



## Twin Falls Planning & Zoning Commission Agenda

Tuesday, September 13, 2022, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### **COUNCIL CHAMBERS**

#### **Members -**

**City Limits:** Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; 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: August 23, 2022
- 3) Items of Consideration
  - a) **ACTION ITEM:** Request to Group Required Parking Lot Landscaping Islands located at 1070 Blue Lake Blvd C/O Colby Ricks ,Laughlin Ricks Architecture. ( PZ22-0142)  
By: Ian Zollinger, City Planner
- 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 1771 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0128)  
By: Lisa Strickland, City Planner
  - b) **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 north corner of 2nd Avenue North and Castleford Street North c/o Tilson Technology Management on behalf TDS Metrocom, LLC. (PZ22-0129)  
By: Lisa Strickland, 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 2350 Elizabeth Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0130)  
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 on the west side of Madrona Street, adjacent to the John Roper Auditorium c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0131)  
By: Lisa Strickland, City Planner
- 5) Upcoming Meeting(s)

a) **INFORMATIONAL:** Tuesday, September 27, 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, August 23, 2022, 6:00 PM

203 Main Avenue East  
Twin Falls, ID 83301

### COUNCIL CHAMBERS

#### Members -

**City Limits:** Craig Kelley, Chairperson; Carolyn Bolton, Vice-Chair; Todd Rambur; Cortney Campbell; Marilu Perez

**Area of Impact:** David Detweiler

#### 1) Confirmation of Quorum/Call Meeting to Order

Chairman Kelley called the meeting to order at 06:00 PM

A quorum was present.

**Members Present:** Kelley, Bolton, Campbell, Detweiler, Rambur, Perez

**Staff Present:** Spendlove, Martoma, Zollinger, Vitek, Hammond, Ebersole

#### 2) Consent Calendar

**MOTION:** Vice Chair Bolton moved to approve the Consent Calendar, as presented.

Commissioner Detweiler seconded the motion.

**Unanimously Approved by a vote of 6 to 0.**

- a) Approval of minutes from the following meeting: August 9, 2022

#### 3) Items of Consideration

#### 4) Public Hearings

- a) Request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)

##### **Staff Presentation:**

City Planner Zollinger presented the request for a Special Use Permit to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales. (PZ22-0123)

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 Orchalara Subdivision. The home was constructed on this property in the last few years.

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Town Neighborhood." Staff has determined this request is in compliance with the 2016 Comprehensive Plan.

The distance from the front of the property towards Grandview, to the rear of the property towards the location of the proposed structure is such that it will require a fire turnaround.

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 site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to comply with applicable City Code and Standards.

**Applicant Presentation:**

Michael Morales, applicant, presented the request to construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North to build a shop for personal use.

**PZ/Questions & Comments:**

- Commissioner Detweiler asked if there will be water to the facility.
- Mr. Morales stated this will be a dry shop only.

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

**Discussions Followed:**

- Vice Chair Bolton stated she is in favor of this request, as it is similar to other approved requests in the past. She stated it is harmonious with the neighborhood and in compliance.
- Chairman Kelley stated he is in favor of the request. This use fits in Town Neighborhood.
- Commissioner Perez stated it is a large building, but the lot size is large and there is a fire safety turnaround requirement.
- Commissioner Detweiler stated he is in favor of the request.

**MOTION:** Commissioner Detweiler moved to approve the request for a Special Use Permit to

construct a detached accessory building greater than 1,000 square feet on property located at 568 Grandview Drive North c/o Michael Morales (PZ22-0123), as presented, with staff recommendations.

Commissioner Perez seconded the motion.

**Unanimously Approved by a vote of 6 to 0.**

**5) Upcoming Meeting(s)**

- a) Wednesday, September 7, 2022 Worksession - canceled  
Tuesday, September 13, 2022  
October Worksession will cover the zoning code rewrite updates.

**6) Adjournment**

The meeting adjourned at 06:17 PM

---

Kelli Ebersole, Technician



**Date:** Tuesday, September 13, 2022  
**To:** Planning and Zoning Commission  
**From:** Ian Zollinger, City Planner

## **ACTION ITEM**

### **Request:**

Request to Group Required Parking Lot Landscaping Islands located at 1070 Blue Lake Blvd C/O Colby Ricks ,Laughlin Ricks Architecture. ( PZ22-0142)

### **Time Estimate:**

15 Minutes for Presentation from Staff and the Applicant

### **Background:**

The property currently has a building permit for an addition to their current facilities. Part of the addition the applicant is rearranging the parking on their site to accommodate the addition. The applicant is requesting to group the landscaped islands for the required parking near the front of the building for aesthetic purposes and to allow for the relocation of a fire hydrant to a different location.

### **Approval Process:**

In accordance with City Code 10-10-11 (B) 4. The Planning and Zoning Commission makes a decision regarding the grouping of landscaped islands.

### **Budget Impact:**

N/A

### **Regulatory Impact:**

Per City Code Title 10- 10-11 (B) 4. Required landscape islands may be grouped, subject to approval by the Planning and Zoning Commission.

### **History:**

N/A

### **Analysis:**

The applicant has submitted an exaple of what would normally be required and what is proposed for the Commission to see the difference.

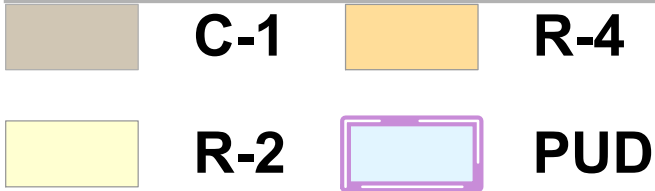
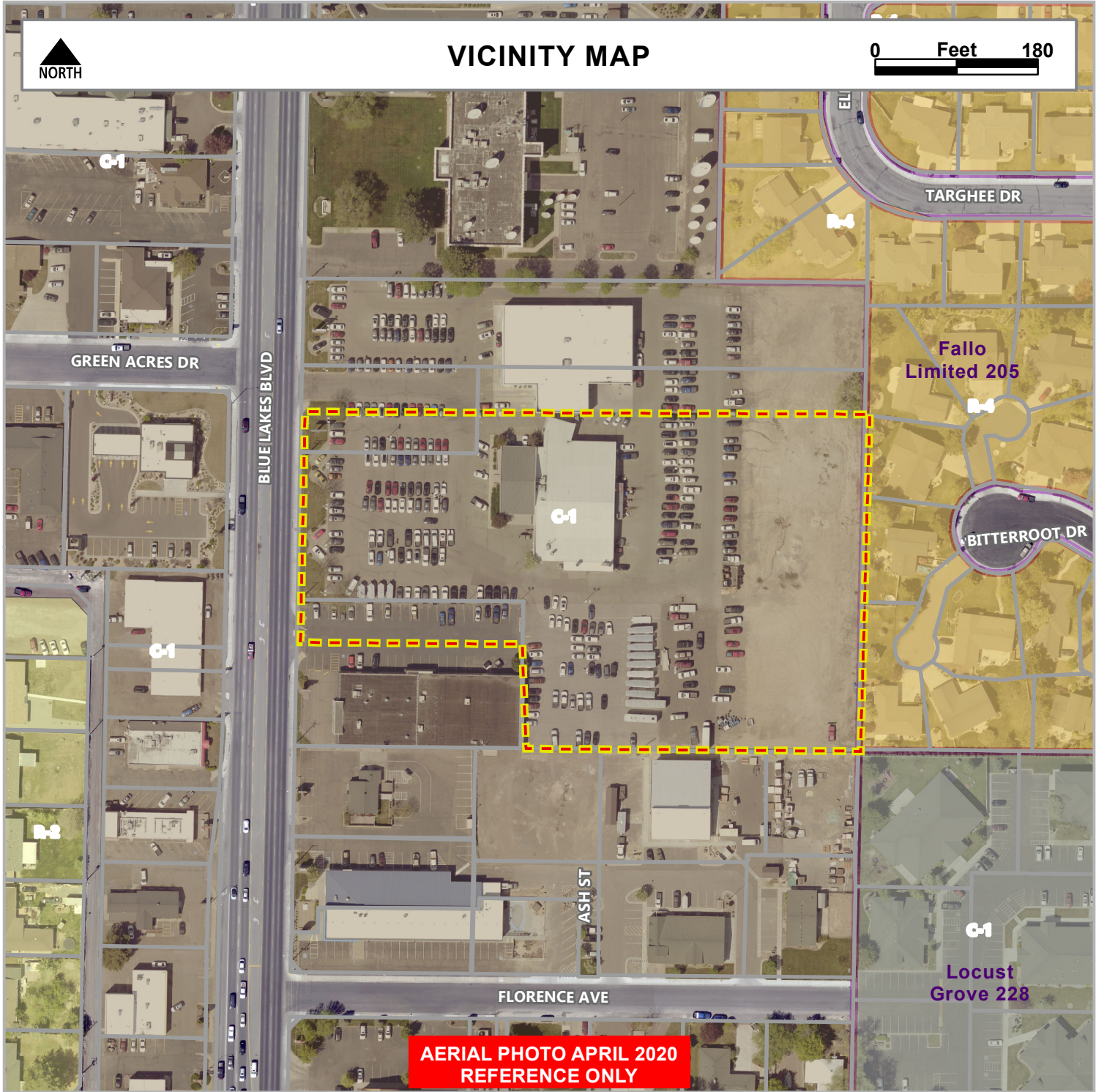
### **Conclusion:**

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

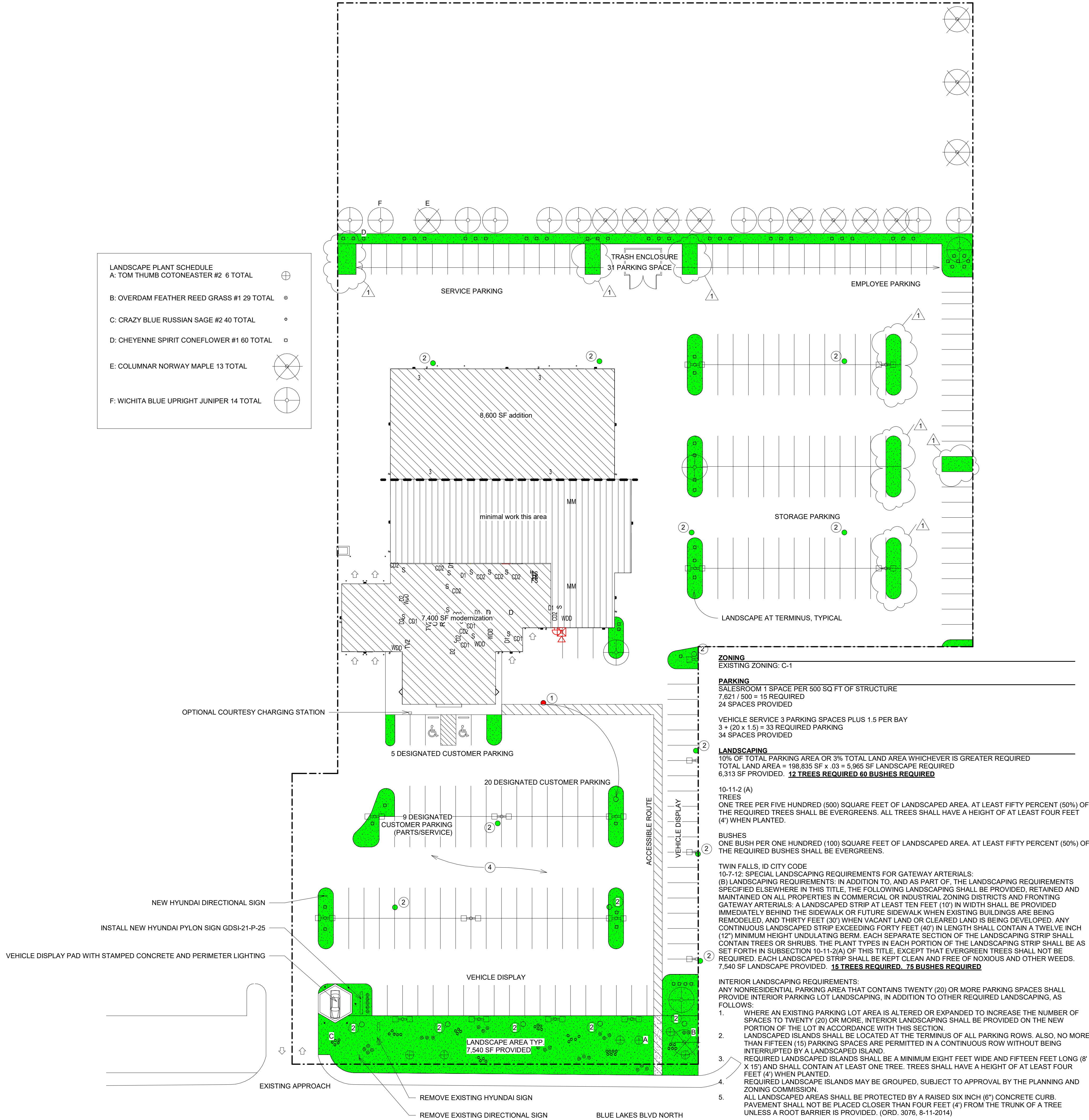
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

### **Attachments:**

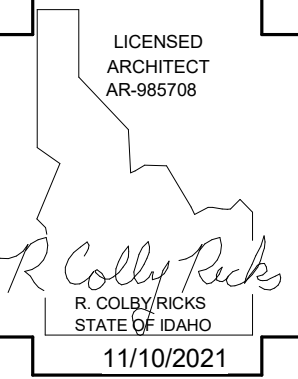
1. Vicinity Map
2. ROB GREEN HYUNDAI SITE, 8-31-22



|                                           |   |
|-------------------------------------------|---|
| LANDSCAPE PLANT SCHEDULE                  |   |
| A: TOM THUMB COTONEASTER #2 6 TOTAL       | ⊕ |
| B: OVERDAM FEATHER REED GRASS #1 29 TOTAL | ⊙ |
| C: CRAZY BLUE RUSSIAN SAGE #2 40 TOTAL    | ∘ |
| D: CHEYENNE SPIRIT CONEFLOWER #1 60 TOTAL | ◻ |
| E: COLUMNAR NORWAY MAPLE 13 TOTAL         | ⊗ |
| F: WICHITA BLUE UPRIGHT JUNIPER 14 TOTAL  | ⊙ |



1 SITE LANDSCAPE PLAN  
1" = 30'-0"



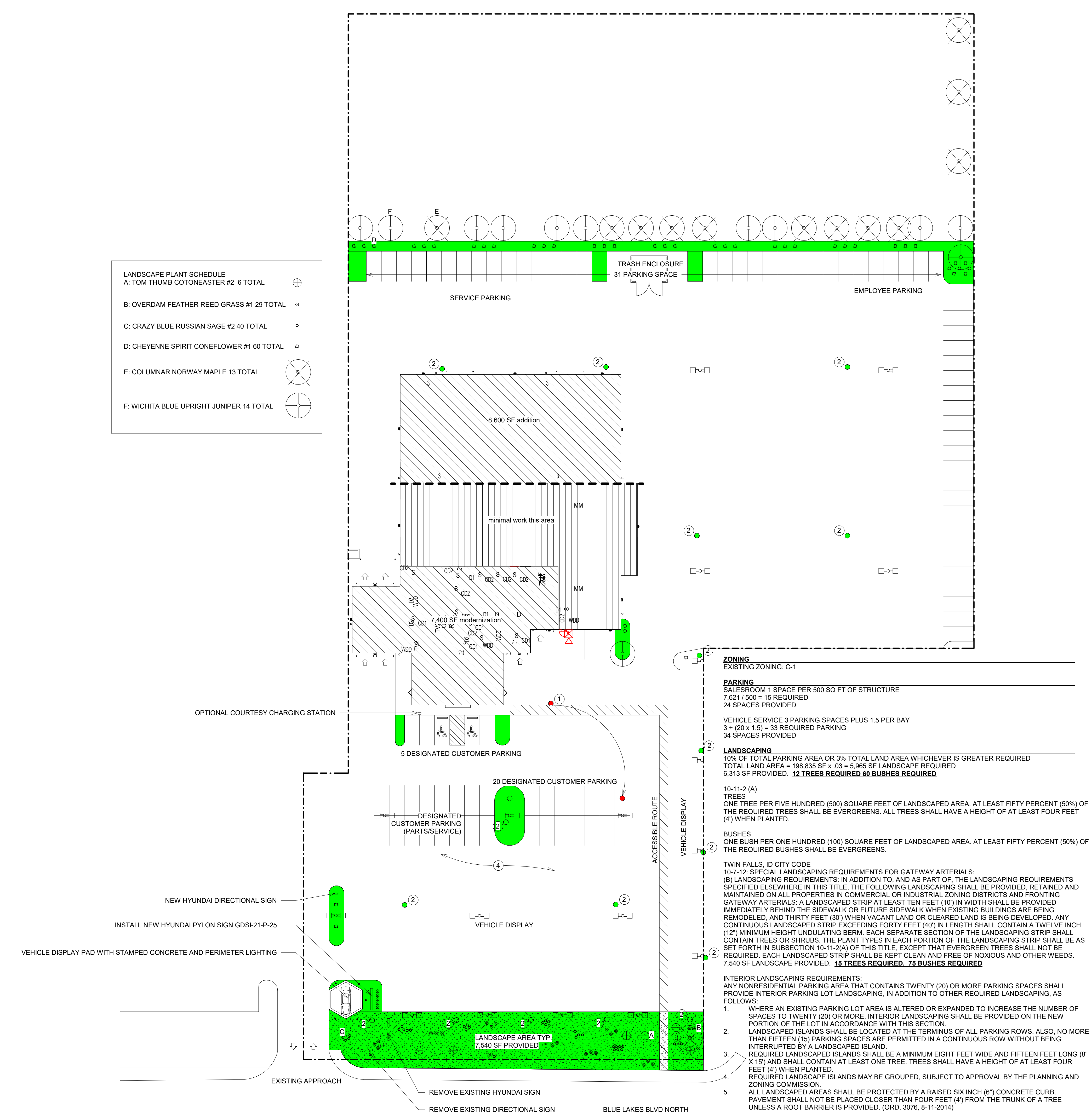
DATE: 2-23-22  
REV 1 - CITY COMMENTS

A REMODEL / ADDITION FOR:  
ROB GREEN HYUNDAI  
1070 BLUE LAKES BLVD N, TWIN FALLS ID 83301  
LANDSCAPE PLAN

Laughlin Ricks Architecture  
architecture/planning  
134 3RD AVE. E. \* Twin Falls, Idaho 83301  
PHONE: (208) 736-8050

DATE: 11/10/2021  
RCR RCR  
Drawn Checked

A1-1



1 SITE LANDSCAPE PLAN OPTION 2  
1" = 30'-0"

11/10/2021

DATE

A REMODEL / ADDITION FOR:

ROB GREEN HYUNDAI

1070 BLUE LAKES BLVD N, TWIN FALLS ID 83301

LANDSCAPE PLAN OPTION 2

Laughlin Ricks Architecture

architecture/planning

134 3RD AVE. E. \* Twin Falls, Idaho 83301

PHONE: (208) 736-8050

DATE: 11/10/2021

RCR

Drawn

RCR

Checked

A1-1.1



**Date:** Tuesday, September 13, 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 1771 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0128)

### **Time Estimate:**

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

### **Background:**

This is a request for a special use permit for a utility-owned structure greater than three (3) feet aboveground.

### **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 10-4-4** a special use permit is required for “utility owned structure greater than three (3') feet aboveground. ”

**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, Those:

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 of 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 will be located on the east side of Sawtooth Elementary along Madrona. The cabinet will be installed in an easement and the school district and applicant have agreed on this location.

**Analysis:**

The property being proposed as the site for the cabinet location is zoned R-2. Per City Code 10-4-4 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 for a utility cabinet to be installed within this district to house fiberoptic equipment that would serve the surrounding neighborhood.

The cabinet will be placed in an easement and has been reviewed by the Twin Falls School District and they have agreed to this location. This request is associated with a larger project to install fiberoptic cable within the City's right of way. The special use permit process allows the commission the opportunity to look at the location proposed and address any negative effects that may need to be mitigated. The staff has reviewed the requests and based on the standards for 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:**

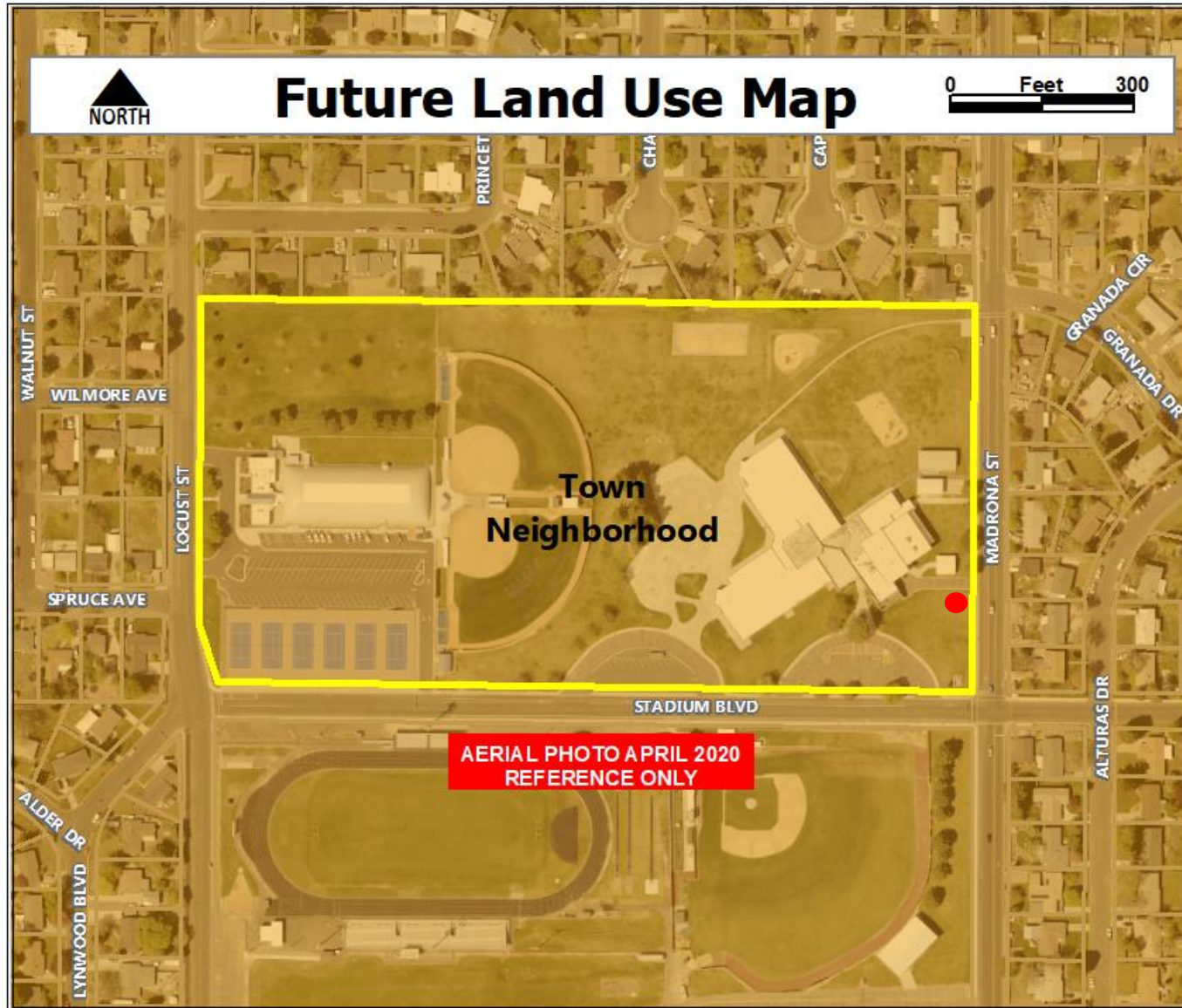
1. Zoning Map
2. Future Land Use Map
3. Applicant Narrative

4. Sample Cabinet
5. Proposed Location
6. Service Area

# Subject Property



# FUTURE LAND USE MAP



## Comprehensive Plan Designation:

Town Neighborhood

## Defining Characteristics

- Primarily residential in character
- Lot sizes are smaller than found in Rural Residential
- Contiguous, and clustered development to maximize open space and community gathering areas

## Land Use Mix

Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities

## Gross Density/Size

2 - 10 DU per Acre

## 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.

# Cabinet Exhibit

## AM58P-6036-60RU-VIK

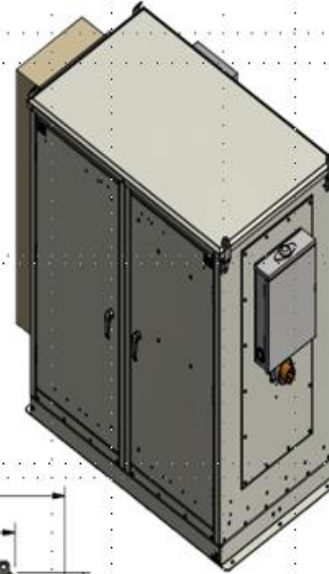
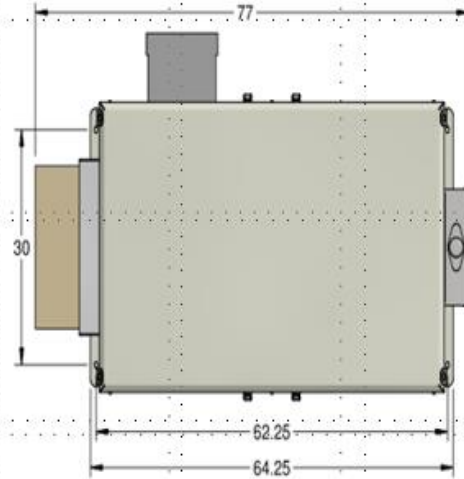
### NOTE:

01

1- Both Quad Recep outlets are to be wired SEPERATE to 20amp breakers on RIGHT Side of Load Center, under generator breaker.

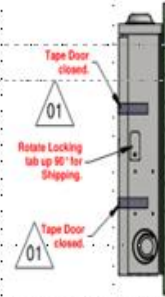
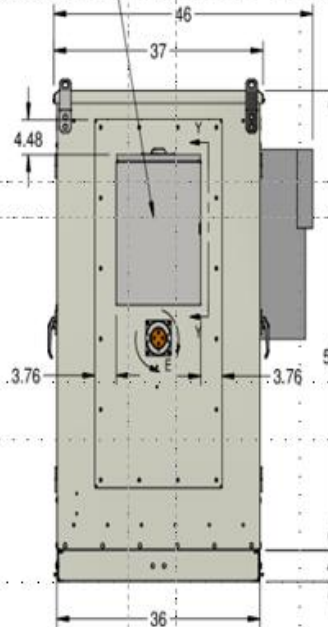
2- ADD 8-10" of slack from Quad Recepts to J-Box, Per Customer Request.

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).



01

SEE NOTES 1 thru 3 before WIRING!



DETAIL AA

DETAIL E



| REVISION HISTORY |    |                |          |
|------------------|----|----------------|----------|
| DATE             | BY | DESCRIPTION    | APPROVED |
| 05/11/17         | 1  | INITIAL DESIGN |          |



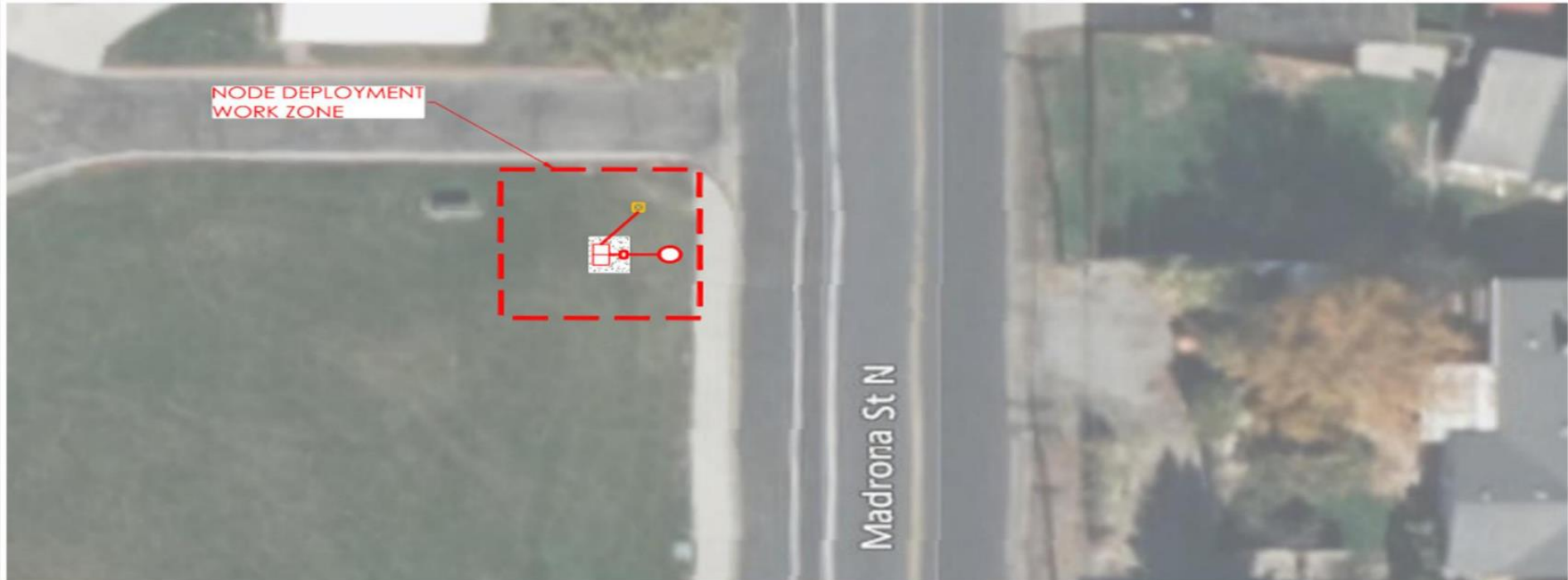
# Proposed Location

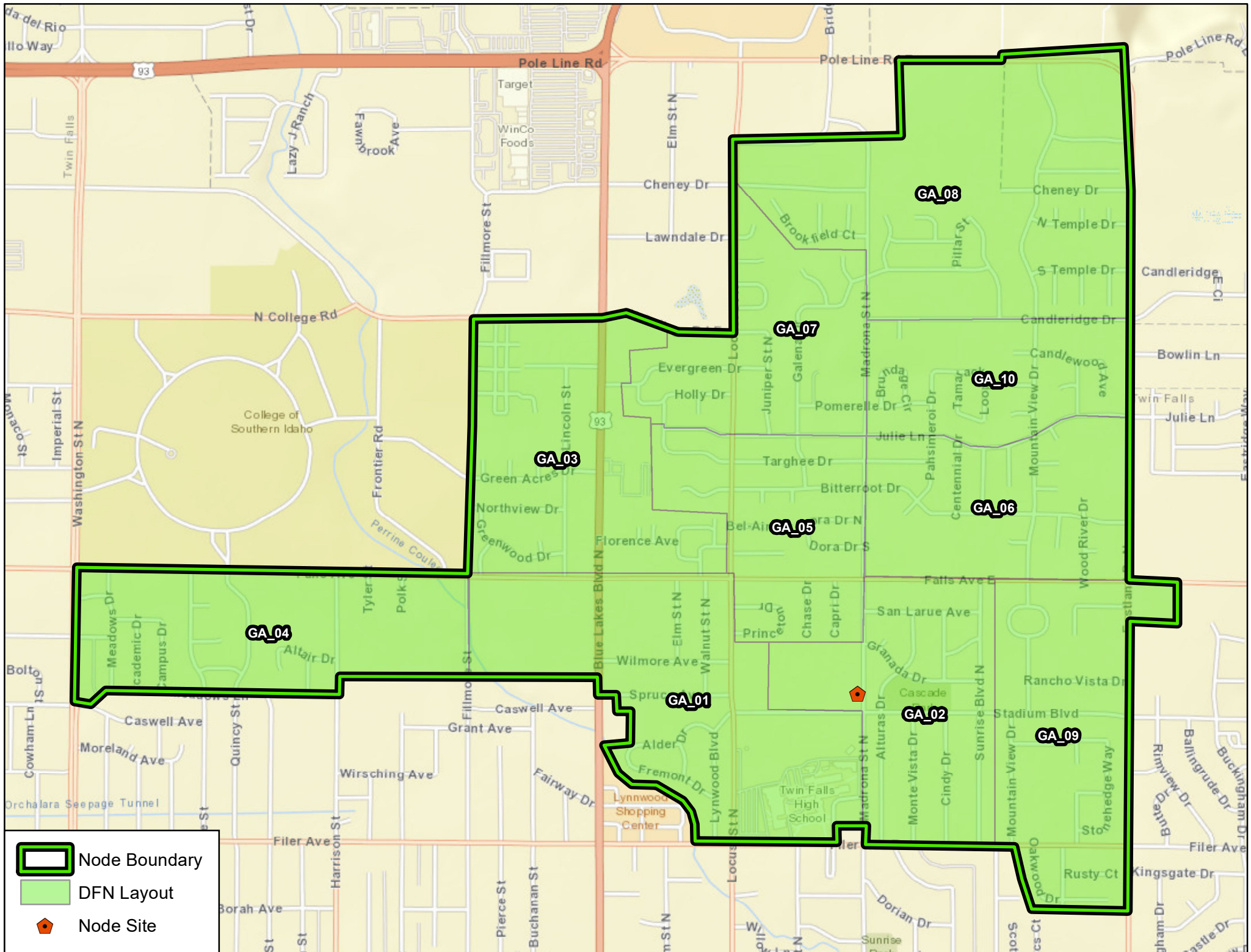
**DSA: 0898GA**

**MADRONA ST N & STADIUM BLVD**

**42.574576, -114.450639**

**TWIN FALLS, ID**





-  Node Boundary
-  DFN Layout
-  Node Site



**Date:** Tuesday, September 13, 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 north corner of 2nd Avenue North and Castleford Street North c/o Tilson Technology Management on behalf TDS Metrocom, LLC. (PZ22-0129)

#### **Time Estimate:**

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

#### **Background:**

This is a request for a special use permit for a utility-owned structure greater than three (3) feet aboveground.

#### **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 10-4-7** a special use permit is required for a utility-owned structure greater than three (3) feet aboveground.

**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, Those:

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 will be located at Lincoln Elementary along 2nd Ave North. The cabinet will be installed in an easement and the school district and applicant have agreed on this location.

**Analysis:**

The property being proposed as the site for the cabinet location is zoned R-6. Per City Code 10-4-6 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 Downtown, characteristics of this designation is a diverse mix of land uses. The request is for a utility cabinet to be installed within this district to house fiberoptic equipment that would serve the surrounding neighborhood.

The cabinet will be placed in an easement and has been reviewed by the Twin Falls School District and they have agreed to this location. This request is associated with a larger project to install fiberoptic cable within the City's right of way. The special use permit process allows the commission the opportunity to look at the location proposed and address any negative effects that may need to be mitigated. The staff has reviewed the requests and has not identified any possible impacts associated with the proposed location of the cabinet.

**Conclusion:**

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

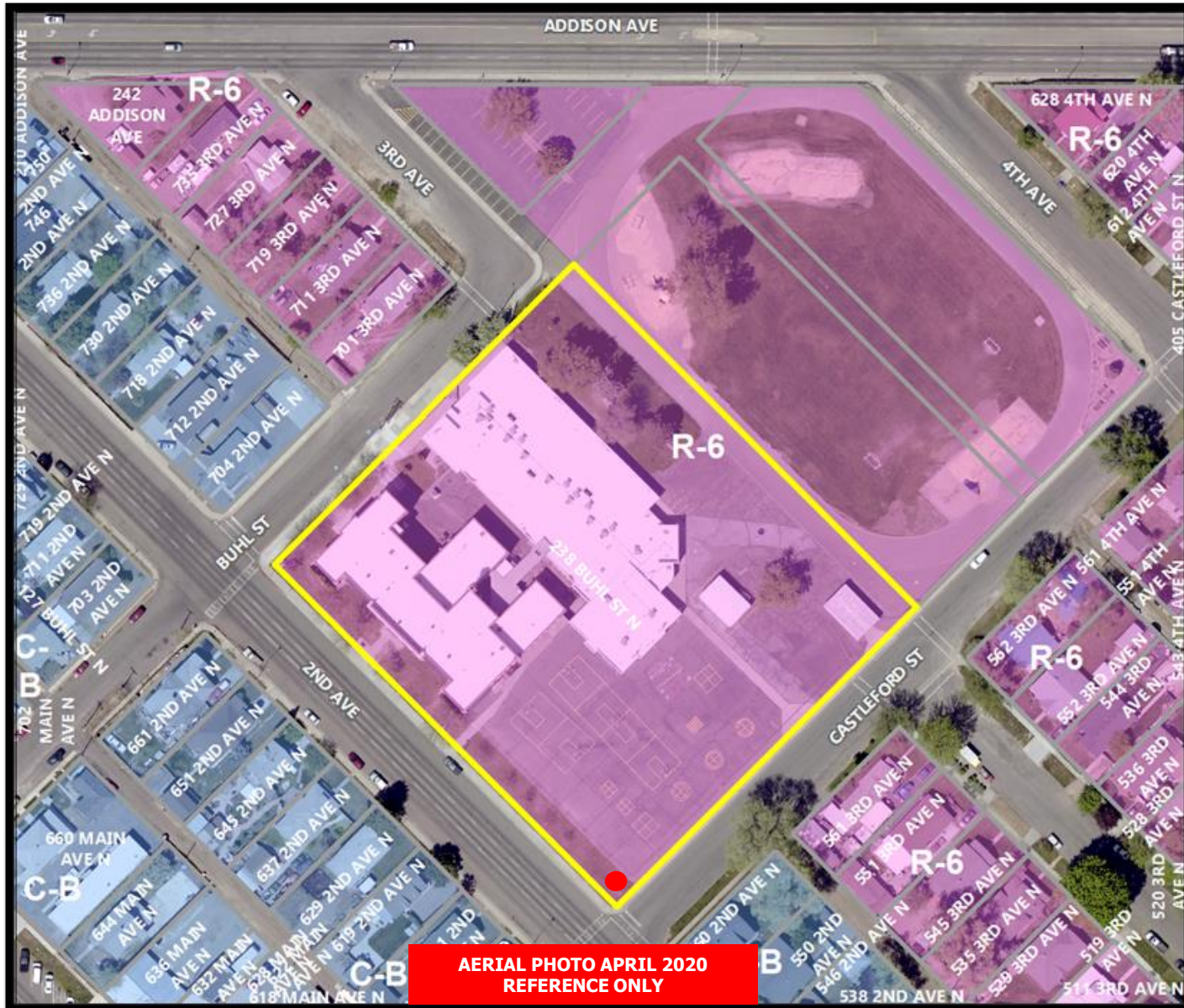
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

1. Zoning Map
2. Future Land Use Map
3. Applicant Narrative

4. Sample Cabinet
5. Proposed Location
6. Service Area

# Subject Property



## Subject Property

Current Zoning: R-6

Current Land Use: School

Proposed Zoning: N/A

Proposed Land Use: Utility Owned Structure >3ft above ground

## Surrounding Area

North: Playground

South: 2<sup>nd</sup> Ave N

East: Castleford St

West: Buhl St

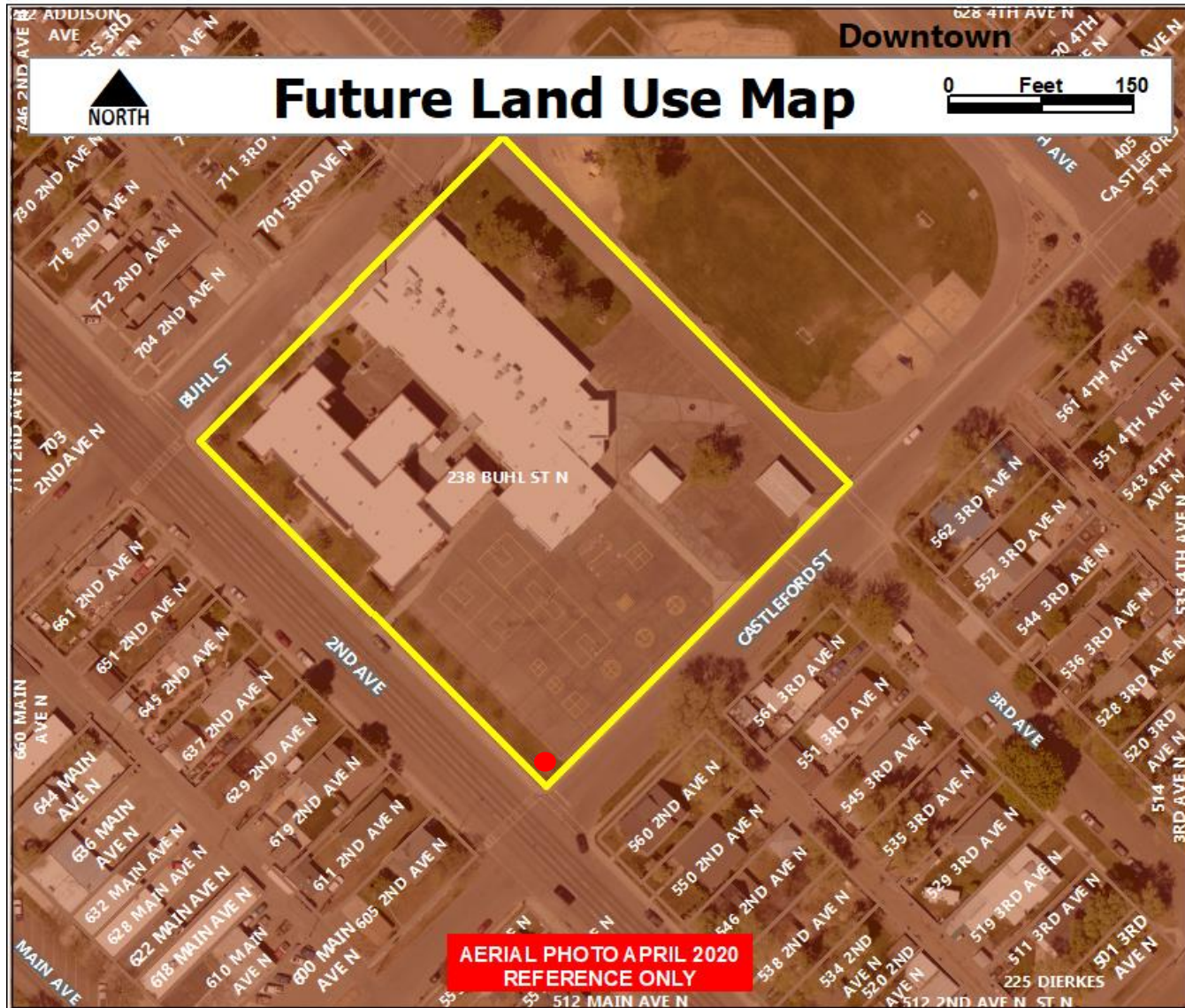
## Applicable Regulations

10-1, 10-4-6, 10-13-2-2

## FLU Map Designation

Downtown/High Density Residential

# FUTURE LAND USE MAP



## Comprehensive Plan Designation:

Downtown/High Density Residential

### Defining Characteristics

- Central business district serving the local and regional area
- Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential
- Encourages redevelopment and infill
- Scaled to create a functional, walkable, pedestrian friendly environment
- Civic and community facilities that are open to the public
- Regional and local educational and community serving facilities

### Land Use Mix

Retail and services • Offices • Hotels • Entertainment, arts, and culture • Plazas and parks • Vertical, mixed-use Housing • Government buildings • Schools • Recreation facilities

### Gross Density/Size

8 - 25 DU per acre

## 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.

# Cabinet Exhibit

## AM58P-6036-60RU-VIK

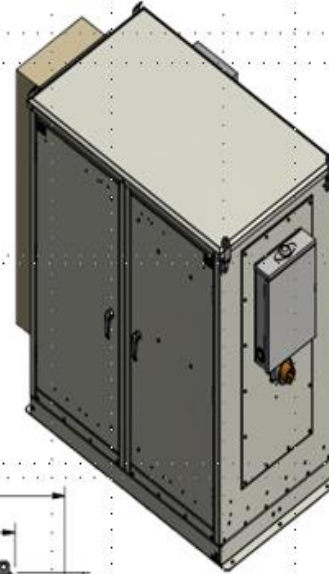
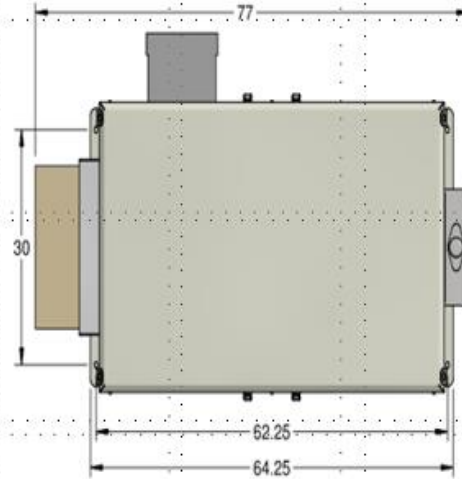
### NOTE:

01

1- Both Quad Recep outlets are to be wired SEPERATE to 20amp breakers on RIGHT Side of Load Center, under generator breaker.

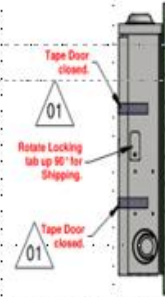
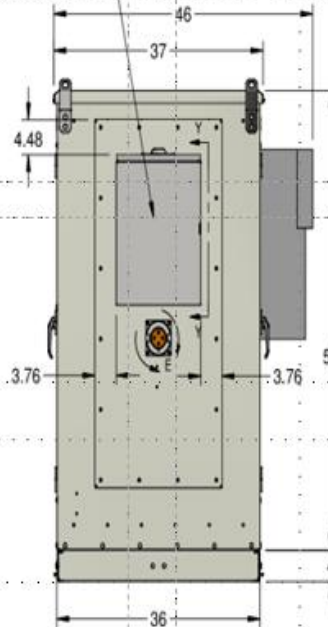
2- ADD 8-10" of slack from Quad Recepts to J-Box, Per Customer Request.

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).



01

SEE NOTES 1 thru 3 before WIRING!



DETAIL AA

DETAIL E



| REVISION HISTORY |                |          |          |
|------------------|----------------|----------|----------|
| DATE             | DESCRIPTION    | BY       | APPROVED |
| 01/11/17         | INITIAL DESIGN | W. J. B. |          |
| 01/11/17         | REVISION 1     | W. J. B. |          |



# Proposed Location

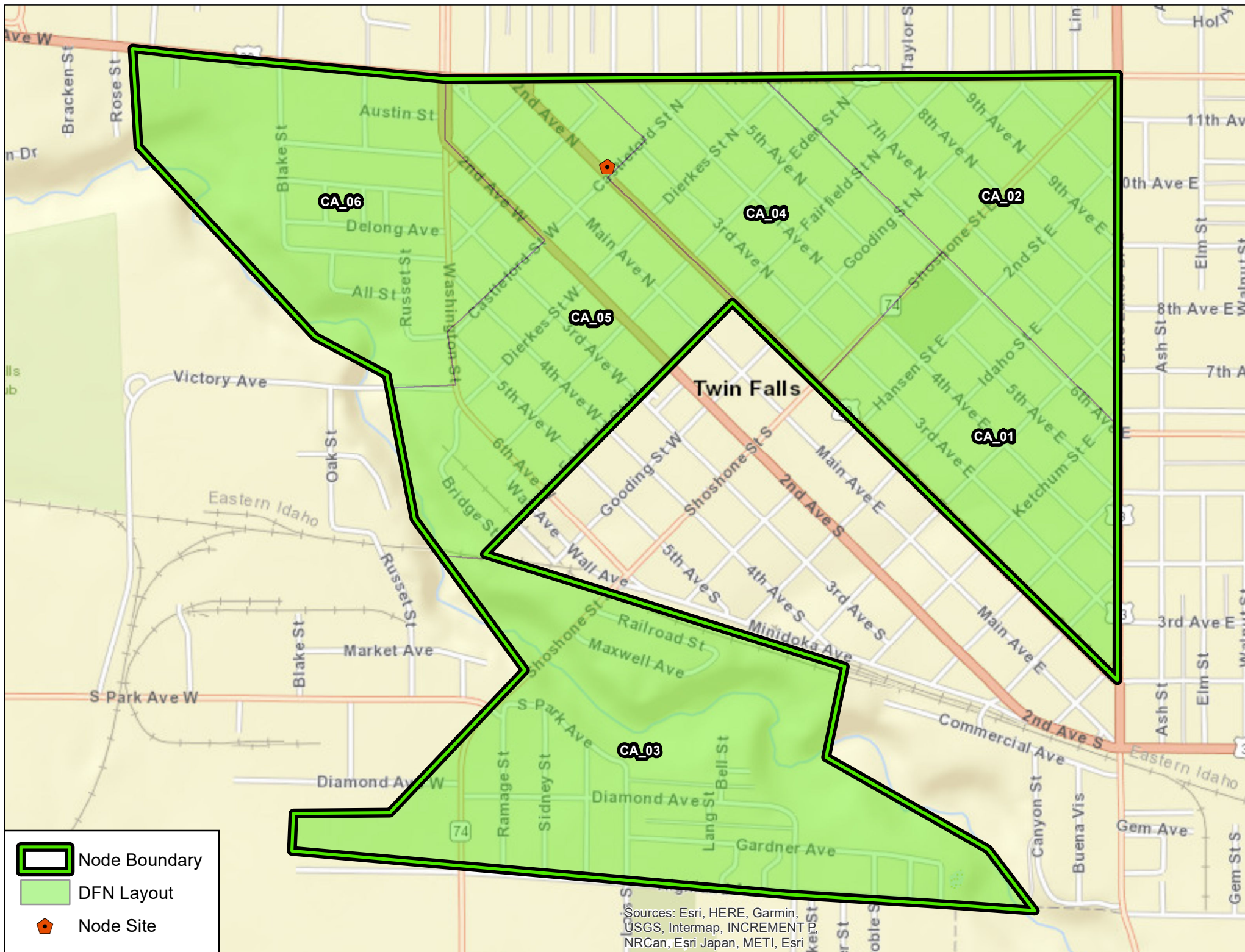
**DSA: 0898CA**

**2ND AVE N & CASTLEFORD ST**

**42.561203, -114.475214**

**TWIN FALLS, ID**







**Date:** Tuesday, September 13, 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 2350 Elizabeth Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0130)

### **Time Estimate:**

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

### **Background:**

This is a request for a special use permit for a utility-owned structure greater than three (3) feet aboveground.

### **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 10-4-4** a special use permit is required for a “utility owned structure greater than three (3) feet aboveground.”

**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, Those:

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 will be located at O'Leary Middle School along Elizabeth Blvd. The cabinet will be installed in an easement and the school district and applicant have agreed on this location.

**Analysis:**

The property being proposed as the site for the cabinet location is zoned R-2. Per City Code 10-4-4 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 for a utility cabinet to be installed within this district to house fiberoptic equipment that would serve the surrounding neighborhood.

The cabinet will be placed in an easement and has been reviewed by the Twin Falls School District and they have agreed to this location. This request is associated with a larger project to install fiberoptic cable within the City's right of way. The special use permit process allows the commission the opportunity to look at the location proposed and address any negative effects that may need to be mitigated. The staff has reviewed the requests and has not identified any possible impacts associated 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.

**Attachments:**

1. Zoning Map
2. Future Land Use Map
3. Applicant Narrative

4. Sample Cabinet
5. Proposed Location
6. Service Area

# Subject Property



## Subject Property

Current Zoning: R-2

Current Land Use: School

Proposed Zoning: N/A

Proposed Land Use: Utility Owned Structure >3ft above ground

## Surrounding Area

North: Residential

South: Stadium Blvd

East: Madrona St

West: Locust St

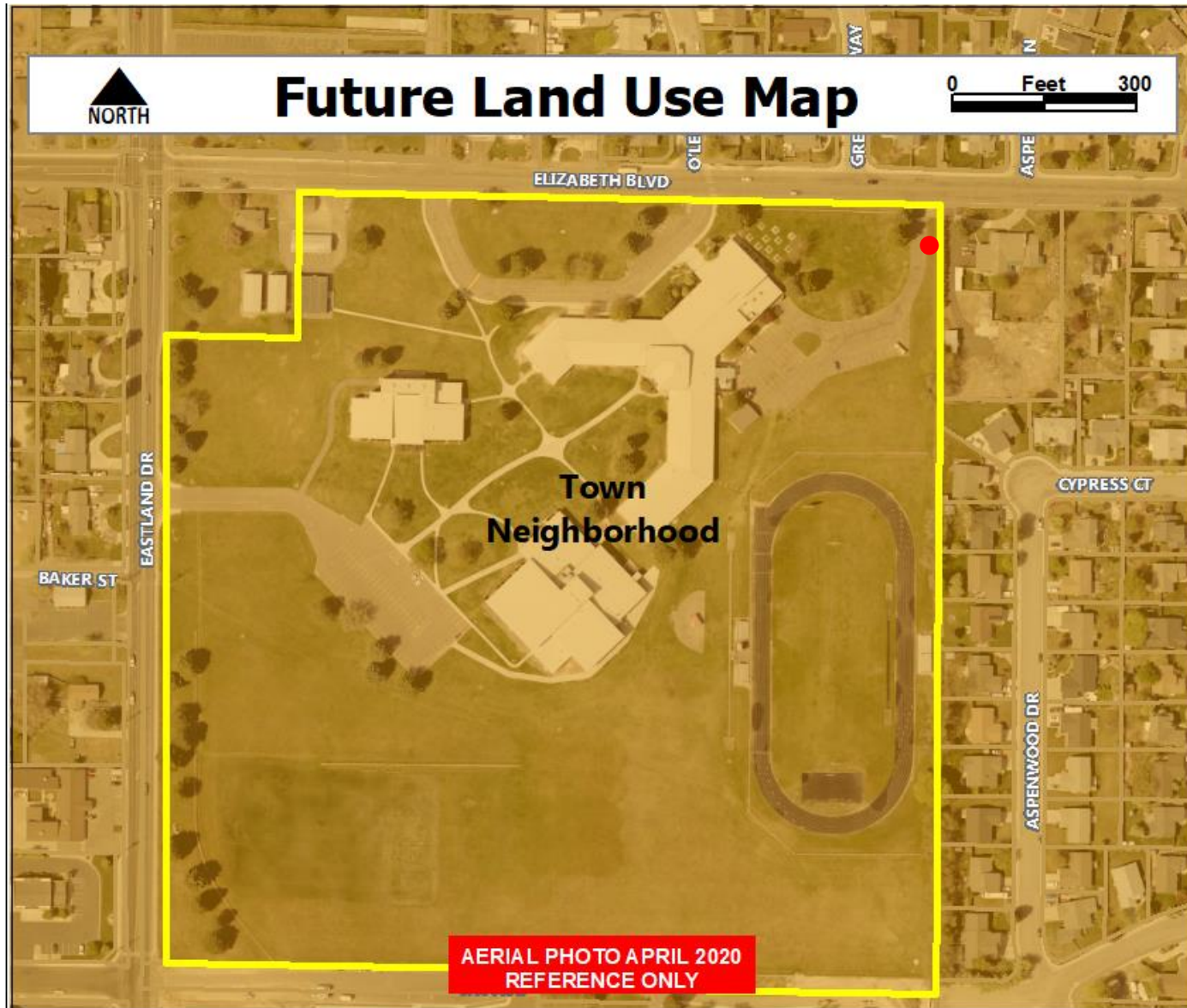
## Applicable Regulations

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

## FLU Map Designation

Town Neighborhood

# FUTURE LAND USE MAP



## Comprehensive Plan Designation:

Town Neighborhood

## Defining Characteristics

- Primarily residential in character
- Lot sizes are smaller than found in Rural Residential
- Contiguous, and clustered development to maximize open space and community gathering areas

## Land Use Mix

Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities

## Gross Density/Size

2 - 10 DU per Acre

## 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.

# Cabinet Exhibit

## AM58P-6036-60RU-VIK

### NOTE:

- 1- Both Quad Recept outlets are to be wired SEPARATE 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).



# Proposed Location

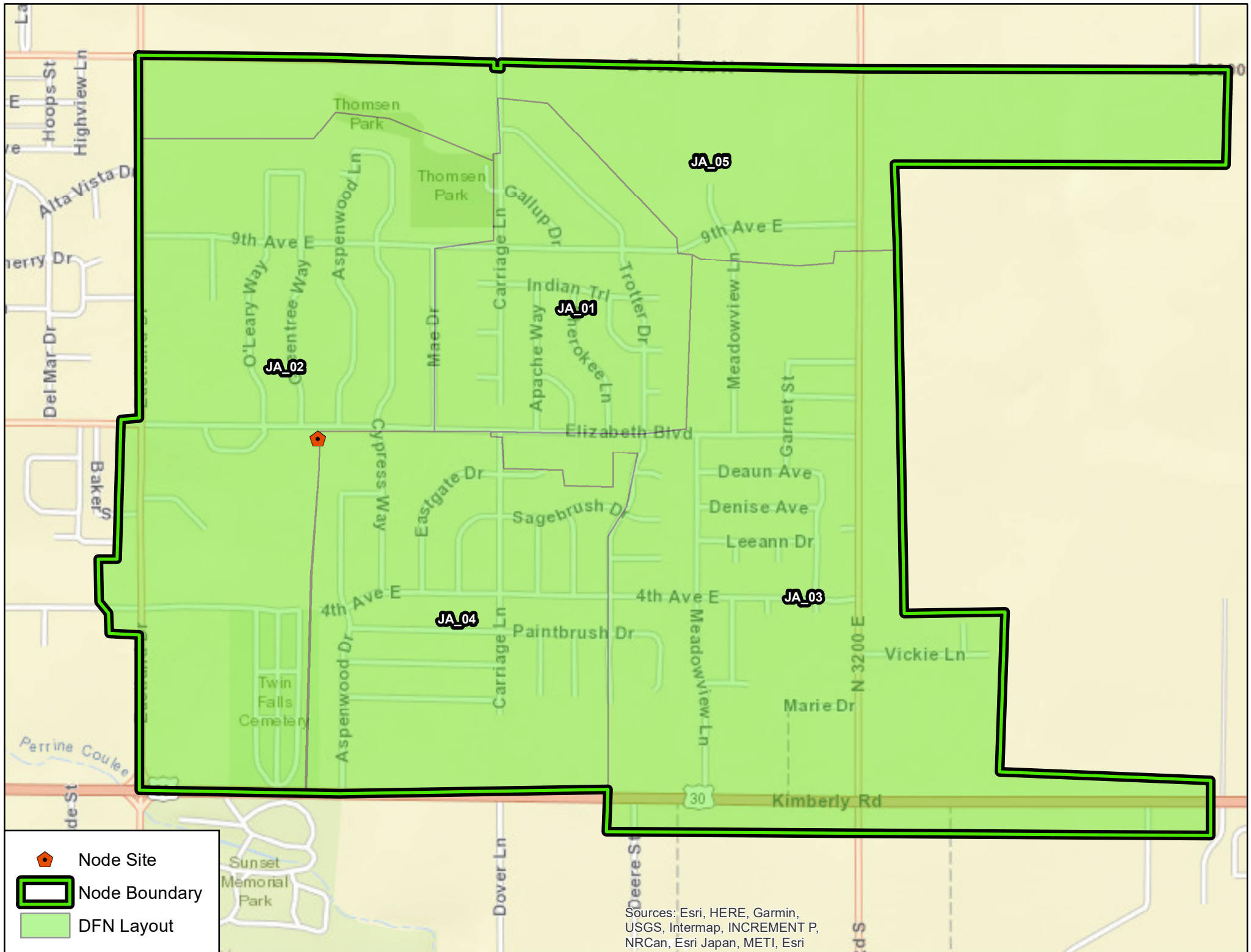
**DSA: 0898JA**

2350 ELIZABETH BLVD

42.555550, -114.435797

TWIN FALLS, ID





Sources: Esri, HERE, Garmin,  
USGS, Intermap, INCREMENT P,  
NRCAN, Esri Japan, METI, Esri



**Date:** Tuesday, September 13, 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 on the west side of Madrona Street, adjacent to the John Roper Auditorium c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.(PZ22-0131)

### **Time Estimate:**

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

### **Background:**

This is a request for a special use permit for a utility-owned structure greater than three (3) feet aboveground.

### **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 10-4-4** a special use permit is required for a “utility owned structure greater than three (3) feet aboveground.”

**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, Those:

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 will be located at Twin Falls High School along Madrona St. The cabinet will be installed in an easement and the school district and applicant have agreed on this location.

**Analysis:**

The property being proposed as the site for the cabinet location is zoned R-2. Per City Code 10-4-4 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 for a utility cabinet to be installed within this district to house fiberoptic equipment that would serve the surrounding neighborhood.

The cabinet will be placed in an easement and has been reviewed by the Twin Falls School District and they have agreed to this location. This request is associated with a larger project to install fiberoptic cable within the City's right of way. The special use permit process allows the commission the opportunity to look at the location proposed and address any negative effects that may need to be mitigated. The staff has reviewed the requests and has not identified any possible impacts associated with the proposed location of the cabinet.

**Conclusion:**

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

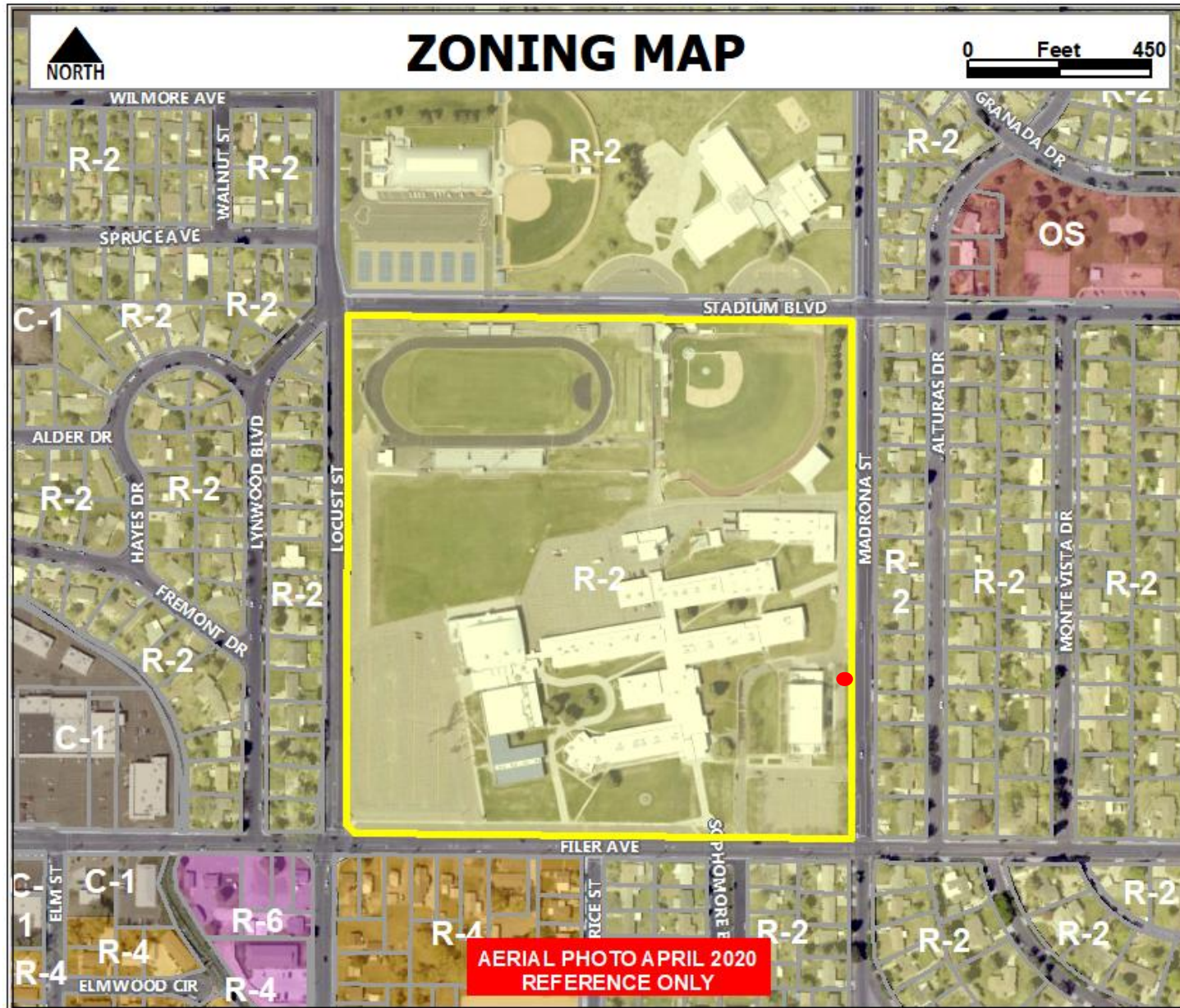
1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

**Attachments:**

1. Zoning Map
2. Future Land Use Map
3. Applicant Narrative

4. Sample Cabinet
5. Proposed Location
6. Service Area

# Subject Property



### Subject Property

Current Zoning: R-2

Current Land Use: School

Proposed Zoning: N/A

Proposed Land Use: Utility Owned Structure >3ft above ground

### Surrounding Area

North: Stadium Blvd

South: Filer Ave

East: Locust St

West: Madrona St

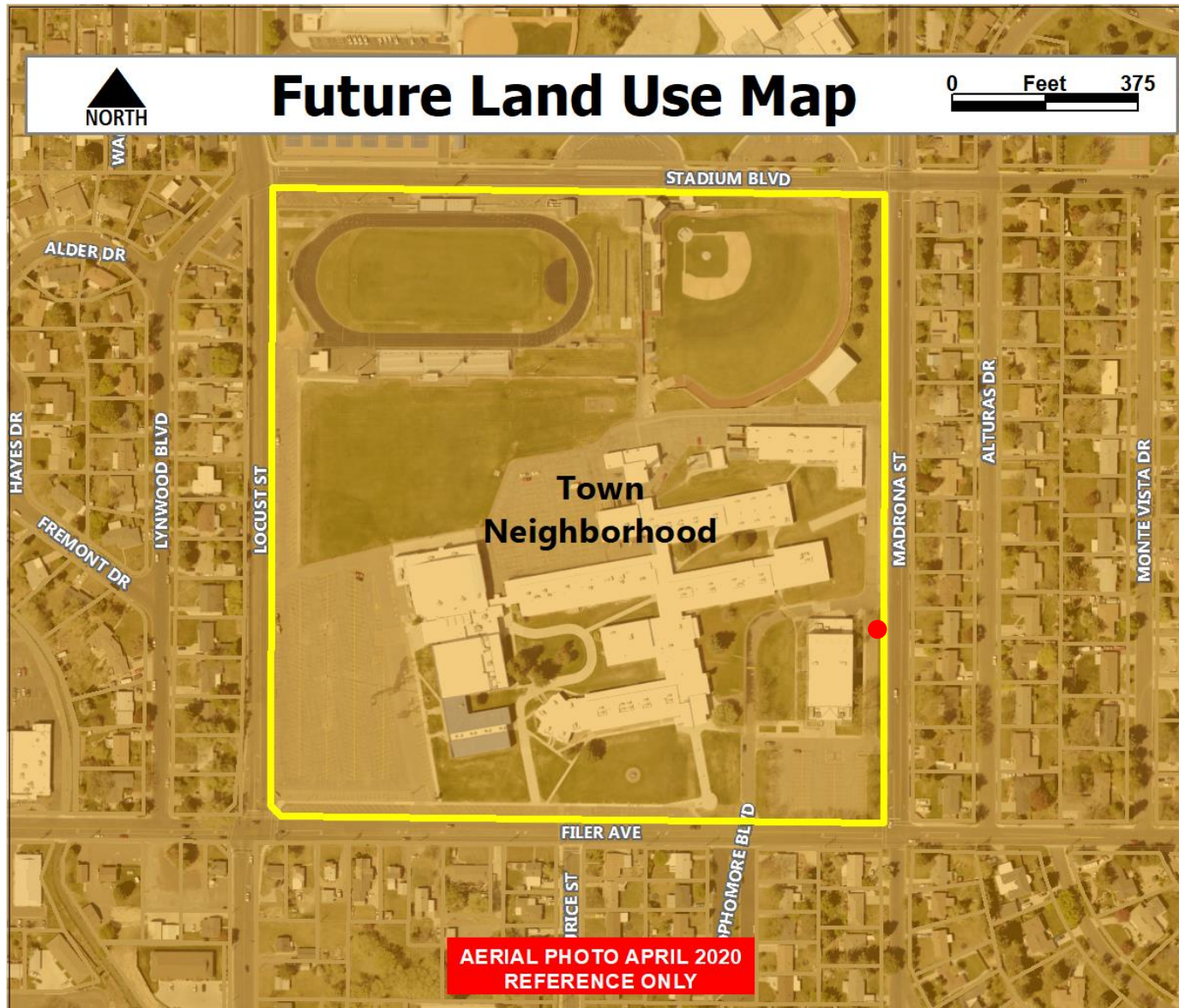
## Applicable Regulations

10-4, 10-4-4, 10-13-2-2

## FLU Map Designation

Town Neighborhood

# FUTURE LAND USE MAP



## Comprehensive Plan Designation:

Town Neighborhood

## Defining Characteristics

- Primarily residential in character
- Lot sizes are smaller than found in Rural Residential
- Contiguous, and clustered development to maximize open space and community gathering areas

## Land Use Mix

Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities

## Gross Density/Size

2 - 10 DU per Acre

## 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.

# Cabinet Exhibit

## AM58P-6036-60RU-VIK

### NOTE:

- 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).



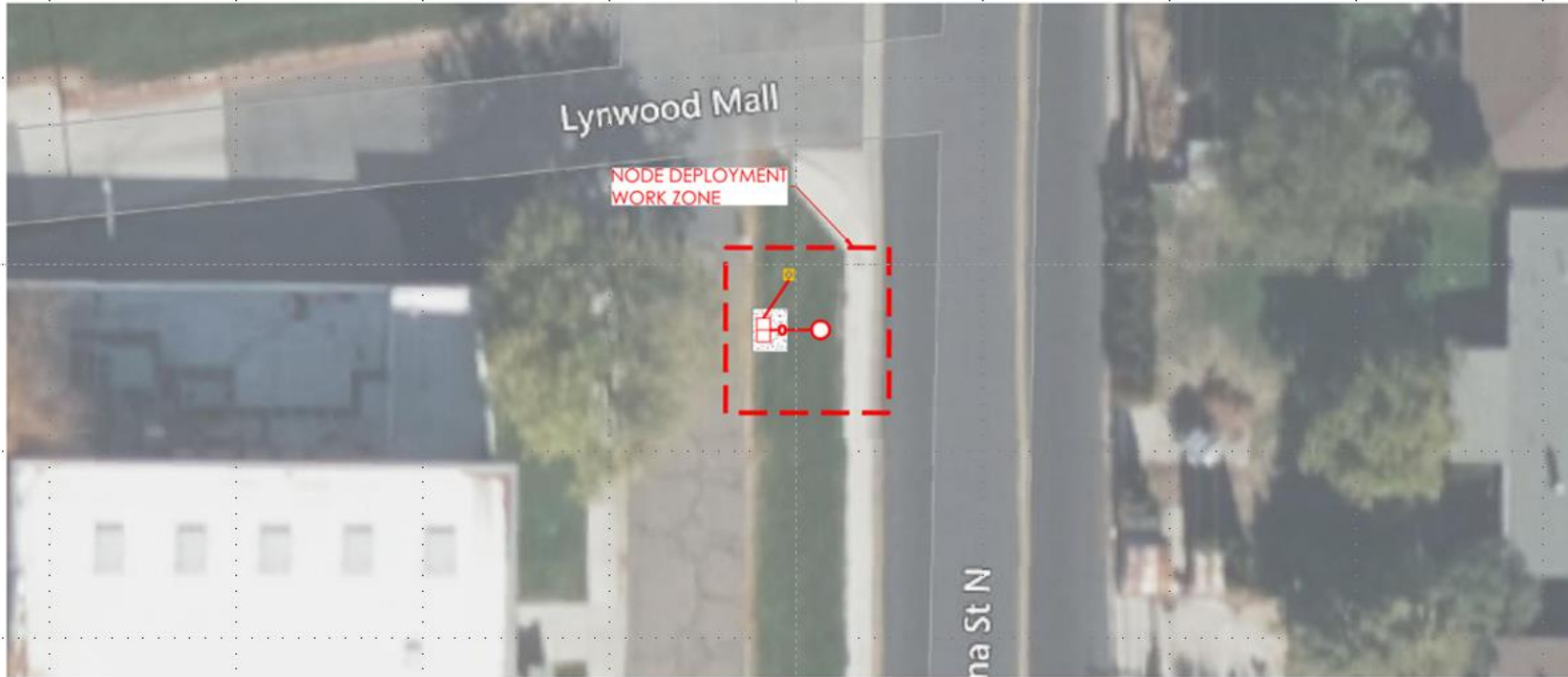
# Proposed Location

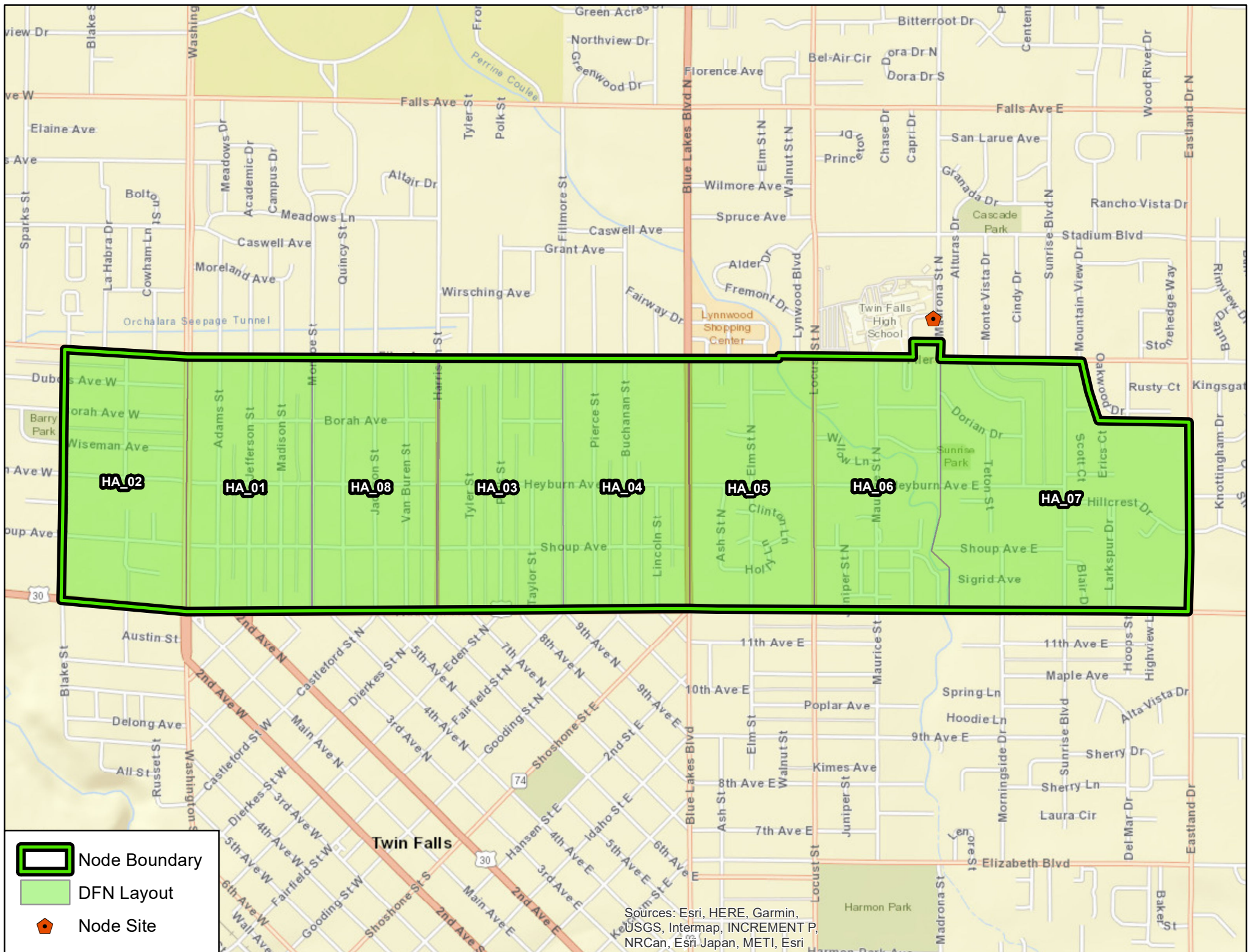
DSA: 0898HA

MADRONA ST N

42.57159384, -114.45065098

TWIN FALLS, ID





Sources: Esri, HERE, Garmin,  
USGS, Intermap, INCREMENT P,  
NRCAN, Esri Japan, METI, Esri