



Twin Falls Planning & Zoning Commission Agenda

Tuesday, April 14, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Rui Gomes; Alexis Gadsby

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Conflict of Interest Declaration
- 3) Consent Calendar
 - a) Request to approve minutes from the following meeting: March 24, 2026.
- 4) Items of Consideration
- 5) Public Hearings
 - a) **ACTION ITEM:** Request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed.
By: Jonathan Spendlove & William Klaver
- 6) Upcoming Meeting(s)
 - a) April 28, 2026
- 7) 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, shall be received 2 business days prior to the date of the hearing to be accepted for consideration by the hearing body.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, March 24, 2026, 6:00 PM

203 Main Ave East
Twin Falls, ID 83303

Council Chambers

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Rui Gomes; Alexis Gadsby

Area of Impact: Jeff Bulkley

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Campbell called the meeting to order at 06:00 PM

Members Attending: Campbell, Zimmerman, Rambur, Weatherford, Gomes

Staff Attending: Spendlove, Klaver, Ebersole, Green

2) Conflict of Interest Declaration

3) Consent Calendar

- a) Approve minutes from the following meeting: March 4, 2026, and March 10, 2026.

MOTION: Commissioner Weatherford moved to approve the minutes from the following meeting: March 4, 2026, and March 10, 2026. Commissioner Gomes seconded the motion. Roll call vote showed all members present voted.

Approved 5 to 0.

4) Items of Consideration

- a) Request for an approval of a Preliminary Plat for the South Ridge Subdivision, consisting of ten (10) residential lots on 3 (+/-) acres, c/o David Thibault, EHM Engineers, Inc. on behalf of Gerald Martens, First Gen Developments, LLC. (PZ26-0015)

Staff Presentation:

Planner Ebersole presented the request for an approval of a Preliminary Plat for the South Ridge Subdivision, consisting of ten (10) residential lots on 3 (+/-) acres, c/o David Thibault, EHM Engineers, Inc. on behalf of Gerald Martens, First Gen Developments, LLC. (PZ26-0015)

Per City Code 10-12-2-4

The Commission shall review the preliminary plat. The Commission's decision is final unless appealed to the City Council. The final plat is reviewed by the City Council.

Commission's Findings: In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this Title and at least the following:

- a. The conformance of the subdivision with a Comprehensive Plan.
- b. The availability of public services to accommodate the proposed development.
- c. The continuity of the proposed development with the capital improvement program.
- d. The public financial capability of supporting services for the proposed development; and

- e. The other health, safety or environmental problems that may be brought to the Commission's attention.

Action On Preliminary Plat: The Commission may approve, conditionally approve, disapprove, or table for additional information when acting on the preliminary plat.

This property was annexed into the City of Twin Falls in September 2025, with an R-2 designation. Title 10 was updated and adopted on January 1, 2026, and the zone was changed to TN-1, Town Neighborhood 1. This zone is intended for single-family dwellings and duplexes. The property is currently undeveloped.

The proposed development will consist of ten (10) residential lots with access from South Hills Road (3600 N) to a private road, South Ridge Drive. The TN-1 district allows for duplexes on lots with 10,000 square feet or more. With the proposed configuration, every lot will be entitled to 1 or 2 units. This means this preliminary plat is planning for 10 to 20 dwelling units.

Staff has reviewed for preliminary plat based on the proposed development plan, the zoning regulations and comprehensive plan and find the preliminary plat in within compliance should the applicant conform to Staff's recommended conditions.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

- a. Subject to site plan amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards; and
- b. Subject to submittal of a preliminary plat submitted, with water and sewer modeling, prior to final plat submittal, showing compliance with all conditions and comments in the Engineering Memorandum dated February 4, 2026.

Applicant Presentation:

David Thibault presented on behalf of the applicant.

PZ/Questions & Comments:

- Chairperson Campbell asked about JUB and what they do with the plat.
- David Thibault replied that JUB is hired through the city for the water and sewer models.
- Chairperson Campbell asked if they are checking for what's coming or just the property.
- David Thibault replied that they do look to see what is being proposed and if it will work.
- Commissioner Rambur asked about the east property if it's curb and gutter
- David Thibault replied that it is.
- Commissioner Rambur asked if it will continue west.
- David Thibault responded that the property to the west isn't yet but will eventually be.

Public Hearing: Opened

Dan Kohring is the neighbor to the west. He said that the new proposed subdivision is duplexes and there are no other duplexes around. He is concerned about the traffic that will pass to the west of his property. Sundance was supposed to have a through street and is currently a dead end. He feels that his property on the west side will have to have the sidewalk and street widening and will make his property unusable.

- David Thibault responded to the owner. He explained about the half street at the time of Sundance. All the utilities have been brought in for usage and he feels that it shouldn't keep the neighbor from developing.
- Commissioner Rambur asked how big the lots are to the east.
- David Thibault explained they are around 7000 sq ft.
- Director Spendlove clarified that the alignment of the road was chosen by the City Engineer at the time.
- Chairperson Campbell asked about the zoning and if duplexes are permitted.
- Director Spendlove stated they have been permitted since 1981.
- Chairperson Campbell asked for a reminder of what they are voting for.
- Director Spendlove broke it down – they are voting on the preliminary plat and those specific rules. They are not looking at rezoning or neighbors. They are looking at whether the lots meet the zoning code in terms of size, access and utility delivery. Engineering department reviews the utility access; Zoning department reviews the lot sizes. All requirements that need to be met have been met.

Public Hearing: Closed

Discussions Followed:

The Commission feels this will work well and approve the request.

MOTION: Commissioner Weatherford moved to approve the Preliminary Plat for the South Ridge Subdivision, consisting of ten (10) residential lots on 3 (+/-) acres, c/o David Thibault, EHM Engineers, Inc. on behalf of Gerald Martens, First Gen Developments, LLC (PZ26-0015). Commissioner Gomes seconded the motion. Roll call vote showed all members present voted. **Approved 5 to 0.**

5) Public Hearings

6) Upcoming Meeting(s)

- a) April 1, 2026 - Work Session
 April 14, 2026 -
 Work session is cancelled and training for the new Commissioner will take place.

7) Adjournment

The meeting adjourned at 06:23 PM



Date: Tuesday, April 14, 2026
To: Planning and Zoning Commission
From: Jonathan Spendlove & William Klaver

ACTION ITEM

Request:

Request for a recommendation to City Council for a Zoning Title Amendment to clarify policy language and references to improve consistency and implementation; clarify administrative processes such as application submittal requirements, review procedures, and notice procedures; clarify land use regulations/standards and how specific uses are categorized and reviewed.

Time Estimate:

20 - 30 Minutes for Staff presentation with discussion to follow.

Background:

On January 1, 2026, The City of Twin Falls adopted a complete rewrite of Title 10 "Zoning and Subdivision Regulations". Staff has identified items that were either needing clarification or did not make the transition to the new code. After direction from the Planning and Zoning Commission on March 4, 2026, Staff has brought forth this Zoning Title Amendment.

Approval Process:

City Code 10-2-5 (F) outlines the regulations and process for amending the Zoning Title. Subsection 4 highlights the role and responsibility of the Planning and Zoning Commission as follows:

- a. The commission shall hold a public hearing and evaluate the request to determine the extent and nature of the amendment requested.
- b. Within 60 days from the receipt of the proposed amendment, the commission shall transmit its recommendation to the council. The commission may recommend that the zoning district change be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be denied. The commission shall ensure that any favorable recommendations for zoning district changes are in general conformance with the comprehensive plan.

The City Council approves or denies the proposed text amendment and shall follow the process in subsection 5 as follows: Action by City Council. Prior to adopting, revising or rejecting the proposed zoning district change as recommended by the commission, the Council shall conduct at least one public hearing. Upon granting or denying an application to amend this title, the council shall specify:

- a. The regulations and standards used in evaluating the application.
- b. The reasons for approval or denial.
- c. The actions, if any, that the applicant could take to obtain approval of the requested zoning district change.

Budget Impact:

N/A

Regulatory Impact:

Approval of this proposed title amendment will make the subject changes law.

History:

N/A

Analysis:

N/A

Conclusion:

The Commission may recommend approval as presented, recommended approval with modifications, or recommend denial.

Attachments:

1. PZ26-0038 Proposed Title 10 Amendment

10-1 : GENERAL PROVISIONS

10-1-11: Nonconforming Uses or Buildings.

A building or use made nonconforming but which was lawfully existing or under construction at the time of adoption hereof may continue to be used or occupied, subject to the provisions of this section. The requirements of this section may be waived for residences and residential uses by motion and minute entry to the City Council.

A. Discontinuance of Nonconforming Uses and Buildings:

1. Uses: For any of the following reasons, a nonconforming use shall be discontinued and further use of the property shall conform to the provisions of this title:
 - a. When a nonconforming uses involving a shall be discontinued and further use of the property shall conform to the provisions of this title.
 - b. When a nonconforming use not involving a building is discontinued from use for a period of one year.
 - c. When a nonconforming use not involving a building is discontinued from use for a period of six (6) months.
 - d. When a nonconforming use involving a building or structure having an appraised value less than two thousand dollars (\$2,000.00) or involving no building structure is still in existence two (2) years after the effective date hereof.
 - e. Notwithstanding the foregoing, a legal nonconforming use involving a building may be resumed or replaced by another nonconforming use by special use permit if said legal nonconforming use has not been discontinued more than five (5) years. In addition to the general standards applicable to special uses the applicant must show that the existing building cannot reasonably be converted to a conforming use.
2. Buildings: A nonconforming building shall be discontinued and removed or brought into conformance with this title within two (2) years after the effective date hereof if the building or structure has an appraised value less than two thousand dollars (\$2,000.00) or if the modification to bring into conformance with the provisions of this title will cost less than five hundred dollars (\$500.00).

B. Replacement of Nonconforming Building: A nonconforming building or conforming building housing a nonconforming use damaged by fire, collapse, explosion, or act of God, subsequent to the effective date hereof, may be replaced or repaired providing:

1. The new building does not have a nonconforming feature that the original building did not have;
2. The new building does not exceed the size of the original building except as provided by 10-2-2 (D) & 10-2-4 (D) of this section;

3. [A nonconforming use is not expanded or changed; and](#)
 4. [A building permit for the replacement or repair is issued within six \(6\) months of the date of damage. The Planning and Zoning Commission may approve request for extensions within the original six \(6\) months.](#)
- C. [Expansion of Nonconforming Building or Nonconforming Uses: Except as provided by 10-2-2 \(D\) & 10-2-4 \(D\):](#)
1. [No building or structural alteration, improvement or reconstruction shall be made which expands a nonconforming building or conforming building housing a nonconforming use beyond any part of the existing wall or roofline.](#)
 2. [No additional buildings or structures may be constructed or relocated on the property to house the same or any other nonconforming use. Under no circumstances may the person or entity responsible for a nonconforming building or use expand such building or use by the acquisition of additional real property.](#)
 3. [No person or entity may acquire additional real property to bring the nonconforming building or use s into conformance with this title unless the use shall also conform to the requirements of this title.](#)

10-2 : APPLICATION PROCEDURES

10-2-2: ADMINISTRATIVE DECISIONS.

G. Zoning Use Permit.

2. Authority to Grant. The Administrator shall authorize Zoning Use Permits upon demonstration that the conditions in City Code 10-6, and other applicable regulations in Twin Falls City Code, have been met.
 - a. [If the applicant fails to provide proof of compliance within one year of approval, the zoning use permit shall be void.](#)

~~10-2-9~~ [10-2-8](#): TRANSFER, REACTIVATION AND DISCONTINUANCE OF SPECIAL USE AND ZONING USE PERMITS

~~10-2-10~~ [10-2-9](#): PUBLIC HEARING NOTICE REQUIREMENTS

B. Site Posting. Notice shall be posted on site as follows when required:

c. Notice Sign Design Requirements.

- i. Notice signs shall be made from metal, plywood, [corrugated plastic](#), or an equivalent **hard** surface and shall be mounted on two posts in a manner that is most visible to the street.
- ii. Size of Notice Signs

1. Notice signs shall be a minimum of two feet tall by three feet wide ~~and mounted so the bottom of the sign is at least two feet above the ground.~~
2. ~~Notice signs that are located along a city designated arterial street or a state highway shall be a minimum of four feet tall and four feet wide and mounted so the bottom of the sign is at least three feet above the ground.~~
- iii. Notice signs shall ~~have a background~~ be white in color. ~~At the top of the sign, notice signs and~~ shall include each of the following with a minimum size of ~~two six~~ inch black letters:
 1. The words, "Notice of Public Meeting,"
 2. The words, "for more information call", and then the phone number for the city's planning and zoning department, and
 3. The official city logo.
- iv. Notice signs shall include a ~~brochure holder mounted to the sign containing~~ space 8.5 x 11 inches in size for handouts providing notice of the time and place of the hearing and a summary of the proposal.
- v. When a public hearing is to be conducted by the city council for a proposal that the planning and zoning commission has made a recommendation on, the notice for that hearing shall include the commission's recommendation in addition to the time and place of the hearing and a summary of the proposal.

10-3 : ZONING DISTRICTS

10-3-2: Standards applicable to all districts

- I. Key to Use Table.
 1. Permitted use. Uses identified with a "P" permitted by right in the subject district and must comply with all applicable design and development standards ~~subject to a Zoning Compliance Permit.~~
 2. Special Zoning uses. Uses identified with an "SZ" may be permitted in the subject district if reviewed and approved in accordance with the ~~special exception zoning use permit~~ review procedures found in Chapter 8 2 of this title code.
 3. Special uses. Uses identified with an "S" may be permitted in the subject district if reviewed and approved in accordance with the special use permit review procedures found in Chapter 2 of this title.
 4. Prohibited uses. Uses identified ~~with a "--"~~ as blank are expressly prohibited in the subject district.

K. Table of Uses.

| Land Use / Activity | OS | PRO | AG | RR | TN1 | TN2 | TN3 | CMT | MU | CC | COM | IND1 | IND2 | AP | CSI |
|--|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 5. Health/Human Care | | | | | | | | | | | | | | | |
| Daycare Home | | | P | P | P | P | P | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | | | | |
| Substance Abuse Addiction Treatment Facility | | | S | | | | | | | P | P | P | P | | |
| 9. Residential | | | | | | | | | | | | | | | |
| Dwelling-Caretaker Unit | | <u>P</u> | | | | | | P | P | P | P | P | P | P | |
| Home Occupation | | | Z | Z | Z | Z | Z | <u>Z</u> | Z | Z | <u>Z</u> | | | Z | |
| 10. Other | | | | | | | | | | | | | | | |
| Utility Collection / Distribution Facility - Minor | Z | | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z | Z |
| Utility Collection / Distribution Facility - Major | <u>S</u> | | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> |
| Utility Collection / Distribution Line | P | | P | P | P | P | P | P | P | P | P | <u>P</u> | P | P | P |

10-5 : ~~WPO~~; WELLHEAD PROTECTION OVERLAY DISTRICT

10-6 : ZONING USE PERMIT REGULATIONS

10-6-5: COMMERCIAL SERVICES:

Q. Vehicle Sales – Temporary

a. Criteria applicable in all Districts:

- v. [Vehicle Sales – Temporary are exempted from Required Improvements as defined in section 10-7 & 10-6-2 of this Title.](#)

10-6-6: HEALTH/HUMAN CARE:

A. Daycare Facility

1. Criteria applicable in all Districts:

- a. Daycare Facilities are exempted from Required Improvements as defined in section 10-7-1(A)-2 & 10-4 6-2 of this Title.

10-6-10: Residential

A. **Detached** Accessory Building

1. Criteria applicable in all Districts:

a. **Detached** accessory buildings are not allowed to be placed within platted easements.

b. Building heights that are 15 feet tall or less shall have the following setbacks:

| ZONING DISTRICT | MINIMUM SETBACKS | | | MAXIMUM HEIGHT |
|---------------------|------------------|------|------|----------------|
| | Front | Side | Rear | |
| TN1 | 20' | 3' | 3' | 15' |
| TN2 | 20' | 3' | 3' | 15' |
| TN3 | 20' | 3' | 3' | 15' |
| All other districts | 20' | 3' | 3' | 15' |

i. All **detached** accessory buildings designed for vehicular parking/access shall maintain a 20 foot setback from public streets, and 10 foot minimum setback on public alleys.

c. Buildings that are over 15 feet tall shall have the following setbacks:

| ZONING DISTRICT | MINIMUM SETBACKS | | | MAXIMUM HEIGHT |
|---------------------|------------------|------|------|----------------|
| | Front | Side | Rear | |
| TN1 | 20' | 7' | 20' | 35' |
| TN2 | 20' | 5' | 15' | 35' |
| TN3 | 20' | 5' | 15' | 35' |
| All other districts | 20' | 5' | 15' | 35' |

i. All detached accessory buildings designed for vehicular parking/access shall maintain a 20 foot setback from public streets, and 10 foot minimum setback on public alleys.

d. Zoning Permit not required for **detached** accessory buildings when all the following conditions are met:

- i. Under 200 square feet in size; or as otherwise exempted from the International Residential Code per Idaho Statute, as amended.
 - ii. Single story and under 15 feet tall.
 - iii. Storage only, no habitable space allowed.
 - iv. Property owner is responsible to follow the property lines setbacks contained herein.
 - v. Property owner is responsible to move/relocate any accessory building found to be in violation of this section.
- e. If a **detached** accessory building does not require a building permit, then it may be built up to the side or rear property line, provided all of the following conditions are met:
- i. Written permission of adjacent property owner is obtained, including a recorded access easement for maintenance of the structure.
 - ii. Firewalls as required by the building code are constructed.
 - iii. There is no water runoff from building onto adjacent property.
 - iv. The detached accessory building is not located closer than 10 feet to a main building.
 - v. There is no architectural projection, or rain gutters, beyond the property line.
- f. Accessory buildings are exempted from section 10-7-~~1(A)(2)~~ & 10-6-2 of this Title.

B. Accessory Dwelling Unit (ADU)

3. Criteria applicable in all Districts:

b. Accessory Dwelling Unit Development Standards:

- i. Accessory Dwelling Unit Size: ADU's shall not exceed ~~seventy~~ **forty-five** percent (~~75~~**45**%) of the square footage of the living space for the principal residence or 1,000 sq ft; whichever is greater.

ii. Height:

A. **Attached** ADU's shall follow the height limit listed for the principal residence as required for the base zoning district.

~~B. Detached ADU's shall follow the height limit listed for Detached Accessory Buildings.~~

- vi. Parking: One additional parking space shall be provided for exclusive use of the accessory dwelling unit. This requirement shall only apply:

C. If the principal dwelling does not have off-street parking; or

D. [Where the adjoining street does not provide on-street parking.](#)

D. Home Occupations:

a. Criteria applicable in all Districts:

- i. Home Occupations are exempted from section 10-7-~~1(A)(2)~~ & 10-6-2 of this Title.

10-6-11: OTHER

D. Utility Collection/Distribution Facility – Minor

1. Criteria applicable to all Districts:

- a. Facilities shall be screened or wrapped. Should the facility be wrapped, it shall be approved by the Twin Falls Arts Commission.
- b. Minor Utility Collection/Distribution Facilities are exempted from section 10-7-~~1(A)(2)~~ & 10-6-2 of this Title.

10-7 : REQUIRED IMPROVEMENTS OF DEVELOPMENT

10-7-1: INSTALLATION AND COMPLETION OF REQUIRED IMPROVEMENTS

A. Installation: Improvements required herein shall be provided for the entire premises of the project in the following circumstances:

1. When there is a change of Land Use Category of a building, structure or parcel of land;
2. When a Special Use or Zoning Use Permit is required;
3. When a building, or structure, is constructed or placed; [or](#)
4. When a building, or structure, [land-use](#) area square footage is expanded by 25% or greater of originally permitted buildings ~~s~~ structures, ~~s~~ or [land-use](#) areas [or a total increase in square footage over ten thousand \(10,000\) square feet.](#)
5. ~~When a single building of premises containing multiple buildings is expanded over 25% of the single building's square footage, but less than a total of 25% of the combined square footage of all buildings, the improvements required by sections 10-7-2 through 10-5 of this chapter shall only be required for the building being expanded, or the property being used for the expansion; or,~~

[B. Exceptions:](#)

6. [When a premises increases the cumulative square footage of buildings on the property less than a total of 25% of the combined square footage of all existing buildings, the improvements required by sections 10-7-2 through 10-7-5 of this chapter shall only be required for the building or area being expanded.](#)

- ~~B. C.~~ Completion: Unless otherwise provided, all required improvements shall be a condition of any permit governed by this Title, and shall be completed prior to applicant scheduling any final inspection and issuance of any certificate of occupancy.

10-7-7: SOLID WASTE MANAGEMENT

- C. [A Temporary Certificate of Occupancy may be issued when the following Solid Waste Management items have not been completed:](#)
1. [Enclosure of the trash bins.](#)

10-8 : PARKING REGULATIONS

10-8-1 : RESIDENTIAL PARKING PROVISIONS.

- E. Residential driveway access shall be located on local roads or alleys, unless ~~otherwsie~~ [otherwise](#) approved through the platting process.

10-8-2 : NONRESIDENTIAL AND MULTI-DWELLING PARKING PROVISIONS.

- B. All required parking spaces shall be hard surfaced. Hard surfaced materials include concrete, asphalt, or other material approved by the city engineer prior to construction.

- a. In the IND1 and IND2 zoning districts, [parking and maneuvering areas may be gravel, pending adherence to the](#) requirements in City Code 7-1-20 ~~will apply~~.

- I. [Parking Lot Lighting: Parking areas that are intended to provide more than eighteen \(18\) spaces on a single site shall have lighting that will provided at least one foot-candle of light at the ground surface on the entire parking site. Lighting shall be screened so that it does not directly illuminate any adjacent residential uses with more than one-fourth \(1/4\) of a foot-candle and so that it does not create a traffic hazard.](#)

10-8-7: BICYCLE INFRASTRUCTURE & PARKING.

- A. Bike Parking Facility Design

1. Bicycle parking facilities shall be located as close as possible to the primary building entrance(s) and shall not obstruct pedestrian walkways, public sidewalks, or building entrances.

- a. ~~c.~~ Trail Proximity Option: Projects immediately adjacent to the Snake River – Canyon Rim Trail may place bicycle parking facilities within an acceptable distance to a trail access point as determined by the Administrator.

10-8-9: LOADING SPACE AND STACKING REQUIREMENTS.

- B. Stacking of cars shall not impede the public right-of-way. In all zoning districts, at the time any building or structure is erected or altered, stacking spaces shall be provided in the number and manner set forth in the following list of uses: ~~Table modified as folltows:~~

| Use | Stacking Spaces Required |
|-----|--------------------------|
|-----|--------------------------|

| | |
|-------------------------------|--|
| Restaurant | 300 feet from pick-up window |
| Financial Institution or ATM | 20 feet per window or service lane |
| Minor Vehicle Repair Services | 20 feet per bay |
| Commercial Sales and Services | 80 feet per window, service, lane, or bay. |
| Car wash – Self Service | 30 feet per bay |

10-9 : LANDSCAPING REGULATIONS

10-9-4: CALCULATING REQUIRED LANDSCAPING AND PLACEMENT.

- A. The square footage of required landscaping is defined herein for each zoning district as found in [10-32](#) of this Title.
- B. A minimum of 50% of the required Landscaping shall be installed between the public streets/primary access and the primary building.
- C. Only landscaping provided on private property shall be counted towards the general landscaping requirement.

| District | General Landscape Requirements |
|--------------|---|
| OS | Established by PZ Commission |
| CRO | 15% of lot area |
| PRO | 10% of lot area, unless exempted in 10-6-2-10-9-2 |
| AG | 5% of lot area for non-residential |
| RR | 5% of lot area for non-residential |
| TN-1 | 10% of lot area, unless exempted in 10-6-2-10-9-2 |
| TN-2 | 10% of lot area, unless exempted in 10-6-2-10-9-2 |
| TN-3 | 10% of lot area, unless exempted in 10-6-2-10-9-2 |
| CMT | 10% of lot area |
| MU | 10% of lot area |
| CC | 5% of lot area |
| COM | 5% of lot area |
| IND1 & IND 2 | 2SF per linear feet of street frontage |
| AP | 5% of total land area |
| CSI | 10 of lot area |

10-9-14: Guidelines for Selecting Plants for Pollinators

It is strongly recommended that pollinator plants be incorporated in landscape design whenever possible. Pollinator [friendly landscaping](#) [friendly landscaping](#) recommendations established in the “Intermountain Semidesert Province Regional Guide for Selecting Plants for Provinces” published by the Pollinator Partnership and the North American Pollinator Protection Campaign, should be followed wherever possible.

[10-9-15](#) [10-6-15](#): THE PLANTING OF INVASIVE AND HARMFUL PLANT SPECIES.

[10-9-15](#) [10-5-16](#): GUIDELINES FOR LANDSCAPING IN AREAS VULNERABLE TO WILDFIRE.

10-10 : SIGN REGULATIONS

10-10-5: Exempt Signs - No Permit Required.

- A. The following signs are exempt from the permitting requirements of this chapter provided they still meet all other applicable Code requirements, and provided further they are not placed or constructed to create an immediate threat to the health, safety, or welfare of the general public:

11. Changing or replacing a sign face/copy (including panels, graphics, or lettering) in an existing sign cabinet or frame, provided that:

- a. No change is made to the cabinet, frame, supports, or other structural elements;
- b. No change is made to the sign area, dimensions, height, or location;
- c. No change is made to the type of sign or method of illumination, and no modification to electrical components occurs (electrical permits may be required if electrical work is performed); and
- d. The sign remains in compliance with all applicable sign standards and codes.

10-12 : GENERAL SUBDIVISION REGULATIONS

10-12-2-2: SUBDIVISION CONCEPT REVIEW.

- C. Approval Period: Approval of a Subdivision Concept Review is valid for one year from the date of final written decision.

10-12-2-4: PRELIMINARY PLAT:

- D. Notification to Property Owners:

2. Site Posting: Notice shall be posted on site as follows:

c. Notice Sign Design Requirements:

- i. Notice signs shall be made from metal, plywood, corrugated plastic, or an equivalent ~~hard~~ surface and shall be mounted on 2 posts in a manner that is most visible to the street.
 - ii. Size of Notice Signs. Notice signs shall be a minimum of two feet tall by ~~3~~ three feet wide ~~and mounted so the bottom of the sign is at least 2 feet above the ground.~~
 - iii. Notice signs shall have a background be blue in color. ~~At the top of the sign, notice signs and~~ shall include each of the following with a minimum size of two 6 inch black letters:
 - A. The words, "Notice of Subdivision",
 - B. The words, "for more information call", and then the phone number for the city's planning and zoning department, and
 - C. The official city logo.
- b. Notice signs shall include a ~~brochure holder mounted to the sign containing~~ space 8.5 x 11 inches in size for the written notice to be attached.

[10-12-2-5](#) ~~10-12-2-4~~: FINAL PLAT.

[10-12-3-12](#) ~~10-12-3-13~~: RIGHT OF WAY AND OTHER PUBLIC WAY REQUIREMENTS.

10-15 : DEFINITIONS

| USE/TERM | DEFINITION |
|---|---|
| Certified Family Home | a home that meets approval criteria set by the State of Idaho and is certified by the Idaho Department of Health & Welfare to care for between one and four adult residents who cannot live on their own. |
| Certified Landscaping Installer | |
| Manufactured building homes sales | An establishment which displays and sells dwelling units which fall under the manufactured home definition found herein or prefabricated buildings including, but not limited, to sheds, sea container, modular, etc. |
| MOBILE HOME PARK Manufactured Housing Community | Any tract of land that is divided into rental spaces under common ownership or management for the purpose of locating two (2) or more mobile/manufactured homes for dwelling purposes. |