



## Twin Falls Planning & Zoning Commission Minutes

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**

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

A quorum was present.

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

**Staff Present:** Spendlove, Martoma, Ebersole, Zollinger, Strickland, Glaesemann

#### **2) Consent Calendar**

**MOTION:** Commissioner Detweiler moved to approve the Consent Calendar, as presented. Commissioner Rambur seconded the motion.

**Unanimously Approved By A Vote Of 4 to 0.**

- a) Approval of minutes from the following meeting: August 23, 2022

#### **3) Items of Consideration**

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

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

City Planner Zollinger presented the request to Group Required Parking Lot Landscaping Islands located at 1070 Blue Lake Blvd North.

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

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

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

Mr. Zollinger shared the difference between what is required versus the group required parking lot landscaping islands the applicant submitted.

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.

**Applicant Presentation:**

Colby Ricks, Laughlin Ricks Architecture, applicant representative, presented the request to Group Required Parking Lot Landscaping Islands located at 1070 Blue Lake Blvd North. He shared the vehicle display issues and the reason for the change to the display landscaping.

**PZ/Questions & Comments:**

- Commissioner Detweiler asked about the existing landscaping.
- Mr. Ricks showed where there is current landscaping and clarified adding bushes and trees to meet city code.
- Chairperson Kelley asked about additional landscaping.
- City Planner Zollinger stated what landscaping is required for the site.
- Mr. Ricks stated the location of additional trees in the rear of the property will help buffer dealership sound from the residents.
- City Planner Zollinger clarified the commission's vote tonight.

**Discussions Followed:**

- Commissioner Detweiler stated he has no issue with this request, as the commission has seen similar layouts with other car dealerships.
- Chairman Kelley agreed, and stated he likes the rear landscaping.
- Commissioner Campbell stated she has no issues with the layout and thinks it will keep it looking fresh with the new layout.

**MOTION:** Commissioner Detweiler moved to approve the request to Group Required Parking Lot Landscaping Islands located at 1070 Blue Lake Blvd North c/o Colby Ricks ,Laughlin Ricks Architecture ( PZ22-0142), as presented, with staff recommendations/  
Commissioner Rambur seconded the motion.

**Unanimously Approved by a vote of 4 to 0.**

#### **4) Public Hearings**

- a) 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)

**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 1771

Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC.  
(PZ22-0128).

**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 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.

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.

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 Naylor, representing TDS Telecom, stated he had nothing to add at this time.

**PZ/Questions & Comments: none**

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

**Discussions Followed:**

- Commissioners Detweiler and Rambur have no issues with this location.
- Commissioner Campbell asked about the maintenance of the boxes.
- P&Z Director Spendlove stated there is a city ordinance in place against graffiti, and Code Enforcement would issue citation to school district if there was a code violation and the code requires it to be removed. He shared a possible timeline for cleanup, and that cleanup would be determined between the School District and TDS Telecom.
- Commissioner Campbell asked about a color preference for the boxes.
- P&Z Director Spendlove stated the school district is okay with the request as is, but if the commission determined that there is a substantial government interest with the color of the boxes, then the commission could create a condition regarding the color.
- Commissioner Rambur stated not everyone will agree with a certain color, and the school district will have to decide on the color as it is on their property.
- Chairman Kelley stated it appears to be a neutral color.
- Commissioner Campbell asked if the box powder is coated.
- Mr. Naylor stated the cabinets are powder coated and can work with schools regarding wrap options.

**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 1771 Stadium Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0128), as presented, with staff recommendations.  
Commissioner Rambur seconded the motion.

**Unanimously Approved By A Vote Of 4 to 0.**

- b) 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)

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

**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 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. 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.

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 Naylor, representing TDS Telecom, stated he had nothing to add at this time.

**PZ/Questions & Comments:** none

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

**Discussions Followed:**

- Commissioner Detweiler stated he has issues with location so close to corner, and the visual concern for motor vehicles at that corner.
- City Planner Strickland stated there is a site triangle requirement, and believes this cabinet is behind the site triangle due to it being over 3' tall, and should be installed outside of triangle.

**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 the north corner of 2nd Avenue North and Castleford Street North c/o Tilson Technology Management on behalf TDS Metrocom, LLC. (PZ22-0129), as presented, with staff recommendations.

Commissioner Rambur seconded the motion.

**Unanimously Approved By A Vote Of 4 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 2350 Elizabeth Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0130)

**Staff Presentation:**

Is 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 2350 Elizabeth Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0130)

**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 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.

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.

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 Naylor, representing TDS Telecom, stated he had nothing to add at this time.

**PZ/Questions & Comments: none**

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

**Discussions Followed:**

- Commissioner Rambur stated he believes this cabinet will be placed out of the site triangle.

**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 2350 Elizabeth Boulevard c/o Tilson Technology Management on behalf of TDS Metrocom, LLC. (PZ22-0130), as presented, with staff recommendations..

Commissioner Rambur seconded the motion.

**Unanimously Approved By A Vote Of 4 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 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)

**Staff Presentation:**

Is presented the 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)

**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 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. 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.

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 Naylor, representing TDS Telecom, stated he had nothing to add at this time.

**PZ/Questions & Comments: none**

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

**Discussions Followed:**

- Commissioner Rambur likes the cabinet relocation.

**MOTION:** Commissioner Detweiler moved to Approve 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), as presented, with staff recommendations..

Commissioner Rambur seconded the motion.

**Unanimously Approved By A Vote Of 4 to 0.**

**5) Upcoming Meeting(s)**

- a) Tuesday, September 27, 2022  
Worksession

**6) Adjournment**

The meeting adjourned at 06:39 PM

*Kelli Ebersole*

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Kelli Ebersole, Technician