



CITY OF TWIN FALLS
COMMUNITY DEVELOPMENT SERVICES
P.O. Box 1907
203 Main Avenue East
Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

SPECIAL USE PERMIT APPLICATION

WIRELESS COMMUNICATION FACILITY

10-2-1: WIRELESS COMMUNICATIONS FACILITY: A facility that transmits and/or receives electromagnetic signals, including antennas, microwave dishes, parabolic antennas, directional antennas and other types of equipment for the transmission or reception of such signals, towers or similar structures supporting the equipment, equipment buildings, shelters, cabinets, and other facilities. (Ord. 2773, 12-15-2003)

Date of the Application: _____

Application No.: _____

Fee: \$1000

A. APPLICANT INFORMATION:

1. Name of applicant: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell Phone: _____ E-mail: _____

Applicant Signature: _____

2. Name of Applicant's Representative (if other than above): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Cell Phone: _____

Email Address: _____

B. REQUEST INFORMATION:

1. The following is a request that a Special Use Permit be granted for the Real Property Located at (street address):

and LEGALLY DESCRIBED as: _____

for the proposed use of placement of A Wireless Communication Facility.

2. Present use of property: _____

3. Existing Zoning District: _____

4. Project Land Area Size: _____

5. Dimensions of Wireless Communication Facility: _____

C. PRIOR TO ACCEPTANCE/SCHEDULING OF THE APPLICATION THE APPLICANT MUST PROVIDE THE FOLLOWING:

1. The applicant must prove control of the property for which the request is being made by providing **ONE** of the following:
 - a. Copy of Warranty Deed, **or**
 - b. Copy of Earnest Money Agreement **or** Contract of Sale, duly acknowledged by **BOTH Buyer and Seller, or**
 - c. Copy of Lease Agreement **AND** Owner's Written Consent.

2. Property Owner Notification

The applicant must provide a **consolidated list** of names and addresses of all property owners within the specified distance from the subject property perimeter as listed below.

The Director of Planning and Zoning may require notification to additional areas which may be impacted by the proposed change.

Zoning District of Subject Property	Notification Distance
AG, SUI, R-1 VAR, R2, R4, RM, OS	500 Feet
R-6, MHO-1, AP, CB, C1, CM, OT, RB, CSI	750 Feet
M-1, M-2	1000 Feet

The property owner mailing list may be obtained from either of the following:

- Twin Falls County Assessor's Office: 630 Addison Avenue West, Twin Falls, ID 83301 **OR**
- A Title Company of your choosing.

The completed list of names, addresses, and parcel numbers must be submitted back to the Zoning & Development Department in order for your request to be scheduled for a public hearing.

3. Evidence demonstrating the unavailability of co-location. (Ord. #2678)

A signed and notarized statement by the applicant's engineer to include the following:

- a. A RF engineering analysis of all utility poles, regardless of height, and of all towers or structures thirty-five feet 35' in height or higher, within a 1, 320 foot radius of the proposed wireless communication facility site.
- b. The fees, costs or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for co-location are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.

4. **Master Development Plan** showing the location of all existing and proposed wireless communication facility sites of the applicant within the City and its Area of Impact, including the service area of each wireless communication facility.

5. A site plan, see attached commercial site plan, to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:

- a. Location
- b. Lot dimensions (property lines)
- c. Location and uses of all existing and proposed buildings/structures
- d. Type and height of the proposed wireless communication facility showing setbacks, adjacent zoning and land uses.

- 6. Provide a Detailed Written Statement Containing:
 - a. Detailed explanation stating the reason for the request.
 - b. An evaluation of the effects and compatibility of the proposed wireless communication facility on adjoining property and the surround area.

- 7. A signed and notarized statement by the applicant agreeing to accommodate co-location of additional antennas on the tower and that the applicant agrees to enter into leases with other providers allowing use of the tower at a monthly lease rate not to exceed one-half the capital cost of the tower, excluding the equipment to be used exclusively by the applicant, paid over fifteen years at (seven per cent interest) an interest rate not to exceed the Dow Jones 20-year Bond Index, as published by the Wall Street Journal 30 days prior to the lease date, plus one half the land lease. The maximum monthly lease rate shall be included in the application.

- 8. Certification from the applicant's engineers that co-location of additional antennas for at least one additional provider is possible on the proposed pole.

- 9. Provide a signed and notarized statement by the landholder that allows other providers to locate equipment on the subject property, and provides that if the provider fails to remove the wireless communication facility and equipment within one hundred eighty (180) days of its discontinued use, the responsibility for removal shall belong to the landholder."

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OFFICIAL USE ONLY:

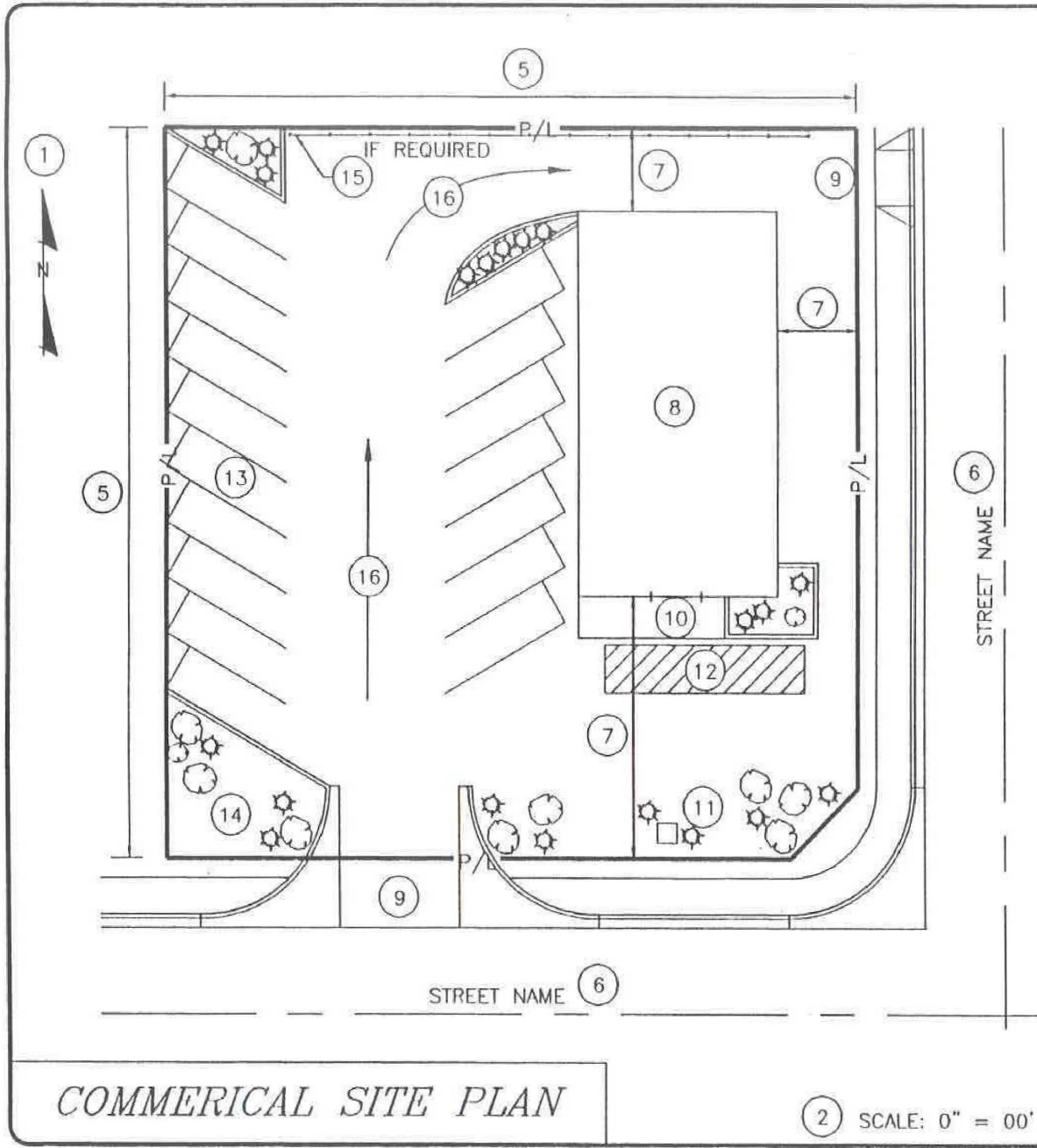
COMMISSION HEARING: **PUBLISH DATE:** _____

HEARING DATE: _____

COUNCIL HEARING (upon appeal):

PUBLISH DATE: _____

HEARING DATE: _____



- REQUIRED INFORMATION
- 1 NORTH ARROW
 - 2 SCALE OF DRAWING
 - 3 LEGAL DESCRIPTION
 - 4 OWNERS NAME, ADDRESS & PHONE NUMBER
 - 5 PROPERTY LINE & LOT DIMENSION
 - 6 STREET NAME
 - 7 SET BACKS--FROM PROPERTY LINES--FRONT, BACK, SIDE
 - 8 LOCATION OF ALL BUILDINGS, SQUARE FOOTAGE & DIMENSIONS
 - 9 ACCESS - DRIVEWAY OR ARTERIAL IF REQUIRED
 - 10 FRONT ENTRANCE
 - 11 SIGN - LOCATION & SIZE
 - 12 FIRE LANES
 - 13 PARKING PLAN, N SPACES SHOWN & N SPACES REQUIRED
 - 14 LANDSCAPING & SQUARE FOOTAGE
 - 15 HEIGHT & TYPE OF FENCE
 - 16 DIRECTION OF TRAFFIC FLOW

NOTE: DRAWING SIZE
8 1/2" X 11"

3	LOT# BLOCK# SUBDIVISION NAME
4	JOHN DOE ANY STREET TWIN FALLS, ID

COMMERICAL SITE PLAN

2 SCALE: 0" = 00'