or have been developed into commercial properties. Traffic, noise, glare, or odor would be minimal.

Per City Code Title 10-13-2-2 (G) Upon granting a Special Use Permit, conditions may be attached requiring additional requirements than what may be found within the zoning code title. City staff have found with the development of this property there is a need for a streetlamp (aka Luminaire) on the northeast corner of Meadowview Lane and Kimberly Road.

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

1. Subject to the applicant installing a streetlamp at the intersection of Kimberly Rd, specifications of streetlamp to follow city standards.
2. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Applicant Presentation:

Jesse Reynolds, applicant representative, presented the request for a Special Use Permit to allow self-storage facility on property located at 2875 Kimberly Road. He stated the units will be state of art built, and the company has built similar facilities in other areas. He stated these are well maintained and managed facilities. Ken Menlove, developer, asked about the flexibility of changing the building to a multi-level building.

Planning and Zoning Director Spendlove stated what is proposed with this application will be part of the approval tonight, and the developer can work with staff for any changes in the future.

PZ/Questions & Comments:

- Commissioner Detweiler asked if the applicant is going to widen Kimberly Rd.
- Planning and Zoning Director Spendlove stated that the road is already wider at this location, and the applicant will be providing curb, gutter, and sidewalk.
- Commissioner Perez asked where the streetlamp will be placed, and for elevation clarifications.
- City Planner Zollinger shared the elevations and where the streetlamp will be placed. He stated landscaping will be covered with the building permit.
- Commissioner Campbell asked about potential traffic issues.
- Planning and Zoning Director Spendlove stated Kimberly Rd is a state road and follows their speed limit guidelines, while Meadowview Ln has a speed limit of 25 mph, unless otherwise posted.
- City Planner Zollinger stated storage unit facilities have a low trip generator and the entrance off Meadowview Ln. can handle the traffic flow.

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 self-storage facility on property located at 2875 Kimberly Road c/o Jesse Reynolds on behalf of Riley Sorensen, as presented with staff recommendations. (PZ22-0092)
Commissioner Rambur seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- c) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0101)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0101)

Per City Code 10-13-2-2 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.

The proposed site is located along the west boundary of Robert Stuart Middle School.

This is a request to allow for the land use, it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for the cabinet. The 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 is necessary to house the equipment used to provide the service. The special use permit process 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 throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

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:

Todd Baylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West. He addressed safety issues.

PZ/Questions & Comments:

- Commissioner Campbell asked if Robert Stuart Elementary receives money for having this structure of the property.
- Planning and Zoning Director Spendlove stated he is not privy to that information as it is a private contract.
- Commissioner Campbell asked about safety issues with these structures.
- Planning and Zoning Director Spendlove stated it is a locked cabinet and showed an example photo of a similar cabinet.
- City Planner Strickland clarified the public notification process.
- Commissioner Perez asked if there is another utility box on that corner, and its location relative to this request.
- The applicant stated this cabinet is north by about 25 feet from the cable company utility box.
- Planning and Zoning Director Spendlove shared the location on the map and stated the applicant is not held to exact measurements unless required by commission.
- Commissioner Campbell asked about the cabinet color.
- The applicant stated they can do any color or wrap, if required.

Public Hearing: Opened and closed without input**Discussions Followed: without concerns**

- Commissioner Campbell encourages the applicant to work with school on look of box.
- Commissioner Perez stated she doesn't want to be restrictive for the applicant.

MOTION: Commissioner Campbell moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 644 Caswell Avenue West c/o Tilson Technology Management on behalf of TDS Metrocom, LLC., as presented, with staff recommendations. (PZ22-0101)
Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- d) Request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0102)

Staff Presentation:

City Planner Strickland presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0102)

Per City Code 10-13-2-2 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.

The proposed site is located along the northeast boundary of the Twin Falls County Jail site.

This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for installation of the cabinet. The 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 is necessary to house the equipment used to provide the service. The special use permit process 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 throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

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:

Todd Baylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North. He addressed safety issues.

PZ/Questions & Comments:

- Vice Chair Bolton asked if Twin Falls County is the property owner.
- City Planner Strickland clarified Twin Falls County is the property owner and stated they were noticed of the request.
- Commissioner Perez asked about sidewalk on Shoshone St and if there will be an impact on utility box with an expansion.
- Planning and Zoning Director Spendlove stated the location on the NE side of the jail and does not believe there will be a 2nd sidewalk in that area. There is already a utility box next to this location and can be moved if needed for an expansion but does not see that happening in this location.

Public Hearing: Opened and closed without input**Discussions Followed:**

- Commissioner Campbell asked if the property owner is informed prior to the Special Use Permit request.
- Planning and Zoning Director Spendlove stated TDS is recognized as state utility and has ability to put boxes in any right of way or any utility easement on plat.
- The parameters of what the Planning and Zoning Commission can approve was discussed.

MOTION: Commissioner Detweiler moved to approve the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at 504 Gooding Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0102), as presented, with staff recommendations.
Commissioner Rambur seconded the motion.

Unanimously approved by a vote of 5 to 0.

- e) 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 Harrison Street and Borah Avenue c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0103)

Staff Presentation:

City Planner Strickland presented the 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 Harrison Street and Borah Avenue c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0103)

Per City Code 10-13-2-2 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.

The proposed site is located along the northwest corner of Harrison Park.

This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to coordinate with the school about the location and work with City staff to get the appropriate permits pulled for installation of the cabinet. The 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 is necessary to house the equipment used to provide the service. The special use permit process 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 throughout the city and located within the vicinity that have not generated public concern. Staff does not foresee any issues with the proposed location of the cabinet.

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:

Todd Baylor, applicant, presented the request for a Special Use Permit to allow for a Utility owned structure greater than three (3) feet aboveground, on property located at located at the intersection of Harrison Street and Borah Avenue. He addressed safety issues.

PZ/Questions & Comments:

- Commissioner asked if this structure will be located in the NW corner of the park.
- Planning and Zoning Director Spendlove clarified the location as the NW corner.

Public Hearing: Opened

- Chad Roy, citizen, stated his concern with graffiti at this location. He asked if the applicant has considered fencing off the box to mitigate it being defaced, or a possible location move.
- Larry Mink, citizen, lives next door to this proposed location. He stated concerns for this

location. He stated he would like to have it moved to another location.

- The applicant stated this location is not finalized with the city. He stated they will be happy to move the location, if needed.
- City Planner Strickland asked how far from property line is the box location, in its current proposed location.
- The applicant stated it is a minimum of 2' from the property line.
- Commissioner Campbell asked about a box maintenance agreement for vandalism/damage.
- Planning and Zoning Director Spendlove stated the city has a graffiti ordinance, and the timeframe required to repaint. He stated sometimes maintenance agreements are written in to lease agreements. He stated if the commission has issues with the current location, they can condition the approval to include the Parks Director approval of the location.

Public Hearing: Closed

Discussions Followed:

- Commissioner Perez stated she would like to see a condition added regarding the location having a distance requirement from private property.
- Vice Chair Bolton stated she is not okay with the proposed location. She is not in favor of the request, as presented. She stated she would like the item tabled for a new location.
- Commissioner Perez stated she feels the issue can be addressed now.
- Planning and Zoning Director Spendlove addressed location and notification area. He gave suggestions on how to condition the approval.
- Commissioner Detweiler appreciates the public input, as the applicant may not understand the concerns. He stated he would like the item tabled for a new location.
- Commissioner Campbell agreed with tabling. She stated her concern for current location and believes there are too many safety issues.
- Commissioner Perez stated she is not in favor of tabling the item for a new location, due to the possibility of being in the same position with a different location. She stated she would like to condition the approval to work with with the Parks Director to relieve the location issues.
- Planning and Zoning Director stated the commission cannot to table for a different location. They would have to deny the current location. He stated a condition can accomplish the same result. He stated the Parks Director is aware of this request and has not shown having an issue with it.
- Vice Chair Bolton stated she will vote to deny the request, based on tonight's presentation.
- Commissioner Perez stated she is in favor of adding a condition for the box to be a certain distance from property lines. She stated it will not be located within the structures of the park.
- Planning and Zoning Director Spendlove stated the commission can add a condition for a specific distance from private property.
- Commissioner Campbell asked for a location clarification.
- Commissioner Detweiler stated he is okay with a 20' distance from private property.
- Commissioner Campbell discussed a possible condition.

MOTION #1: Commissioner Perez moved to add a condition to the request to require the location of the utility box to be a minimum of 20 ft from personal property lines and the Parks Director to have approval of the location.

Commissioner Detweiler seconded the motion.

Unanimously approved by a vote of 5 to 0.

Motion #2: Commissioner Detweiler move to approve the 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 Harrison Street and Borah Avenue c/o Tilson Technology Management on behalf of TDS Metrocom, LLC (PZ22-0103), as presented, with staff recommendations and the added condition. Commissioner Perez seconded the motion.

Motion approved by a vote of 3 to 2.

5) Upcoming Meeting(s)

a) Tuesday, July 12, 2022

No July Worksession

6) Adjournment

The meeting adjourned at 07:56 PM

Kelli Ebersole, Technician



Date: Tuesday, July 12, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District for 9 (+/-) acres of property, proposed to be Annexed, located at 350 Blue Lakes Boulevard South c/o the City of Twin Falls. (PZ21-0178)

Time Estimate:

15 Minutes for Presentation from Staff.

Background:

This application is for a request to annex approximately 9.02 (+/-) acres into the city limits with a designation of Open Space.

Approval Process:

§10-15-2: Annexation

The Commission shall conduct at least one public hearing, to send a recommendation to City Council for the proposed plan and zoning designation. Interested persons shall have an opportunity to be heard at the Commission and Council hearings. The Planning & Zoning Commission hearing shall not consider comments on annexation and shall be limited to the proposed plan and zoning changes. (Ord. 2012, 7-6-1981)

Budget Impact:

N/A

Regulatory Impact:

Annexation of this property will affect the regulations by which this property is enforced. It will, if annexed, fall under all regulatory policies of the City of Twin Falls.

History:

Per City and County records, the subject property has been historically used for Open Space. The subject property is currently utilized as natural park land and is maintained by the City Parks Department.

Analysis:

Comprehensive Plan Compliance:

The Comprehensive Plan "2016 Grow with Us" designates this property as Opening Space. Staff has determined that this request complies with the Comprehensive Plan.

Analysis:

The applicant is requesting the subject property be annexed into the city for the purpose of allowing other properties to be contiguous to City Limits.

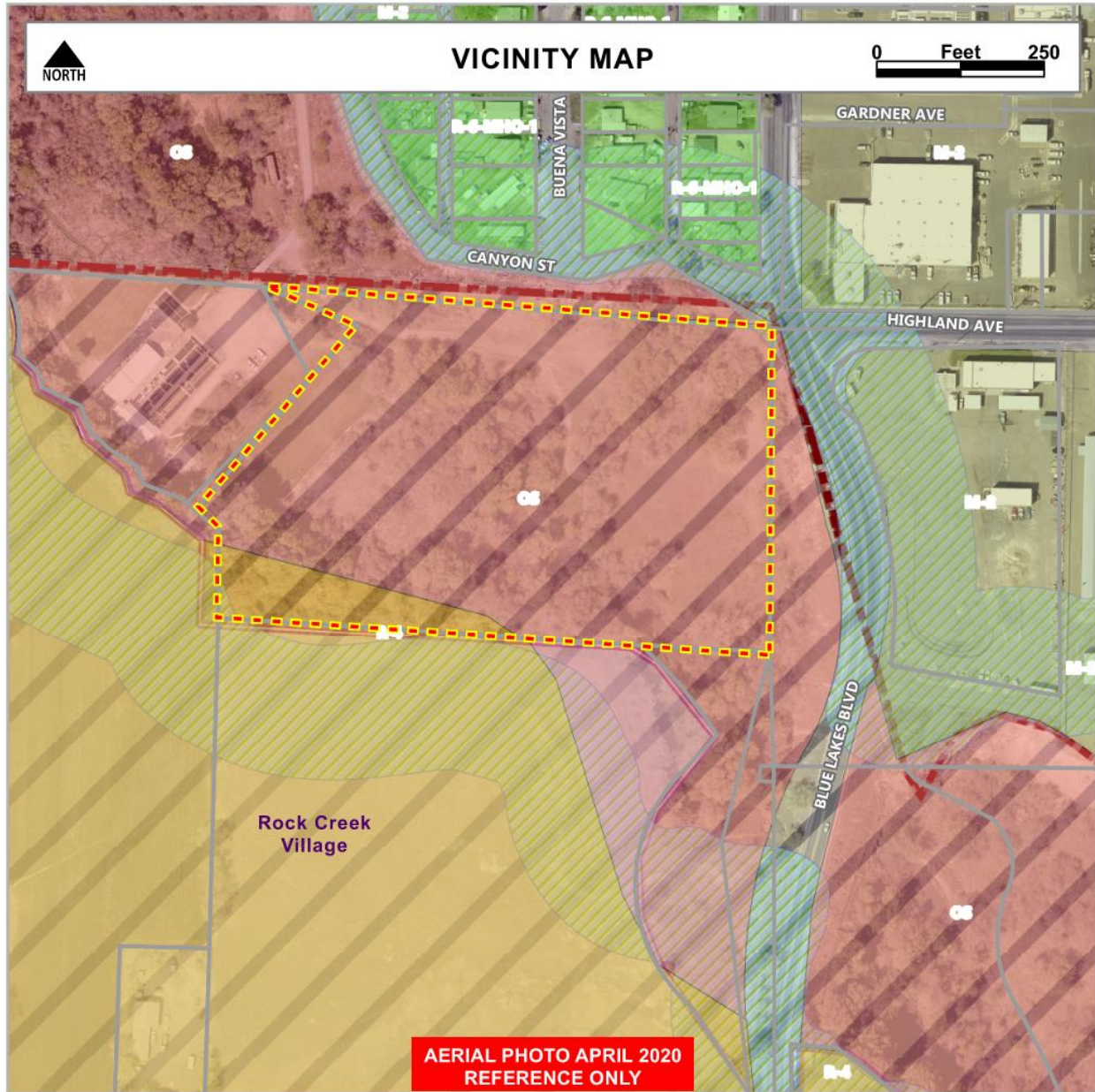
The applicant is requesting a zoning designation of OS when the subject property is annexed into the City.

Conclusion:

The Commission is tasked with making a recommendation to the City Council on the zoning designation being requested by the applicant. The Commission's recommendation may be to, approve the request as presented, request a different zoning designation, or table the request in order to acquire additional information.

Attachments:

1. Vicinity Map
2. Future Land Use Map



Current Zoning: Open Space

Existing Land Use: Vacant/ Undeveloped

Comprehensive Plan: Open Space

Proposed Land Use: Open Space

Surrounding Zoning Designations & Land Use(s)

North: R-6/ OS: Residential/ Open Space

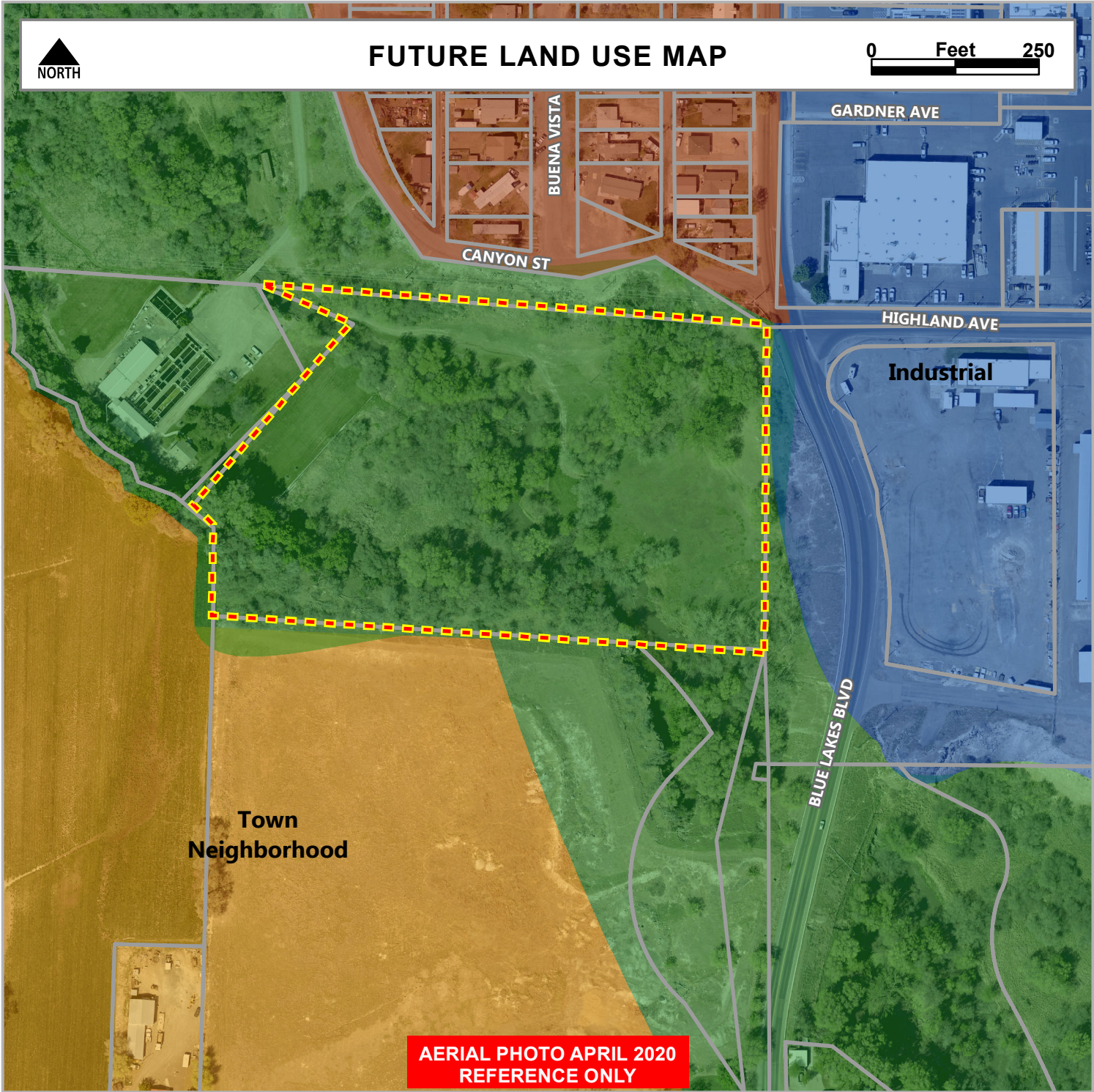
East: OS/ M-2: Industrial

South: R4 : Residential/ Vacant/ Undeveloped

West: OS: CSI Fish Hatchery

Applicable Regulations

10-1-4, 10-4-11, 10-15



Commercial



Industrial



Open Space



Town Neighborhood



Date: Tuesday, July 12, 2022
To: Planning and Zoning Commission
From: Ian Zollinger

ACTION ITEM

Request:

Request for a recommendation to City Council on the appropriate Zoning District Change and Zoning Map Amendment from R-4 to R-4 ZDA CRO for 13 (+/-) acres of property, proposed to be Annexed, located at 831 Park Avenue c/o Mark Russell on behalf of Idahome Development Co., LLC. (PZ22-0093)

Time Estimate:

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

Background:

This is a preliminary presentation for the consideration of a zoning district change and zoning map amendment from R-4 to R-4 ZDA CRO for property located at 831 Park Ave. The request, if approved, would rezone the property from R-4 to R-4 ZDA CRO for approximately 13.6 acres.

Approval Process:

Per Twin Falls City Code 10-6-1.7(E), Approval of a ZDA shall be based on the following standards:

The proposed uses shall not be detrimental to any surrounding uses, nor shall they be detrimental to the health, safety and general welfare of the public.

Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.

The underlying zoning district and the conceptual development plan shall conform to the comprehensive plan.

Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-6-1 A preliminary presentation of the request is required before a public hearing in front of the Planning & Zoning Commission.

A zoning development agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- 1. Foster and promote a variety of appropriate land use combinations in a preplanned development pattern;
- 2. Encourage developers to use a creative approach in land development;
- 3. Retain and conserve natural land and topographic features;

- 4. Promote greater use of streetscape and pedestrian-oriented aesthetics;
- 5. Promote the creation and efficient use of open spaces;
- 6. Create flexibility and variety in the location of improvements on lots;
- 7. Provide flexibility in development standards to facilitate creative land development concepts.

Land uses in the ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA. The ZDA shall be comprised of a list of land use exceptions being requested, any development exceptions requested and shall be incorporated into the conceptual development plan. The ZDA shall provide exceptions requested shall not be detrimental to any surrounding uses or to the health, safety and general welfare of the public.

History:

The property was zoned Rock Creek Village PUD but an agreement between the original developer and the City was never signed.

Analysis:

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan “Grow With Us” designates this area as Town Neighborhood/Open Space. Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

Analysis:

The applicant is requesting a Zoning Development Agreement with the R-4, Residential, and the Canyon Rim Overlay District with deviations to the code.

The applicant is proposing to allow for attached dwelling (zero lot line townhomes) in groupings of three (3) or more. The site will contain 20 buildings equaling 136 residential units within 13 acres.

The applicant is requesting to have a minimum lot size of 1,000 sf and for each lot to have a one hundred (100%) lot occupancy.

Regarding setbacks, the applicant is requesting that no setbacks be required for residential lots, the dwellings would be able to be constructed up to the property line. There will be a building setback of 20' to the boundary of the development.

The applicant is requesting the minimum lots width be a minimum of 20' and a minimum width of 50'.

All other requirements related to the development and construction of the property not specified within the ZDA will follow City Code as it applies.

As stated above, the applicant is requesting a Zoning Development Agreement which allows them to develop in a different way than what is permitted within the City Code. The requested number of dwelling units, 136, is similar to the number of dwelling units permitted under the R4 District. Making some changes to the R-4 Zoning district and allowing attached dwelling units on smaller lots allows for a more efficient use of open space throughout the development.

Conclusion:

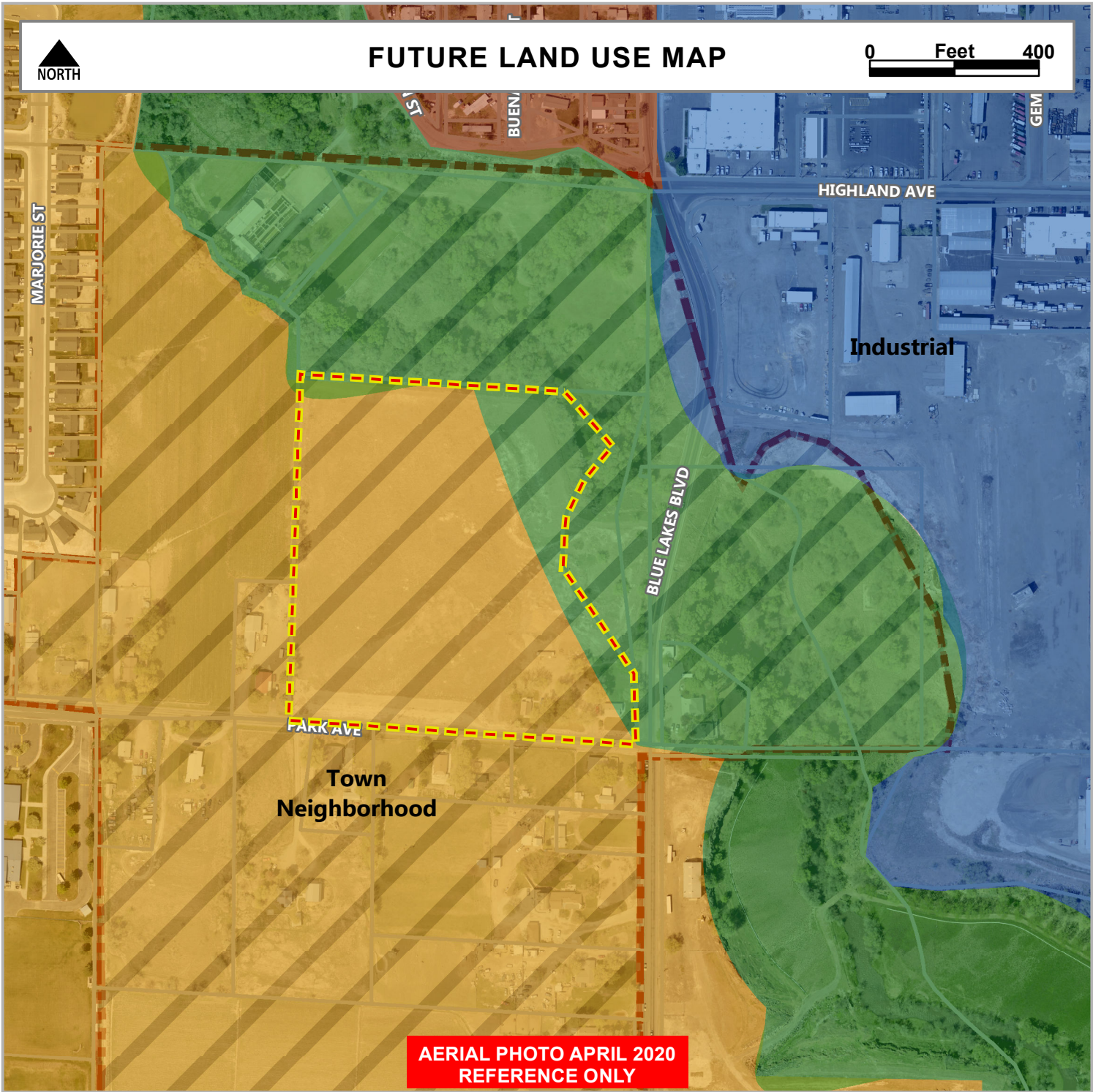
Conclusion:

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. Vicinity Map
2. Future Land Use Map
3. Revised - Zoning Development Agreement 7.6
4. Site Plan
5. Elevations



- Town Neighborhood
- Open Space
- Commercial
- Industrial

July 05, 2022

Mark Russel
Gravitas Real Estate Holdings, LLC
967 E Parkcenter Blvd #227
Boise, ID 83702

**RE: Park Avenue, ZDA
A Residential Zoning Development Agreement**

To Whom It May Concern:

This ZDA Development Commitment is made and entered into this 5 day of July 2022, by and between the CITY OF TWIN FALLS, State of Idaho, a municipal corporation, hereinafter called "City" and Mark Russel and/or any associated entities, successors, or assignees hereinafter called "Developer" for the purpose of annexation and development of a residential subdivision as a Zoned Development Agreement (ZDA) on property located at the Northwest corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho known as Park Avenue Subdivision.

The legal description of the property is SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 21, Township 10 South, Range 17 East of the Boise Meridian and located at the northwest corner of the intersection of Park Avenue and Blue Lakes Boulevard S. (N 3000 E) in Twin Falls, Twin Falls County, State of Idaho. At the time of site reconnaissance, the subject Property was occupied by undeveloped land.

Development and Improvements shall conform to the standards and regulations of the Twin Falls City Code Title 10 — Chapter 4 — Section 5; R4, Residential Medium Density District or as amended, Title 10 — Chapter 4 — Section 19; CRO, Canyon Rim Overlay District:

Project Description:

1. Use Regulations:
 - a. Permitted Uses: attached single family household units (zero lot line townhomes in groupings of three (3) or more.)
 - b. Special Uses: None Requested
 - c. Prohibited uses: None Requested
2. Property Development Standards to be modified to include the following. The following property development standards shall apply to all land and buildings in the RM district:
 - a. Lot Area: Each residential building to be located on an individual lot of no less than one thousand (1,000) square feet in size. Open space and/or common area to have no minimum or maximum square footage.
 - b. Lot Occupancy: Each residential lot may contain one hundred percent (100%) occupancy or a portion thereof for the purposes of decks, driveways, and/or yard area. Open space to have no minimum or maximum and may include landscaping, access and utility corridors, lighting, and trash enclosures.
 - c. Building Height: No building shall exceed thirty five feet (35'-0") in height.

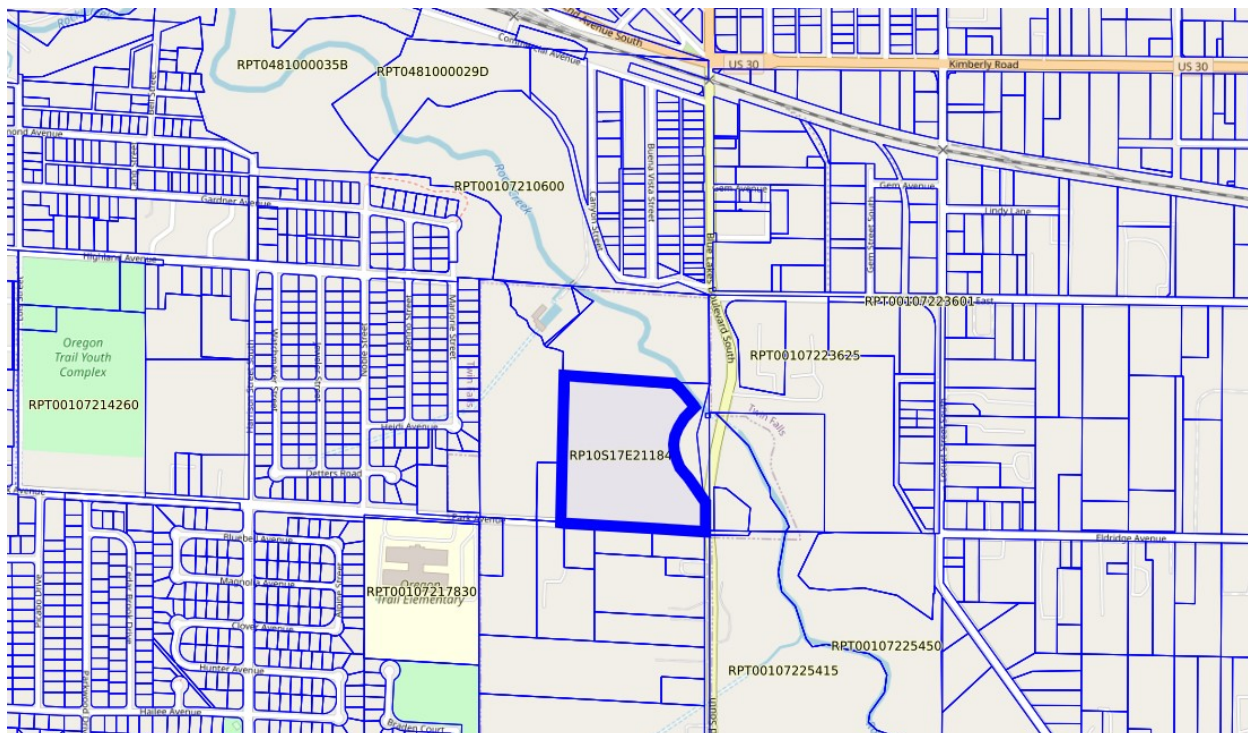
- d. Yards:
 - i. No property line building setbacks will be required from the residential lot lines. Setbacks from the subdivision boundary will be in conformance with the R4, Residential Medium Density District.
 - ii. Canyon Rim Setback: Fifty feet (50'-0") setback with approved Geotech Report as specified in City Code 10-4-19.4 Section D.
 - e. Access:
 - i. All interior streets will be developed as a public street throughout the development.
 - ii. Access to the buildings will be through private alleys as well as on street parking.
 - f. Walls, Fences, Hedges, Trees, Shrubs and Landscaping:
 - i. On-Site landscaping to be installed, owned, and maintained by the Homeowners Association and shall comply with Twin Falls City Code.
 - g. Platting:
 - i. A final plat will be recorded prior to its development.
3. Other Site development Criteria
- a. Building Elevations:
 - i. Project to be constructed in accordance with the City of Twin Falls. Example of proposed building typology provided with this agreement.
 - b. Density: No change requested.
 - c. Residential lot Width:
 - i. Platted townhouse lot width will be a minimum of 20 feet.
 - d. Residential Lot Depth:
 - i. Platted townhouse lot length will be a minimum of 50 feet.
 - e. Open Space or Common Area:
 - i. No minimum or maximum size.
 - ii. A proposed walking trail along the canyon rim is proposed.
 - f. Multi-Use Transportation Access:
 - i. No amenities specifically designed for multi-use transportation access are planned.
 - g. Park:
 - i. No Change Requested to park dedication procedure.
 - h. Pathways: The sidewalks will be 5' wide and set back from the curb along all streets where sidewalks are proposed and required to meet city standards.
 - i. Trash containers: Trash shall be located throughout the site visibly screened from roadways, adjacent residential areas, and adjacent properties. All trash enclosures will comply with city and trash department standards.
4. Architectural Standards: The buildings will be constructed by the Developer in accordance with the building typologies included with this application.
5. Management Associations: A Park Avenue Homeowner's Association will be formed with documentation recorded at Twin Falls County. The property will be managed by a property manager hired by the Homeowner's Association.

If no development has occurred on the ZDA subject parcel within the requirements of this application, the Planning and Zoning Commission and City Council may review the original ZDA

development requirements and conceptual development plan to ensure their continued validity. If the city determines the concept is no longer valid, then:

1. The city may initiate a process to change the zoning classification, or
2. A new ZDA development requirements and/or a new conceptual development plan may be required to be approved prior to the city issuing a building permit for any portion of the ZDA subject parcel.

Site Vicinity Map:



Sincerely,

Matt Huffield, AIA, LEED AP
Managing Partner | Architect, Cole Architects, PLLC

RE: Park Avenue, ZDA
A Residential Zoning Development Agreement

Developer: Mark Russel
Gravitas Real Estate Holdings, LLC
967 E Parkcenter Blvd #227
Boise, ID 83702

City: City of Twin Falls
P.O. Box 1907
Twin Falls, ID 83303-1907

"CITY"
CITY OF TWIN FALLS

By: _____
Mayor

ATTEST:

By: _____
City Clerk

"DEVELOPER"

By: _____
Developer

STATE OF IDAHO)
 ss
County of Twin Falls)

On this day of day of , 2022 before me, a Notary Public for said County and State, personally appeared and , known or identified to me, to be the Mayor and City Clerk, respectively, of the CITY OF TWIN FALLS, IDAHO, that executed said instrument, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Residing at: _____

Commission Expires: _____

SITE PLAN/ AMENITY LOCATIONS

SCALE: 1"=80'-0"

LEGEND

- TOWN HOME BUILDING
- LANDSCAPING
- PRIMARY AMENITY
- TREE

THE NUMBERS

TOWNHOMES:
3-PLEX: (4) BUILDINGS
7-PLEX: (10) BUILDINGS
9-PLEX: (6) BUILDINGS

TOTAL BUILDINGS: (20) BUILDINGS
TOTAL UNITS: (136) TOWNHOMES

35 FT MAX HEIGHT



PRECEDENTS/EXTERIOR





Date: Tuesday, July 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 1899 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0104)

Time Estimate:

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

Background:

The applicant is proposing a utility-owned structure to be installed on property located at 1899 Stadium Boulevard.

Approval Process:

Per City Code 10-13-2-2 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 10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

History:

The proposed site is located in Cascade Park. The City has owned and maintain this park for a number of years, there is no additional significant zoning history to report for this property.

Analysis:

The property is zoned OS; Open Space per City Code 10-4-11 a special use permit is required for a utility-owned structure greater than three (3) feet aboveground on property located within this zone. The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood, characteristics of this designation is residential, clustered development and open space, the request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area. Staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. 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 the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any possible impacts associated with the proposed location of the cabinet.

Conclusion:

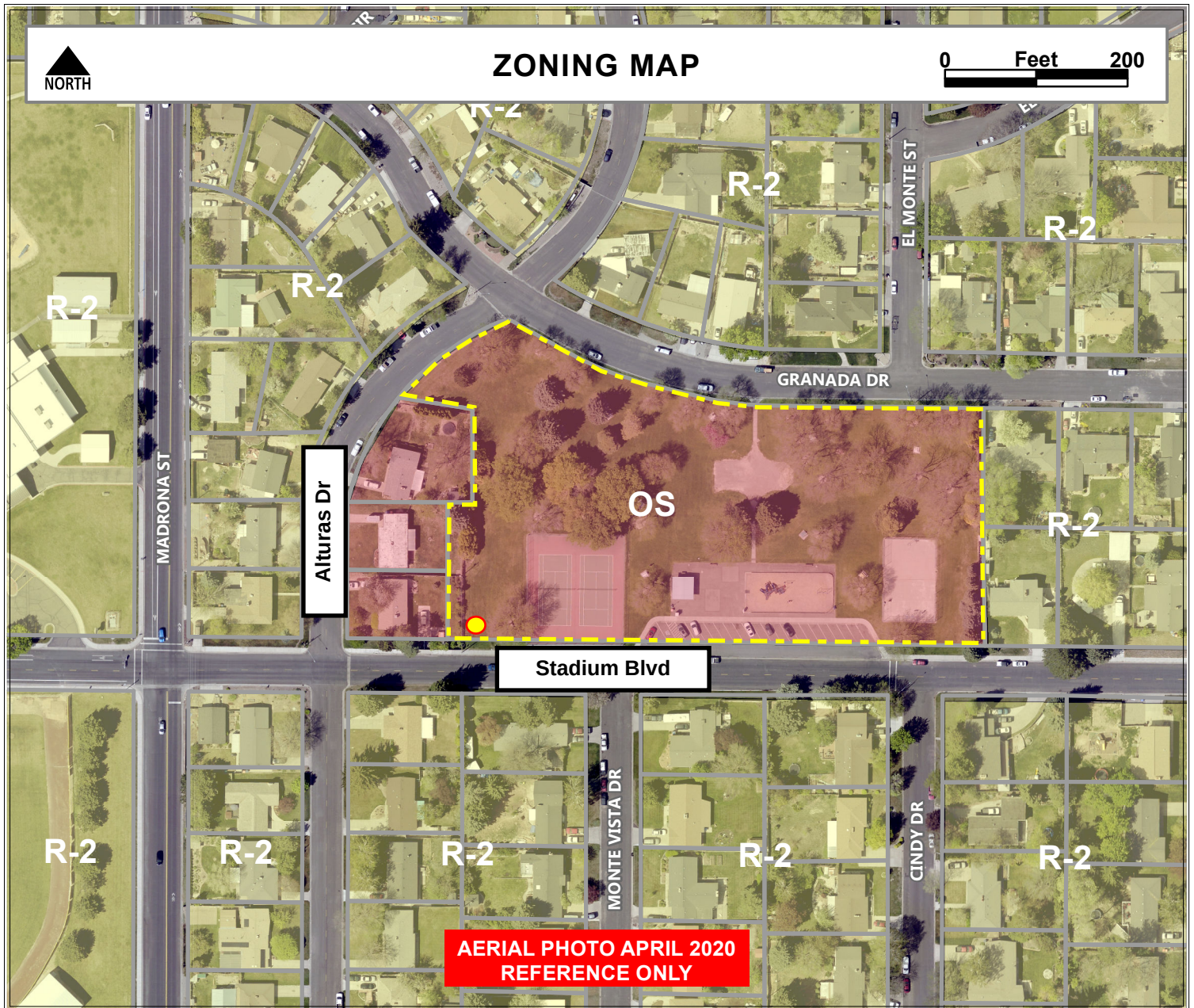
Upon conclusion, should the Commission approve the request as presented, staff recommends the following:

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. Zoning Map

2. FLU Map
3. Vicinity Photo
4. Cabinet Location
5. Cabinet Design
6. TwinFalls_NodeGA_Map



Subject Property

Current Zone: OS; Open Space
 Proposed Zone: n/a
 Existing Land Use: Harrison Park
 Proposed Land Use: Utility Cabinet $\geq$ 3 ft above ground
 FLU Designation: Town Neighborhood

Surrounding Properties

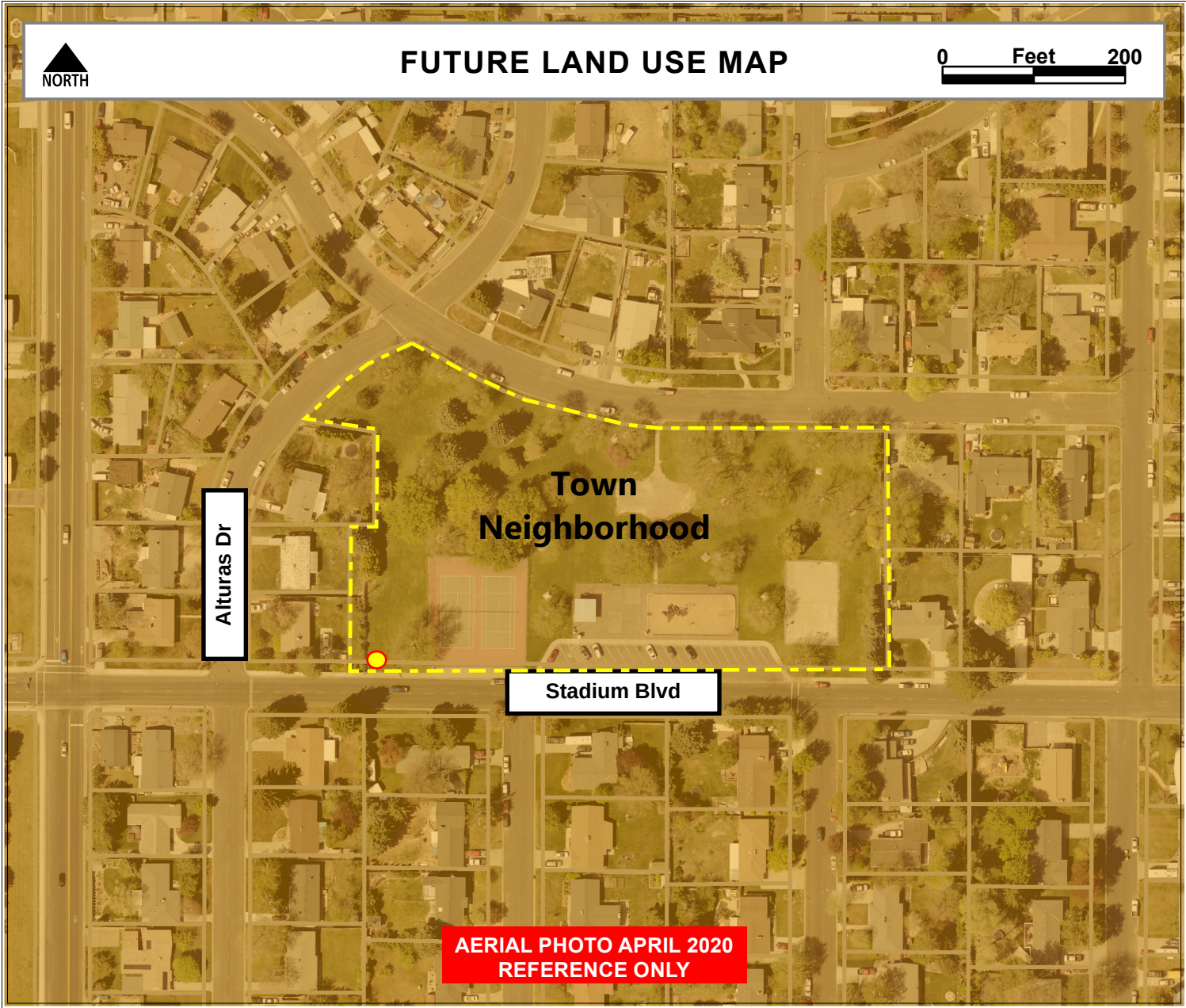
North: Residential
 South: Stadium Blvd/Residential
 East: Cascade Park
 West: Alturas Dr/Residential

Applicable Zoning Regulations

10-1, 10-4-11, 10-13-2-2

Zoning

	OS
	R-2



Future Land Use

 Town Neighborhood



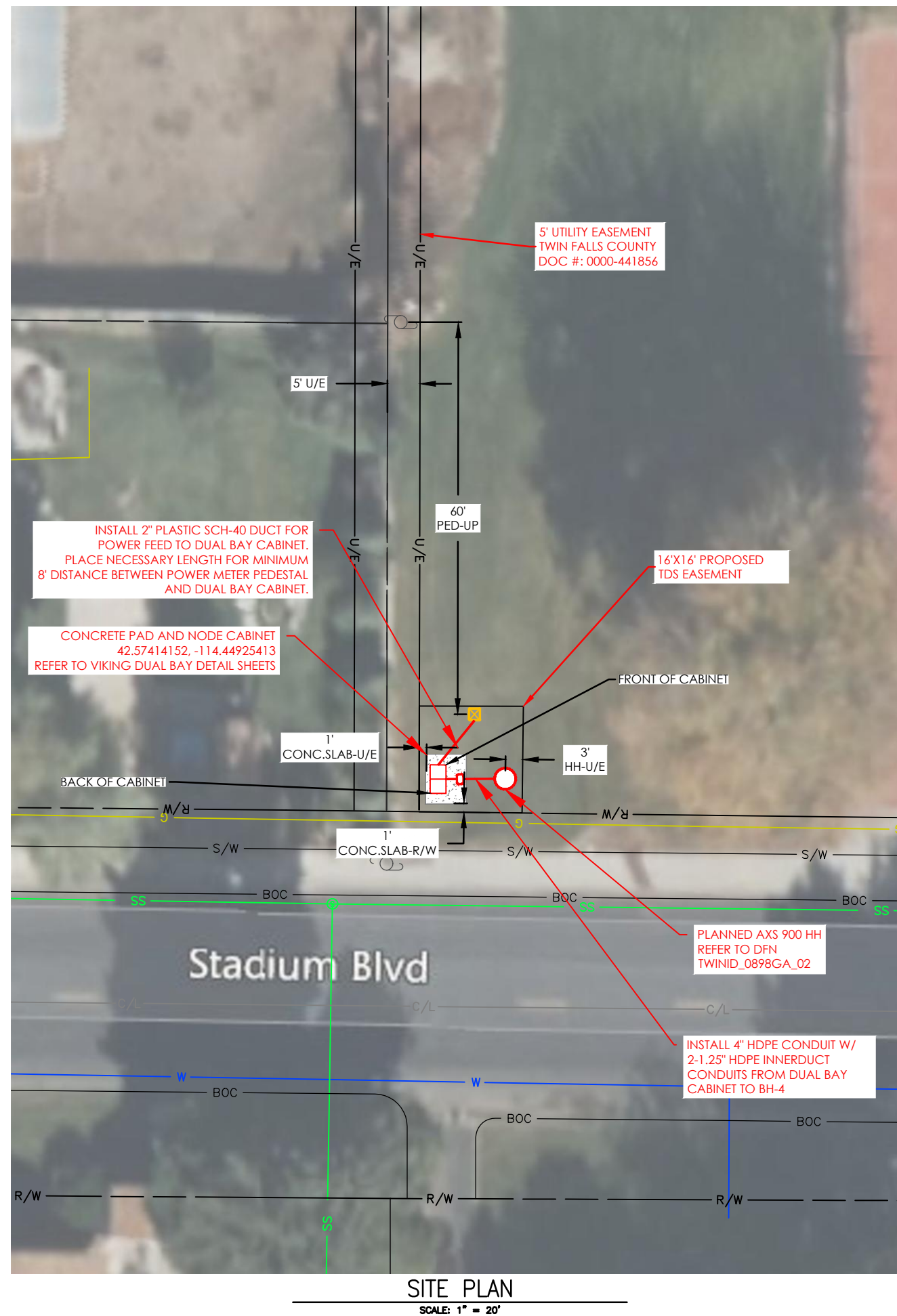
DSA: 0898GA

STADIUM BLVD

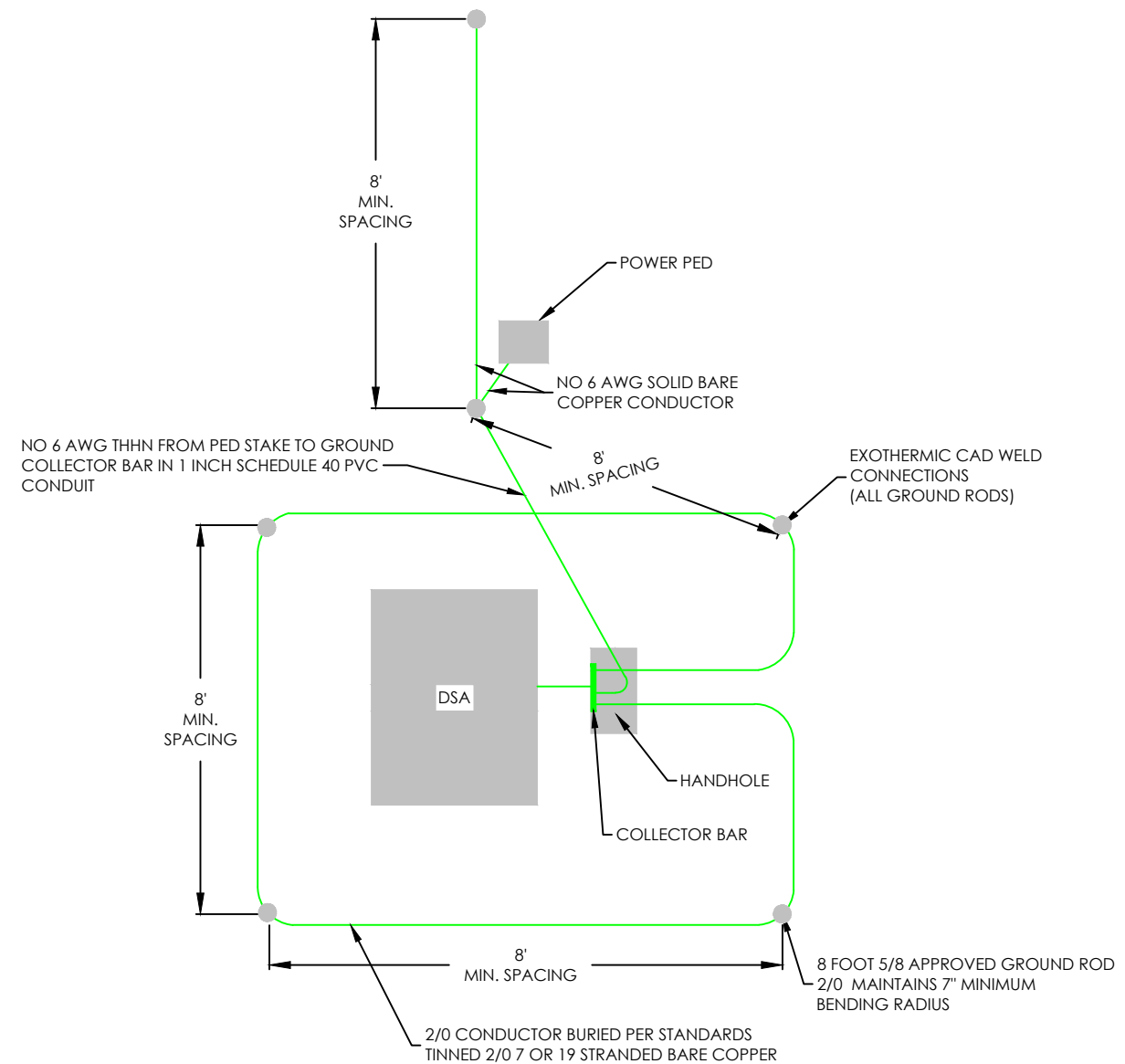
42.57414152, -114.44925413

TWIN FALLS, ID





**CONTRACTOR NOTE: REFER TO SHEETS D01-D04 FOR TYPICAL DETAIL
DRAWING FOR DSA INSTALL AND GROUNDING FIELD DIAGRAM.**

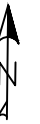


GROUND FIELD CONDUCTOR RING TYPICAL DIAGRAM

SCALE: NTS



Diggers Hotline, Inc.
811 or 1-800-242-8511



0898GA

TWIN FALLS, ID

[illegible]

TILSON
On a Mission

T: (207) 591-6427 F: (207) 772-3427
info@tilsontech.com

REVISIONS

[illegible]

SCALE

SIZE B SHEET: 1"=50'

SIZE D SHEET: 1"=25'

SHEET C01 OF C02

FILE NAME: 0898GA

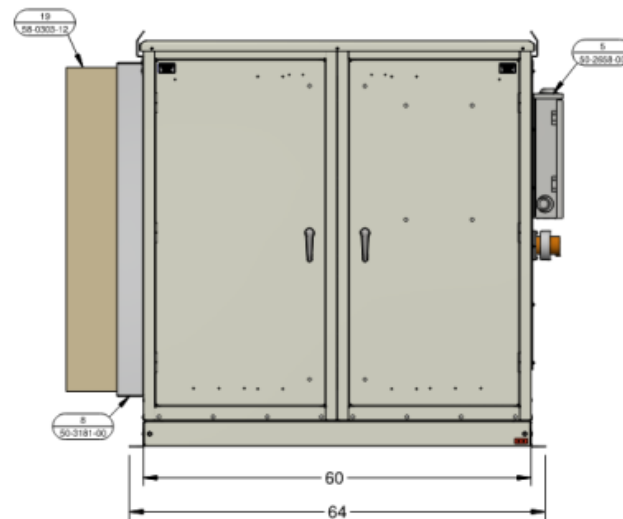
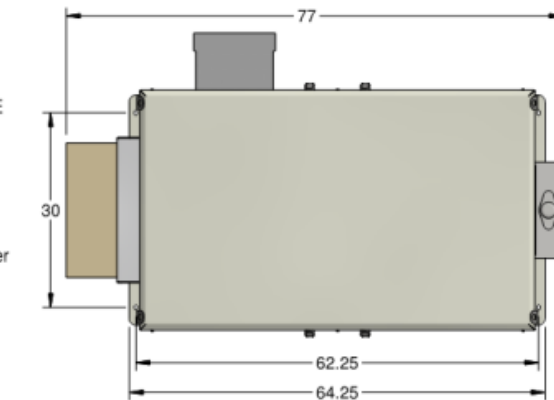
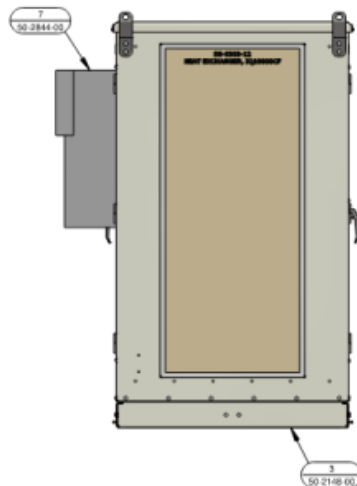
Cabinet Design

AM58P-6036-60RU-VIK

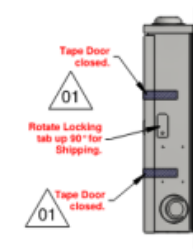
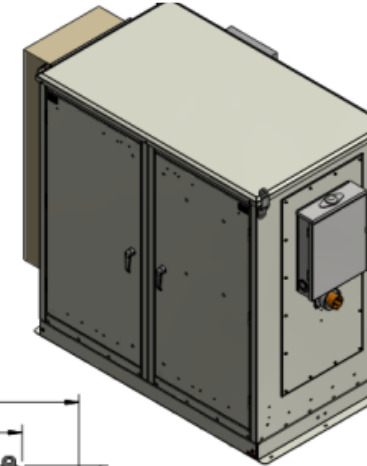
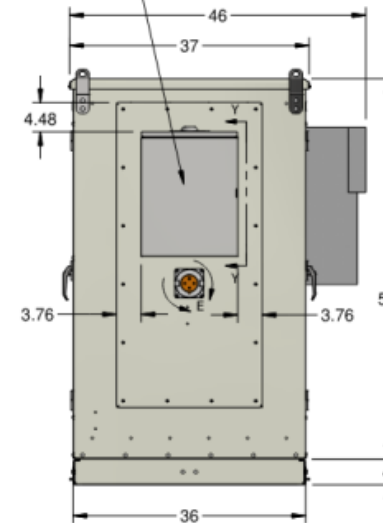
NOTE:

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).



SEE NOTES 1 thru 3
before WIRING!



DETAIL AA

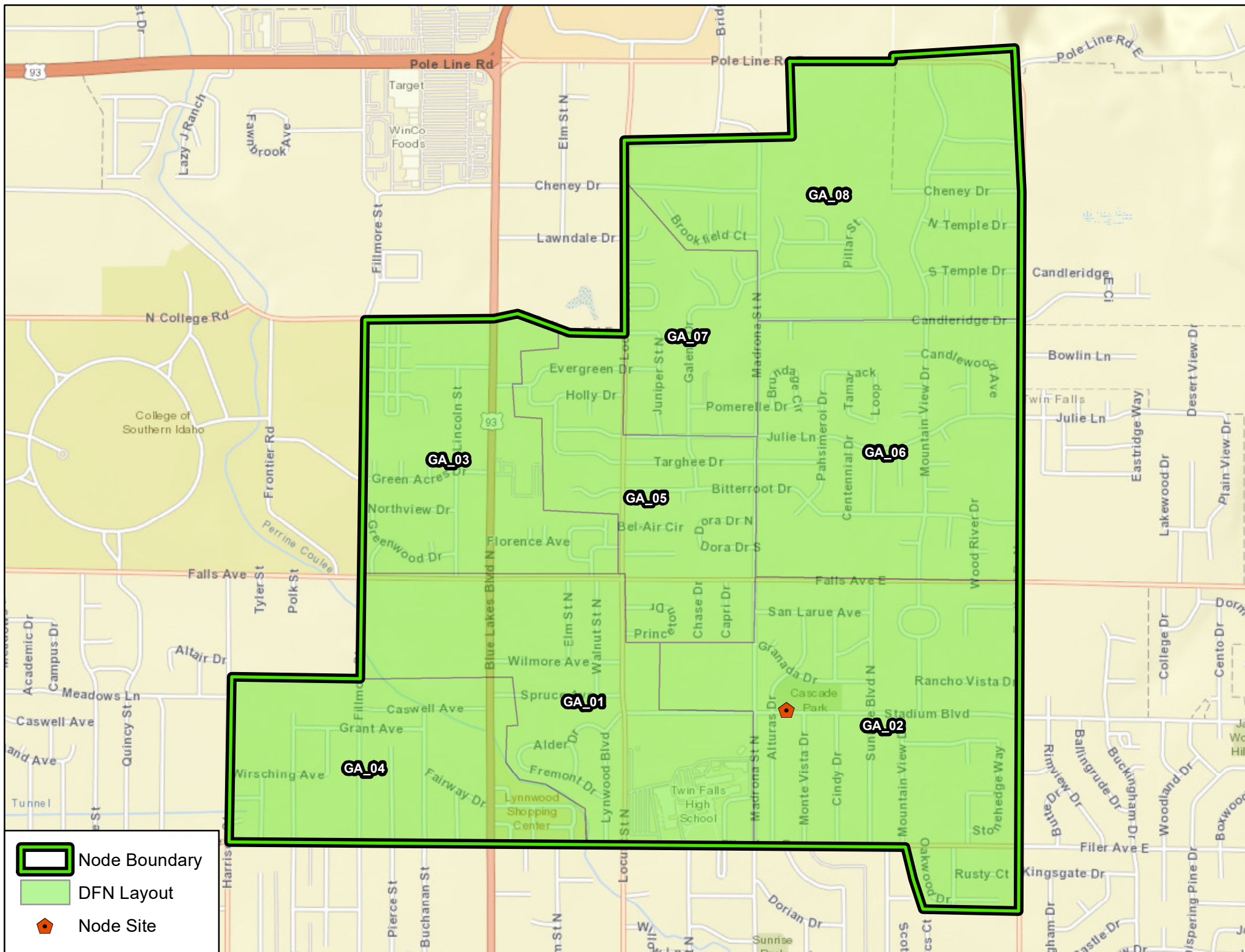


*REFERENCE PAINT SPEC SHEET FOR COLOR

[illegible]

Cabinet Example







Date: Tuesday, July 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 1231 Washington Street North c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0105)

Time Estimate:

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

Background:

The applicant is proposing a utility-owned structure to be installed on property located at 1231 Washington St N.

Approval Process:

Per City Code 10-13-2-2 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 10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

History:

The proposed site is located on the west side boundary of the property, aka the First Nazarrene Church. There is no further significant zoning history to report about this property.

Analysis:

The property is zoned R-4; Residential Medium Density District Per City Code 10-4-5 a special use permit is required for a utility-owned structure greater than 3 feet aboveground. The 2016 Comprehensive Plan; "Grow With Us" designates this area as Town Neighborhood and Neighborhood Commercial characteristics of these designations include residential, clustered development, open space with commercial that provides supporting services on a small scale for the surrounding neighborhood. The request is to allow for a utility cabinet to make fiberoptic services available to the surrounding residential area therefore staff has determined the proposed use is compatible with the comprehensive plan. This is a request to allow for the land use it is not a permit for installation of the cabinet. Prior to installation, the applicant will need to ensure the cabinet is installed within a recorded easement and should coordinate with the property owner when and where the cabinet will be installed. 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 the utility cabinet is necessary to house the equipment used to provide the service. The special use permit process allows the commission the opportunity to look at the location proposed and address any visual impacts or additional impacts that may need to be mitigated. The staff has reviewed the request, there are other utility service cabinets throughout the city and located within the vicinity that has not generated public room concern. Staff has not identified any possible impacts associated with the proposed location of the cabinet.

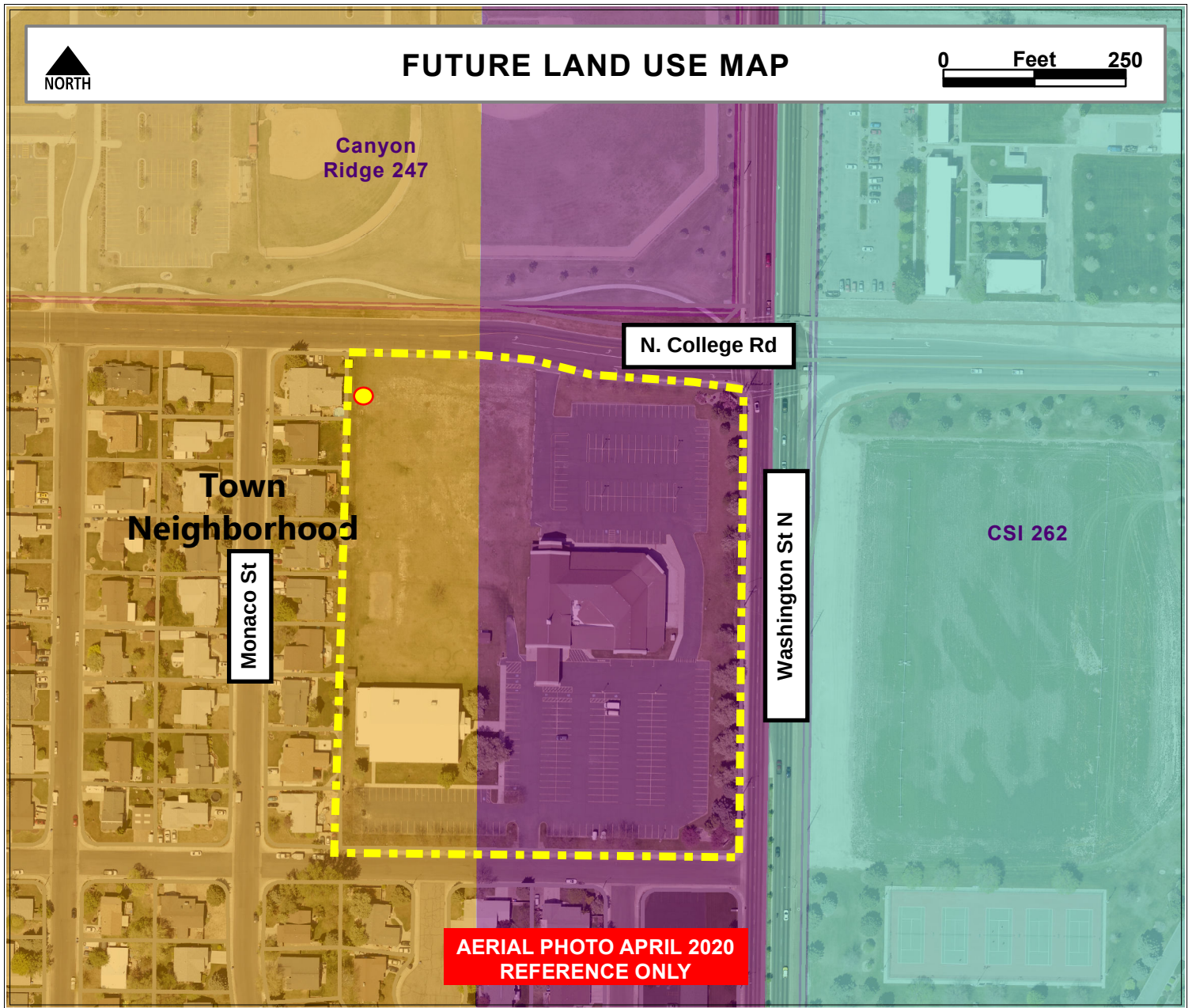
Conclusion:

Upon conclusion, should the Commission approve 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. Zoning Map
2. FLU Map
3. Vicinity Photo
4. Applicant Narrative
5. Cabinet Location
6. Cabinet Design
7. TwinFalls_NodeEA_Map



Future Land Use

-  College of Southern Idaho
-  Neighborhood Commercial
-  Town Neighborhood



Public Hearing for the DSA Cabinets

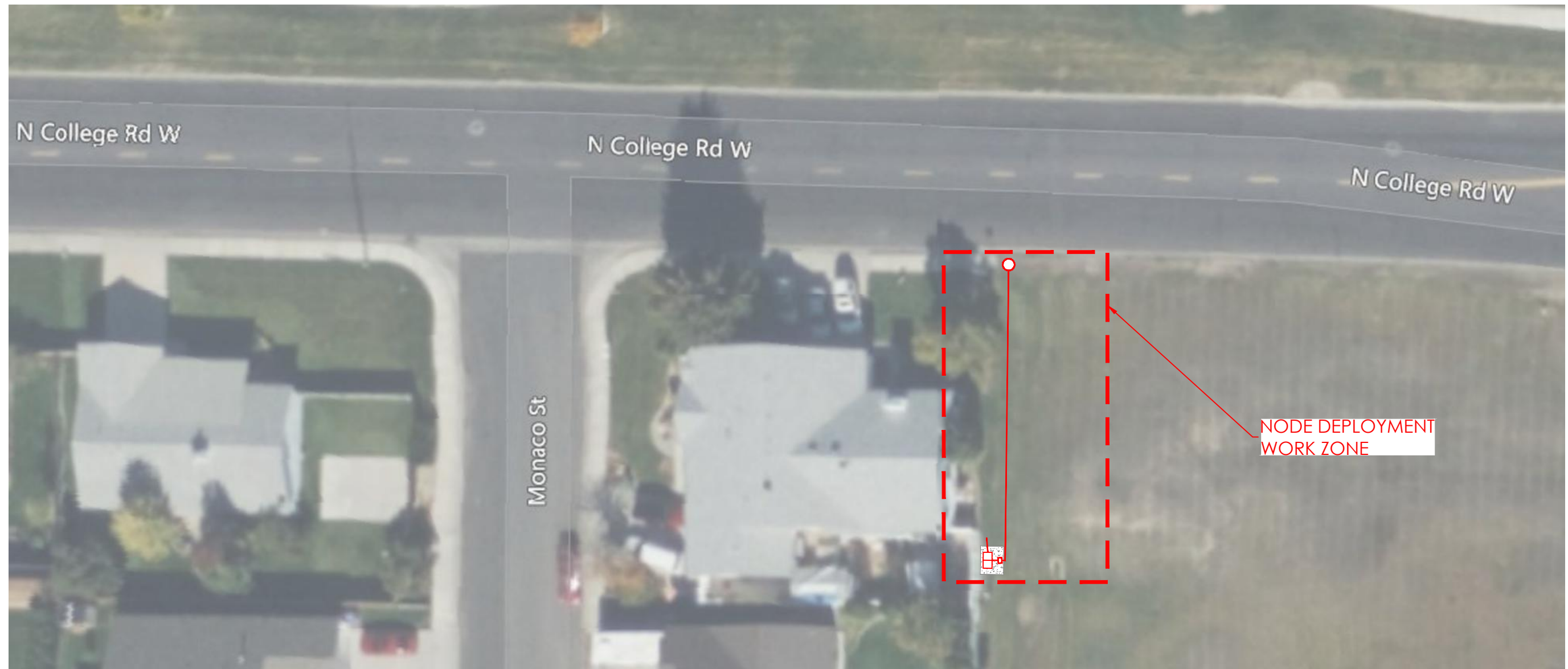
TDS is looking to place DSA (Node) Cabinets in areas of Twin Falls ID. These DSA cabinets will serve as a data transmission and redistribution cabinet to homes and or businesses in that area for those individuals who would like to acquire internet, cable, or telephone services with TDS. The DSA cabinet 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.

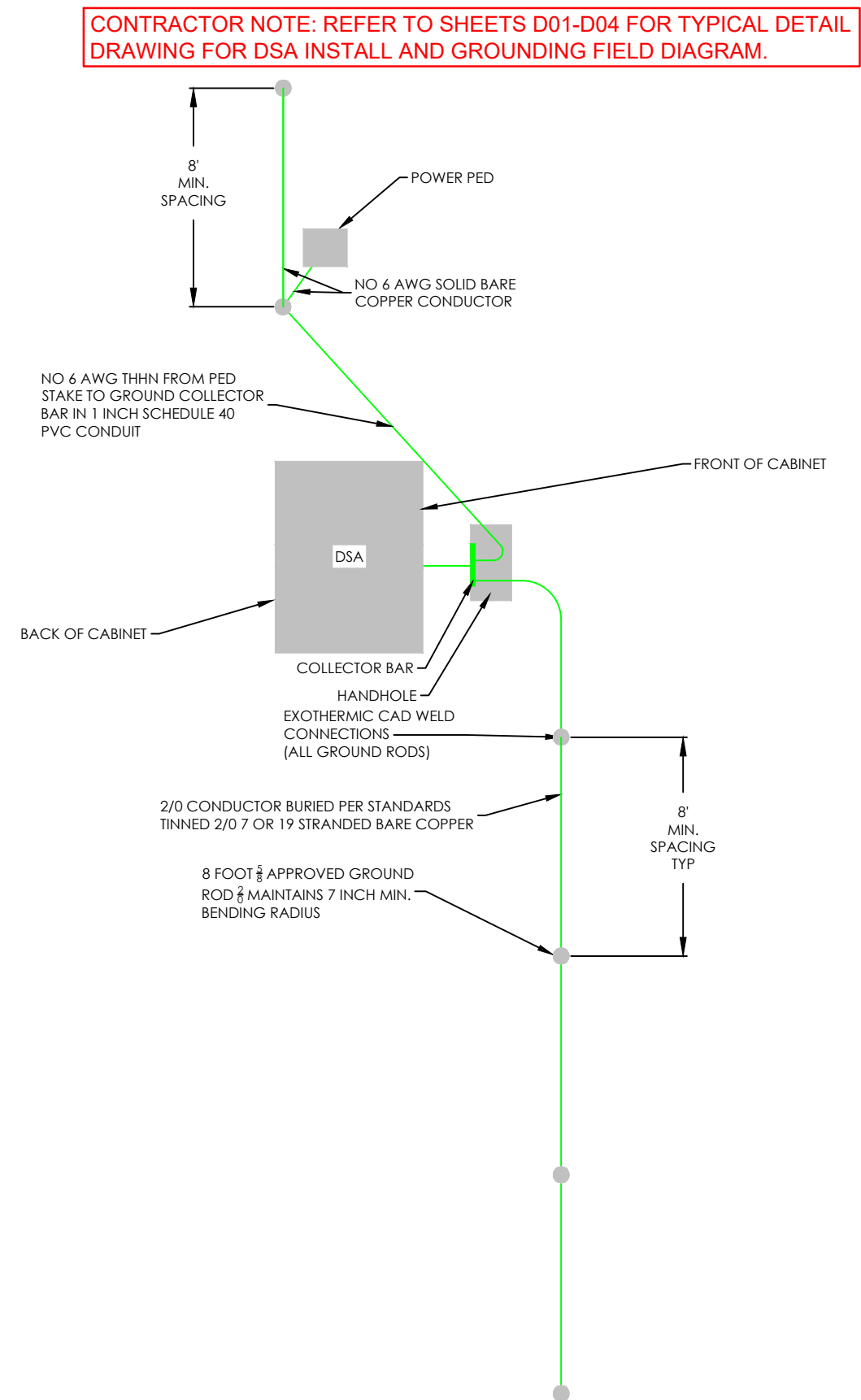
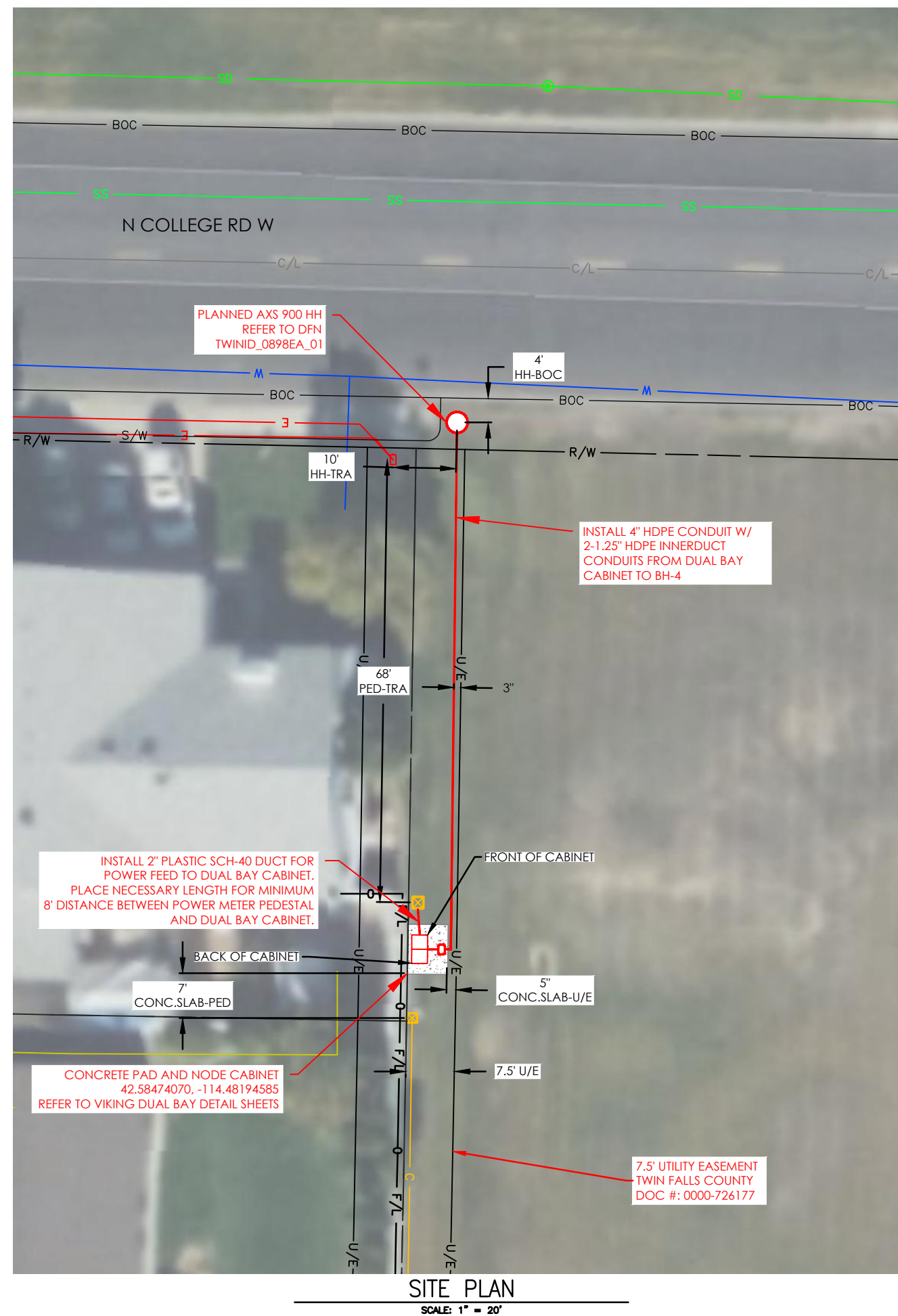
DSA: 0898EA

N COLLEGE RD W

42.58474070, -114.48194585

TWIN FALLS, ID

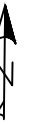




SINGLE LINEAR CHAIN GROUND FIELD CONDUCTOR TYPICAL DIAGRAM

SCALE: NTS

Diggers Hotline, Inc.
811 or 1-800-242-8511



0898EA

TWIN FALLS, ID

[illegible]

TILSON
On a Mission

T: (207) 591-6427 F: (207) 772-3427
info@tilsontech.com

[illegible]

SCALE

SIZE B SHEET: 1"=50'

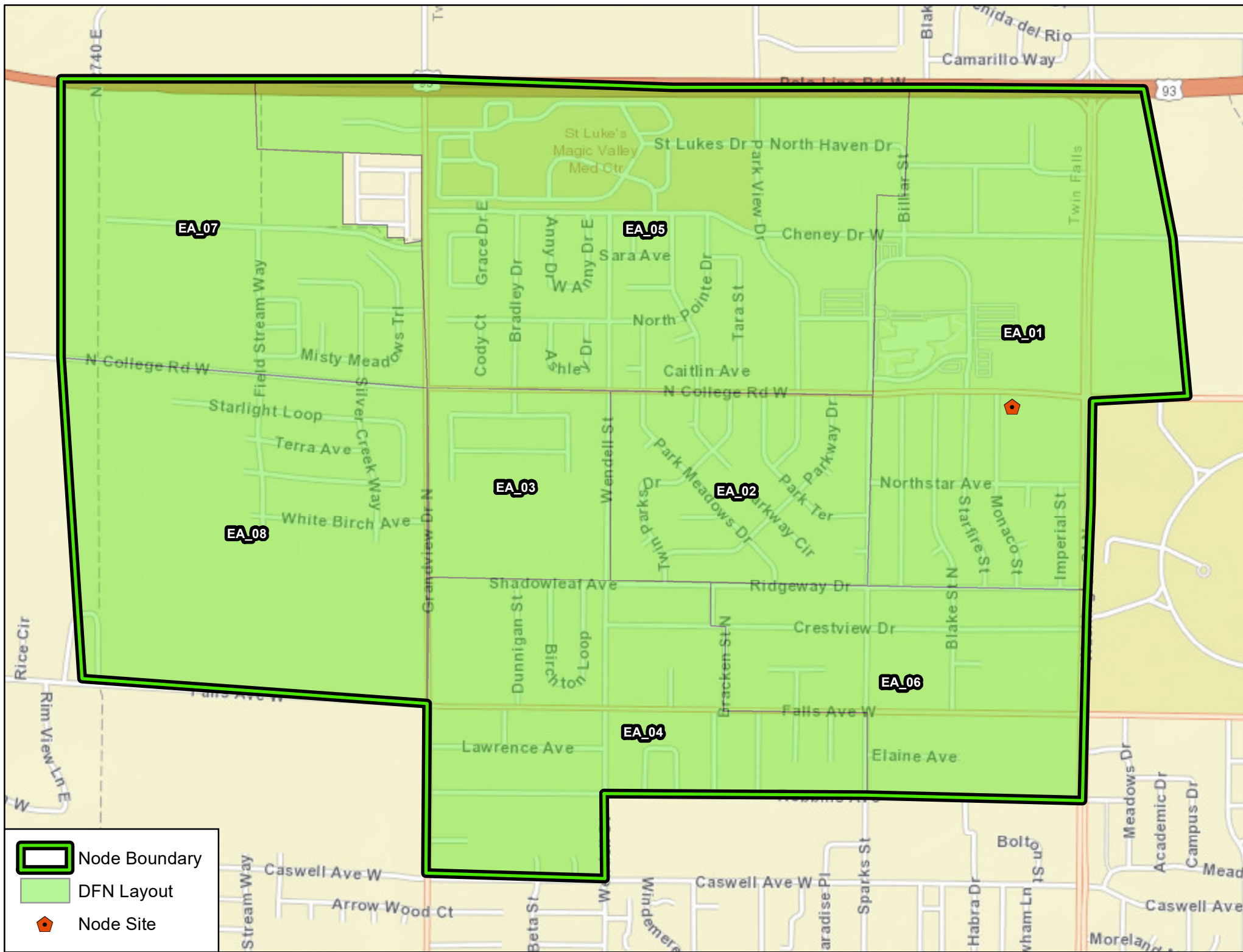
SIZE D SHEET: 1"=25'

SHEET C01 OF C02

FILE NAME: 0898EA

Cabinet Example







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

ACTION ITEM

Request:

Request for a Special Use Permit to allow for an indoor recreation facility located on property at 260 2nd Avenue South c/o Don Sawyer on behalf of Blast Masters LLC. (PZ22-0108)

Time Estimate:

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

Background:

This is a request to allow for an indoor recreation facility "nerf arena" to operate at 260 2nd Ave S. The hours of operation will be 4-8 Mon-Fri and 11-8 Sat-Sun. The applicant expects 10-15 participants on weeknights with up to 80 throughout the day on the weekends. There will be 2-4 employees on staff during operating hours. The property is located on the corner with an abutting business along the northwest side of the building. The applicant anticipates that there will be an increased amount of noise. The plan is to have the activity area located opposite the neighboring business to reduce the impacts.

Approval Process:

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

Budget Impact:

N/A

Regulatory Impact:

Per City Code 10-13-2-2: Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to the following:

1. Minimizing adverse impact on other developments.
2. Controlling the sequence and timing of development.
3. Controlling the duration of development.
4. Assuring that development is maintained properly.
5. Designating the exact location and nature of development.
6. Requiring the provision for on-site or off-site public facilities or services.
7. Requiring more restrictive standards than those generally required in this Title.

History:

This property was a veterinary clinic known as "A Pets Place". It is located within the Warehouse Historic District and is a non-contributing building. There is no significant zoning history related to this property.

Analysis:

The property is zoned CB; Central Business, P1 Parking Overlay per City Code 10-4-7 a special use permit is required for an indoor recreation facility. The 2016 Comprehensive Plan "Grow With Us" designates this area as Downtown. The characteristics associated with this designation include land uses such as

retail, office, entertainment and residential.

The property is located along a large avenue constructed to handle large amounts of traffic. The property is also located in the P-1 Parking Overlay therefore onsite parking is not required. However, there are several public parking areas nearby to accommodate the groups of customers during business hours of operation and this should minimize the impact to the area.

Being an entertainment type business, the hours of operation are generally outside of the typical hours of operations for this area. The noise impact from the nerf arena is expected to be minimal, and remain within the building as the adjoining walls are made of brick and the business plan is to keep the nerf area opposite this adjoining wall.

This area of the city is gradually changing and has become a more diverse combination of businesses, such as new restaurants, mixed development and entertainment. Staff has determined this will be a good addition to the area and is compatible with the comprehensive plan.

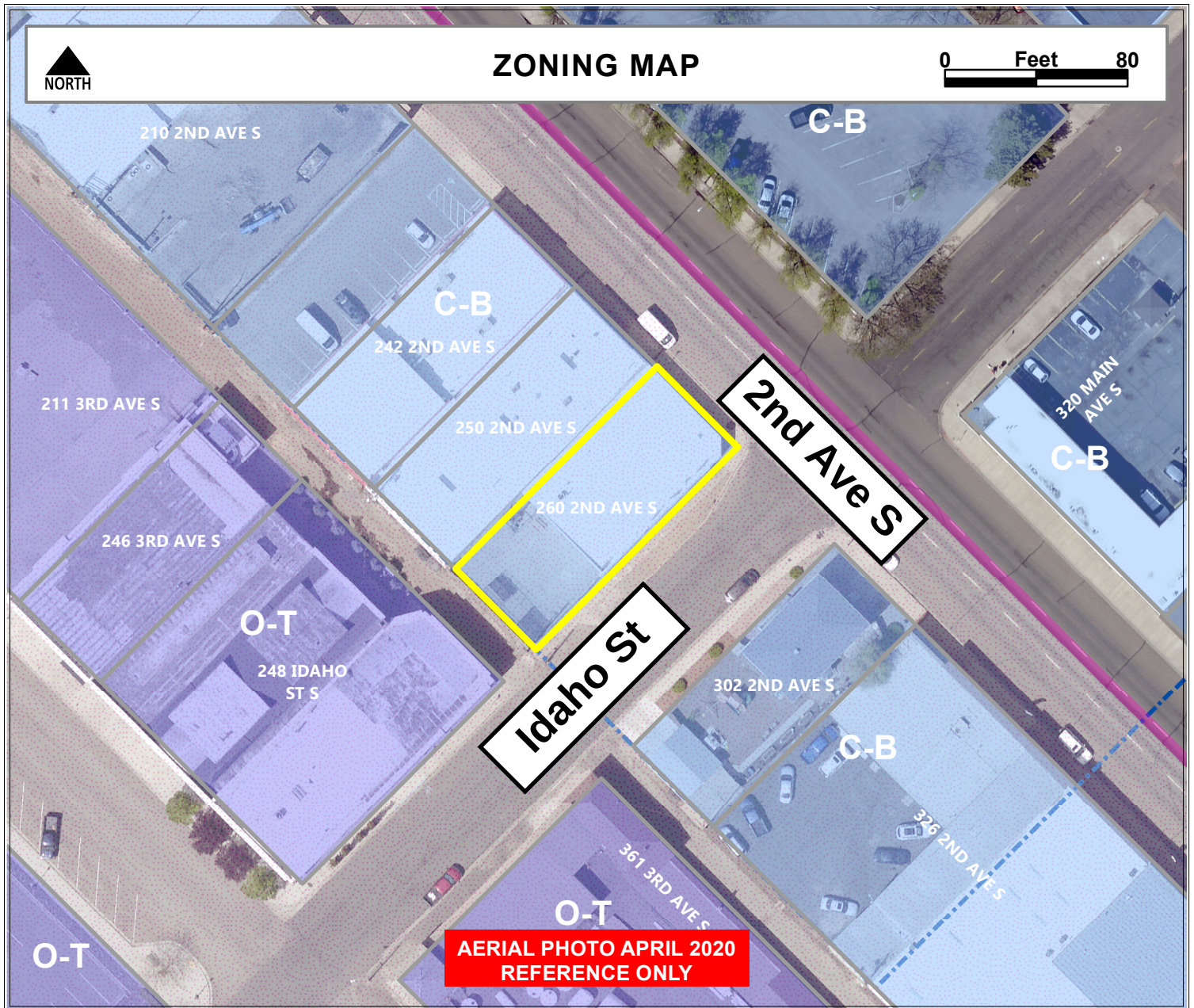
Conclusion:

Upon conclusion, should the Commission approve 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. Zoning Map
2. FLU Map
3. Vicinity Photo
4. Narrative
5. Exhibit



Subject Property

Current Zone: CB; Central Business

Proposed Zone: n/a

Existing Land Use: Vacant

Proposed Land Use: Indoor Recreation

FLU Designation: Downtown

Surrounding Properties

North: Retail

South: Idaho Street

East: 2nd Ave S/Parking Area

West: Alley/Office

Applicable Zoning Regulations

10-1, 10-4-7, 10-13-2.2, Warehouse Historic District

Zoning

C-B

O-T

WHD

P1 Overlay



FUTURE LAND USE MAP DESIGNATION

0 Feet 80

AERIAL PHOTO APRIL 2020
REFERENCE ONLY



Downtown



Blast Masters LLC is requesting a special use permit to open an indoor nerf arena at 260 2nd Ave S. The project will include a play area for children and families to play with nerf blasters in a fun and safe environment, as well as a space for birthday parties. We will be operating Monday through Friday from 4 P.M. until 8 P.M. and Saturday and Sunday from 11 A.M to 8 P.M.. We expect to have 10 to 15 participants on weeknights and up to 80 participants throughout the day on Saturday and Sunday, with most participants staying approximately 2 hours. Parking is available at a nearby public parking lot, approximately 1 block away. We anticipate hiring 2 part time employees initially, as well as being staffed by the 2 owners. We intend to have 2 to 4 people on staff during operating hours. We anticipate that there will be some increased noise levels, with several children playing in an enclosed area. We believe that these noise levels should not negatively impact the surrounding areas, as the noise would be contained to the interior of the building, we are on a corner lot in a high traffic business area. The play area will be on the opposite side of the building from our adjoining neighbor, separated by a brick wall. We believe that we are compatible with other businesses in the area, as there are other family recreation facilities, restaurants, public gathering places, as well as a great variety of other businesses.

Don Sawyer
(208) 490-0277

U.S. 30

← side walk →

front entrance

building
3,625ft²

side walk

gravel

Idaho street

drive way

gate

back lot

6ft.
chainlink
fence

gravel

alley

1 inch = 14ft

LOTS 15 & 16
BLOCK 119

First Choice Appraisals Inc.
761 Filler Ave
Twin Falls, ID. 83301
(208) 404-6556