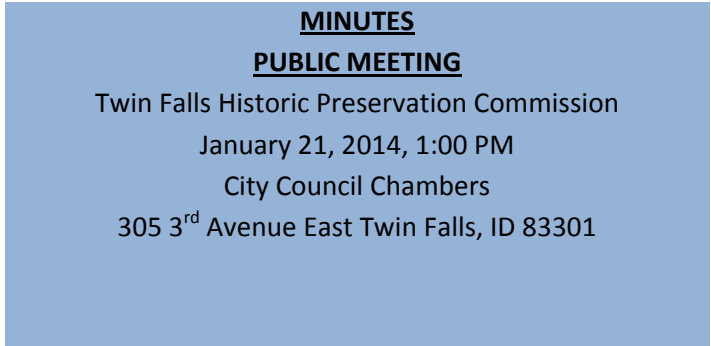


AFFILIATE VOLUNTEER ADVISOR: Darrell Buffaloe



1. Idaho Certified Local Government Grant 2013 (Education/Lincoln Lights)
 - Chairman Watson confirmed that the Idaho Certified Local Government Grant staff has received the request for the additional funding. Currently, staff is waiting for a response to the request, which has to be approved by Congress.
 - Commissioner Taylor clarified that the funds from this grant will cover a portion of the design guideline update and some of the Lincoln Lights project.
 - Affiliate Volunteer Advisor Buffaloe explained that the Commission needs to decide on whether or not the Federal Guidelines are the guidelines they want to use. He explained that the previous guidelines that the grant paid \$20,000.00 for were nice however they

were just a copy of the Federal Guidelines. Most agencies have used the Federal Guidelines and the Commission could develop the introduction for the document and use the money for the education, copies and productive things.

- Planner I Weeks confirmed what Mr. Buffaloe explained and stated the money can be used for education and for open house meetings as well as a zoning code change.
- Commissioner Taylor stated she agrees with Mr. Buffaloe that the information is all available on line and the Commission just needs to decide how to put the document together.
- Affiliate Volunteer Advisor Buffaloe explained that he would suggest reviewing the five year plan with the Planning & Zoning Commission.

2. Idaho Heritage Trust Grant Program 2013 (Lincoln Lights)

- Planner I Weeks informed the Commission that a meeting has been scheduled on February 4, 2014 with staff to discuss the maintenance agreement issues.

3. QR Codes-Nancy Taylor

- Commissioner Taylor stated that she has put together a package with photos and a list of locations where historical signs are located and she would like the Commission to review it to see if they know of any that are not on the list. She also included a few that were signs provided by the National Historical Society and wanted the Commission to decide whether or not to consider putting a QR-Code at these locations also.
- Commissioner Horsley stated that the project for using funds donated to install plaques at some of the historical buildings around town is at a standstill. He would like to have a sign located at Red's Trading Post but the problem he is having is they are not able to find a historical photo. Commissioner Horsley suggested possibly nominating two buildings a year, but make sure the necessary documents are available to move forward.
- Planner I Weeks stated some criteria have to be met for the signs.
- Commissioner Taylor stated that she would follow up on the sign requirements and bring the information back to the Commission.
- Commissioner Watson stated that he would like to know what would happen if the sign is vandalized and where the funds would come from to replace or restore the sign.
- Commissioner Taylor suggested that we ask the City Attorney how this type of situation would need to be handled.
- Commissioner Horsley stated that there should be some documentation as to how the signs would be paid for if the property owner is willing to pay or if there is a building that doesn't generate funds but would like to be recognized how things get handled at that point.

VI. NEW BUSINESS:

1. Sub-Committees (Pros and Cons)

- Planner I Weeks stated that if we have sub-committees the meetings have to be posted as a Special Meeting, recorded and held in the Council Chambers. There are a couple of ways to handle things; try to do as much as possible in the regular meetings, have the regular meeting and break up into groups, information could be gathered individually outside of the meeting and reported back to the Commission or we can hold Special Meetings.

- Commissioner Horsley suggested the education be handled by an independent group and they report back to the Commission.
- Affiliate Volunteer Advisor Buffaloe suggested the Commission assign a coordinator that is in charge of putting things together and have that person work with him and bring the information back to the Commission.
- Commissioner Horsley suggested the City Attorney be contacted for clarification regarding the Education Committee because they don't make decisions they put information together to share with the public.
- Commissioner Watson asked if the previous Commission members were still going to be involved in the Education program.
- Commissioner Taylor stated that she has met with the previous Commissioners to get the documents and presentation information for future educational training and neither of them were available to do the Education.
- Commissioner Horsley stated it would be nice to have a formal video that could be used for educating the community at large. Something that could be shared and possibly posted on the City webpage.
- Commissioner Taylor stated part of the fun is making the education interactive, videos are fine and that education should not just be designed for schools but other civic groups would benefit also.
- Planner I Weeks stated she will get some clarification from the City Attorney on what can and cannot be done.

VII. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION:

- Commissioner Horsley stated he would like an annual review of the area that the Historic Preservation Commission is responsible for, so that suggestions can be made regarding zoning code requirements. For example property improvement requirements as it relates to sidewalk, curb, gutter and landscaping, and possibly have the Historic Preservation Commission be involved in the recommendation process.
- Planner I Weeks stated she would bring a copy of the zoning district code to the next meeting for review.
- Commissioner Lattin thinks things need to be consistent, what is good for one should be good for another.

VIII. UPCOMING MEETINGS/SCHEDULE: TUESDAY, FEBRUARY 18, 2014

IX. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 1:50 P.M.

10-4-13: OT, OLD TOWN DISTRICT:**10-4-13.1: PURPOSE:**

This district (located east of Shoshone Street South, north of the railroad tracks, west of Fourth Street South, and south of the alley between Second Avenue South and Third Avenue South in the city of Twin Falls) is intended to promote the redevelopment of this historic warehouse area and to provide for small retail shops, moderately sized commercial activities, and compatible light manufacturing and service industry businesses, with residential opportunity for persons wishing to work and live in a unified environment. It is intended that buildings in this area maintain the historic character of the existing buildings.

To encourage redevelopment of existing properties, the city planning administrator may waive strict conformance to the requirements for parking, landscaping, and/or surface water retention when such waiver would not be contrary to the public interest. (Ord. 2526, 5-20-1996)

10-4-13.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Communications And Utilities:

a. Radio and television stations without transmission and receiving towers.

b. Telegraph centers and telegraph stations.

c. Telephone exchange stations.

d. Underground and aboveground transmission lines.

e. Utility-owned buildings and structures less than twenty five (25) square feet in area and less than three feet (3') aboveground.

2. Cultural Facilities:

- a. Botanical gardens and arboretums.
- b. Historic sites and monuments.
- c. Libraries, museums and art galleries.
- d. Planetariums and aquariums.

3. Governmental Facilities:

- a. Governmental office buildings.

4. Medical Facilities:

- a. Acupuncture facilities approved by the South Central District Health Department or other State regulatory agency.
- b. Doctors' offices.
- c. Drug and alcohol treatment centers.
- d. Hospitals and clinics.
- e. Prosthetics - sales, service and construction.
- f. Rehabilitation services.

5. Parks:

- a. Open space.
- b. Park concessions.
- c. Private parks and playgrounds without crowd attracting facilities.
- d. Public parks and playgrounds without crowd attracting facilities.

6. Public Assembly:

- a. Auditoriums.
- b. Exhibition halls.
- c. Funeral chapels.
- d. Schools - private, single purpose.
- e. Schools - private, vocational and/or academic.
- f. Schools - public.
- g. Theaters - indoor.
- h. Wedding chapels and/or reception halls.

7. Residential:

- a. Bed and breakfast facilities.
- b. Household units in same building as an allowed use and occupied by the owner or an employee of the allowed use.
- c. Household units in upper floors of commercial or professional buildings.

8. Retail Trade:

- a. Apparel and accessories.
- b. Automobile parts store.
- c. Bakery.
- d. Bookstore.

- e. Craft shop, in conjunction with retail business.
- f. Eating places.
- g. Farm and garden supplies.
- h. Florist shop.
- i. Food, drugs, etc.
- j. General merchandise.
- k. Hardware store.
- l. Hobby and toy store.
- m. Home furnishings and equipment.
- n. Ice cream store.
- o. Import store.
- p. Laundering and dry-cleaning.
- q. Laundromats.
- r. Music store.
- s. Pawnshop.
- t. Pet shop.
- u. Sporting goods store.
- v. Taxidermy studio.

9. Services:

- a. Advertising.
- b. Apparel repair and alteration.
- c. Appliance repair.
- d. Beauty and barbershops.
- e. Building care contracting office.
- f. Business associations.
- g. Civic, social and fraternal organizations.
- h. Construction trade offices.
- i. Consumer credit collection offices.
- j. Copy center - self-service.
- k. Daycare services.
- l. Duplicating and stenographic offices.
- m. Employment agency.
- n. Finance and investment offices.
- o. Horticultural services.
- p. In-home daycare services.

q. Insurance and related business.

r. Labor unions and organizations.

s. Photography studios.

t. Professional organizations.

u. Professional services.

v. Publishing and printing business.

w. Real estate and related business.

x. Testing laboratory.

y. Tourist information center.

z. Welfare and charitable facilities.

10. Transportation:

a. Bus facilities, including pick up shelters.

b. Open parking lot or garage for automobiles.

c. Taxicab office.

d. Ticket and arrangement facilities.

Notwithstanding the foregoing list of permitted uses, any such use which broadcasts amplified music or sound by speakers to the exterior of a building shall also require a special use permit. (Ord. 2620, 8-2-1999)

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may

conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. Communications and utilities:

- a. Utility owned buildings and structures more than twenty five (25) square feet in area or more than three feet (3') aboveground.

2. Governmental facilities:

- a. Fire stations and police stations.
- b. Water treatment plants.

3. Manufacturing:

- a. Apparel and related items.
- b. Furniture and fixtures.
- c. Handcrafted furniture.
- d. Miscellaneous products.
- e. Paper products.
- f. Plastic products.
- g. Professional and scientific products.
- h. Rubber products.
- i. Textile products.

4. Medical facilities:

- a. Animal hospital - small animal.

5. Miscellaneous:

- a. Any facility with drive-through service.

6. Public assembly:

- a. Exposition and recreational vehicle shows.
- b. Farmers' markets, flea markets.
- c. Religious facilities.
- d. Sports arena.

7. Residential:

- a. Dwellings - attached single household dwellings.
- b. Dwellings - duplex.
- c. Dwellings - triplex and fourplex.
- d. Dwellings - multiple household (5 units or more).
- e. Motels and transient hotels.
- f. Nursing homes and rest homes.
- g. Residence halls, residence hotels, rooming houses.
- h. Shelter homes.

8. Retail trade:

- a. Alcoholic beverages when consumed on the premises where sold.

b. Equipment rental.

c. Lumber, plumbing and/or electrical supply stores.

d. Permitted retail/trade uses operating outside the hours of seven o'clock (7:00) A.M. to ten o'clock (10:00) P.M.

e. Sporting vehicles and motorcycles - sales and/or rentals.

f. Storage unit rentals.

9. Services:

a. Auction and/or public sales.

b. Automobile and truck service and/or repair.

c. Sporting vehicle and motorcycle service and/or repair.

10. Sports facilities:

a. Athletic areas.

b. Indoor recreation facility.

c. Miniature golf course.

d. Outdoor, public and commercial ice and roller skating facilities.

e. Outdoor, public and commercial swimming pools.

f. Outdoor, public and commercial tennis courts.

11. Transportation:

a. Freight transfer points.

b. Open parking lot or garage for trucks and buses.

c. Packing and crating. (Ord. 2620, 8-2-1999; amd. Ord. 3033, 6-25-2012)

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection [10-17-1](#)(F) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. Also prohibited is the storage of manufacturing materials and/or supplies outside an enclosed structure. (Ord. 2526, 5-20-1996)

10-4-13.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the OT district:

(A) Lot Area: The lot shall be of sufficient size to provide for the building, off street parking, landscaping, and surface water retention.

(B) Lot Occupancy: No requirement.

(C) Building Height: No building shall exceed fifty feet (50') in height.

(D) Yards: No requirement.

(E) Access: All lots shall have vehicular access on a dedicated improved public street unless a secondary means of permanent access has been provided.

(F) Landscaping:

1. Public Rights Of Way:

a. Landscaping and lighting shall be provided which meet the requirements of the old town master landscaping plan.

2. Public And Private Parking Lots:

- a. Ten percent (10%) of the total parking area shall be landscaped.
- b. At least eighty percent (80%) of the trees and shrubs planted in the parking lots shall be from the master list of approved species as stated in the old town master landscaping plan.
- c. A thirty inch (30") high masonry wall, hedge or shrub planting shall be provided between the parking lot and a public sidewalk. Such wall, hedge or shrub planting shall be continuous except for pedestrian or vehicle access.
- d. Fifty percent (50%) of all shrubs and twenty five percent (25%) of all trees shall be evergreen.
- e. Planted dividers at least six feet (6') wide shall be provided between parking rows. Such dividers shall be planted with shade trees at least eight feet (8') in height when planted.
- f. One shade tree shall be provided within planted dividers, islands within parking lots, or along the parking lot periphery for every ten (10) parking spaces.
- g. Dumpster areas, loading sites and other unsightly areas shall be screened with landscaped plantings, or wooden or masonry sight obscuring fencing.
- h. Parking lots shall be illuminated with lighting fixtures installed at the rate of one per every eighteen (18) cars. Such lighting shall be in conformance with the old town master landscaping plan.

(G) Off Street Parking:

1. Household units shall have a minimum of one off street, on site, parking space per unit.
2. Each nonresidential use shall comply with the provisions of [chapter 10](#) of this title and the P3 parking overlay. (Ord. 2526, 5-20-1996)

(H) Signs: See [chapter 9](#) of this title. (Ord. 3005, 6-6-2011)

- (l) Walls, Fences, Hedges, Trees, Shrubs And Landscaping Structures: Walls, fences, hedges, trees, shrubs and landscaping structures shall be permitted on the property line or within the required side or rear yard and shall be permitted in the front yard with the following restriction: No wall, fence, hedge, trees, shrubs or landscaping structures shall be placed within public rights of way without first obtaining written approval from the City. Notwithstanding the foregoing, all walls, fences, hedges, trees, shrubs and landscaping structures shall comply with the provisions of Section [9-9-16](#) of this Code. (Ord. 2550, 6-2-1997)

10-4-22: WHO, WAREHOUSE HISTORIC OVERLAY DISTRICT:**10-4-22.1: PURPOSE:**

This overlay district is intended to provide recognition and protection of the nationally registered Twin Falls historic warehouse district through the implementation of design guidelines for modifications, demolition or construction of buildings within the district. This overlay may be placed on the CB, OT, M1 or M2 zoning district. (Ord. 2608, 5-3-1999)

10-4-22.2: USE REGULATIONS:

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the basic district upon which the overlay is placed.

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses:

1. Any use allowed by special use permit in the basic district upon which the overlay is placed.

(C) Prohibited Uses: Uses not specified above are prohibited unless administrative determination in accordance with subsection [10-17-1\(F\)](#) of this title is made that the use is similar enough to a use listed above that distinction between them is of little consequence. (Ord. 2608, 5-3-1999)

10-4-22.3: PROPERTY DEVELOPMENT STANDARDS:

The following property development standards shall apply to all land and buildings in the warehouse historic overlay district:

- (A) Lot Area: The minimum lot size as required by the basic district upon which the overlay is placed.
- (B) Lot Occupancy: Same as that of the basic district upon which the overlay is placed.
- (C) Building Height: Same as that of the basic district upon which the overlay is placed.
- (D) Yards:
1. Front yards: Same as that of the basic district upon which the overlay is placed.
 2. Side yards: Same as that of the basic district upon which the overlay is placed.
 3. Rear yards: Same as that of the basic district upon which the overlay is placed.
- (E) Access: Same as that of the basic district upon which the overlay is placed.
- (F) Landscaping: Same as that of the basic district upon which the overlay is placed or such additional or other landscaping as required by the historic preservation commission.
- (G) Off Street Parking: Same as that of the basic district upon which the overlay is placed.
(Ord. 2608, 5-3-1999)
- (H) Design Guidelines: No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the historic preservation commission. The historic preservation commission shall review the "Warehouse Historic District Design Guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. Such a certificate is to be issued by the historic preservation commission prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A certificate of appropriateness shall be required whether or not a building permit is required. A decision of the historic preservation commission regarding an application for a certificate of appropriateness may be appealed by the applicant to the city council. (Ord. 3025, 2-6-2012)

