



Twin Falls Planning & Zoning Commission Agenda

Wednesday, October 30, 2019, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers
SPECIAL MEETING

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: October 22, 2019
- 3) General Training
 - a) **DISCUSSION:** Title 10 Code Rewrite
By: Jonathan Spendlove, Brock Cherry
- 4) Upcoming Meeting(s)
 - a) Tuesday, November 19, 2019
- 5) 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, llame Leila Sanchez (208) 735-7287.

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, October 22, 2019, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301
Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Craig Hawkins; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: Ryan Higley; David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Vice Chair Kelley called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Kelley, Perez, Hawkins, Musser, Higley, Hansen

Staff Present: Spendlove, O'Connor, Ebersole, Nope, Vitek

2) Consent Calendar

Commissioner Hawkins made a motion to approve the consent calendar, as presented.

Commissioner Higley seconded the motion.

Consent Calendar approved by a vote of 3-0-3.

a) Approval of Minutes from the following meeting: October 8, 2019

3) Items of Consideration

a) One year review of the request for the revocation of Special Use Permit #1233 for the purpose of operating an indoor recreation facility with extended hours of operation on property located at 139 Shoshone Street North c/o City of Twin Falls.

Staff Presentation:

City Planner Steve O'Connor presented the one year review of the request for the revocation of Special Use Permit #1233 for the purpose of operating an indoor recreation facility with extended hours of operation on property located at 139 Shoshone Street North c/o City of Twin Falls.

He reported there have been no significant police actions since the last action by the commission.

City Staff recommends no changes to this permit at this time.

PZ/Questions & Comments:

- Commissioner Musser asked about neighbor response.
- City Planner O'Connor stated have not had one complaint since last year.
- Commissioner Hansen asked if this is an actionable item.
- City Planner O'Connor stated if the commission wanted to take further action, it would be scheduled at a different date.

- b) Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

Staff Presentation:

City Planner Steve O'Connor presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120)

Per Twin Falls City Code 10-6-1.4(E) Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

Staff make no recommendation at this time.

Applicant Presentation:

Tim Vawser, EHM Engineers, representing applicant, presented the Preliminary Presentation for a Zoning District Change & Zoning Development Agreement from C-1 PUD to C-1 ZDA for the Westpark Subdivision No. 11 c/o EHM Engineers, Inc. on behalf of Bach Homes. (PZ19-0120). He stated this project is like an infill project, while also asking for increased height. He stated they are asking for up to 60' to build up to sewer out. This project is the sister project to the development to the west. He stated that sight triangles will not be affected due to distance from canyon.

PZ/Questions & Comments:

- Commissioner Higley asked the number of units in the development.
- Mr. Vawser stated he is not aware of the number of total units. The development will be made up of duplex, triplex, multi family, and multi-level buildings.
- Commissioner Hansen stated the River Crest Apartments have street overflow parking. He asked if there is a parking plan for this development.

- Mr. Vawser stated they can encourage no parking signs on street, as there is plenty of interior parking throughout the development.
- c) Consideration of a Planning and Zoning Resolution validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ19-0130)

Staff Presentation:

PZ Director Jonathan Spendlove presented to the Commission a Consideration of a Planning and Zoning Resolution validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls (PZ19-0130)

Per State Statute, the Planning and Zoning Commission is tasked with making a decision on the resolution (see attachments) validating the conformity of this URA Plan with the City Comprehensive Plan. A majority vote of the Commission will decide the outcome of this request.

The Planning and Zoning Commission is tasked with making a decision on this resolution request. This will go as a recommendation to City Council.

The following options are available: approve the request, deny the request, or table the request for additional information.

PZ/Questions & Comments:

- Commissioner Hawkins stated the resolution makes sense, as it does comply with the Comprehensive Plan. He asked if there is any concern from staff.
- PZ Director Spendlove stated after review, staff feels the request is in conformance with Comprehensive Plan.
- Commissioner Hansen stated it fits Comprehensive Plan and is in favor of request.
- Commissioner Higley agreed that the request does fit the Comprehensive Plan.

MOTION:

Commissioner Hansen made a motion to approve the request of Planning and Zoning Resolution No.2019-01 validating conformity of the Washington Street South Urban Renewal Plan with the City Comprehensive Plan c/o Urban Renewal Agency of the City of Twin Falls. (PZ19-01300.

Commissioner Musser seconded the motion.

Unanimously Approved

4) Public Hearings

- a) Request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC (PZ19-0106)

Staff Presentation:

City Planner Steve O'Connor presented the request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC (PZ19-0106)

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.

Property records indicate there was a neighborhood market on the R-4 property in 1961 it then burned down in 1975. Ord. 2012 likely rezoned the property to the equivalent of R-4 at that time. The property with the Oasis Stop 'N Go was redeveloped in 1978 to include the fuel station. On September 24th this body forwarded a positive recommendation to City Council on the rezone of the property to C-1. City Council approved that request October 14th.

This is a request for a Special Use Permit to operate a gasoline service station on property located at 890 Washington St. S. and the surrounding parcel, Parcel # RPT00107209040.

890 Washington St. S. currently has the Oasis Stop 'N Go located on the property. The proposed expansion is to the property that surrounds 890 Washington St. S. to the North and West. Since the property is a separate parcel and vacant the SUP is required to establish the gasoline service station.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to continued compliance with all local, state, and federal code requirements and other standards as applicable.

2. Subject to publication and recordation of the Zoning District Change ordinance for Parcel #RPT00107209040.

Applicant Presentation:

Colby Ricks, representing applicant, presented the request for a Special Use Permit to allow a Gasoline Service Station with extended hours on property located at 890 Washington St. S c/o Oasis Stop N Go, LLC.

He stated the new store will be twice as large as the current location. There will be four (4) pump stations (8 car capacity). The approaches will be moved back from the intersection. He stated there will be added landscaping and sidewalk to help beautify the corner. He stated the lighting will meet the dark sky requirements and they will take into account the neighborhood, with the light not glaring to neighbor's property. The store will be open 24 hours/day, 7 days/week.

PZ/Questions & Comments:

- Commissioner Hansen asked to staff/applicant to show on map where buildings will lay on property.
- Mr. Ricks demonstrated on the map where the building and pumps will be located on property.
- Commissioner Perez asked where the residential area is and where the landscaping will be located. She asked if the landscaping obstruct view.
- City Planner O'Connor demonstrated where the residential area is in relation to the property and the landscaping requirements. He stated per code the lighting must be pointed downward and not shining on residential properties. He explained the sight triangle rules.
- PZ Director Spendlove stated the commission can add conditions to the Special Use Permit.

Public Hearing: Opened

- Citizen Debbie Wildman, stated her concern for the lighting and how it affects her residence. She stated she would like recessed lighting over the gas pumps. She would like to see lights that shine down and not out. She has a concern with landscaping at the far edge of property and that the overgrowth will block view. She also stated that the hedge on the south side of property is overgrown and causes a sight issue.
- Mr. Ricks addressed the citizen's issues. He stated they will work with lighting, with indirect lighting on canopies for pumps. He stated the Oasis is a community based business, and wants to be good community member. He stated they take the citizens comments and concerns seriously.
- Commissioner Higley asked about doing anything about the hedge on the neighboring property.
- City Planner O'Connor stated a sight triangle issue would be enforced by code

enforcement.

- PZ Director Spendlove stated if the overgrowth is in the ITD right of way, the city can ask to enforce code. He asked Assistant City Engineer to contact ITD.

Public Hearing: Closed

Discussions Followed:

- Commissioner Hawkins is in favor of request. He feels this new project will enhance the area.
- Commissioner Musser likes that they are complying with the Dark Sky regulations. He asked how to word the additional condition for lighting.
- PZ Director Spendlove read verbiage for added condition #3.
- Commissioner Hansen likes the elevations. He stated that with new construction, the lighting is down lit.
- PZ Director Spendlove stated the light from sign may show outward, but can work with sign company to reduce the strength of the light.
- Commissioner Hansen stated the new signs uses LED lights and lights the sign without a lot of ambient light to interfere with other properties.

MOTION:

Commissioner Hawkins made a motion to approve the Special Use Permit to allow a gasoline service station with extended hours on property located at 890 Washington St. South c/o Oasis Stop N Go, LLC, with staff recommendations and the addition of condition #3: Subject to all outdoor lighting to be shielded, so as to prevent the light source from being visible from neighboring properties.

Commissioner Higley seconded the motion.

Unanimously Approved

5) Upcoming Meeting(s)

- a) Worksession: Wednesday, October 30, 2019
Tuesday, November 19, 2019

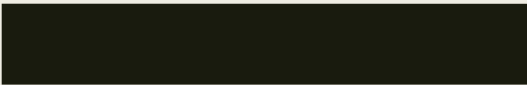
6) Adjournment

The meeting adjourned at 6:50 pm.



TITLE 10 REWRITE: AN UPDATE PT. III

A Brief Presentation
To The
Twin Falls Planning & Zoning Department



A brief summary of our journey so far...

- In February 2018 the City Council tasked Planning & Zoning Staff to initiate a complete rewrite of Title 10.
- On October 3rd 2018 Staff presented a brief update of these efforts to the Planning & Zoning Commission.
- On April 9th 2019 City Staff and consultant Diane Kushan presented an audit of our rewrite efforts.
- On August 30th 2019 the “4th Core Draft” of the new proposed Twin Falls Uniform Development Code was made available online with comment instructions.
- On September 5th 2019 the Code ReWrite was promoted (and currently still is) on the home page of the City website.
- On October 18th 2019 the Magic Valley Times News published “City code rewrite could reduce development hurdles”.

The Timeline as of 4/9/2019...

- April 2019
 - *Finalize Definitions, Conditional Use Criteria, Landscape Ordinance, and Sign Ordinance*
 - *Create Code ReWrite “Steering Committee” to assist with initial drafts. Will include members from:*
 - Local Architecture & Engineering Firms
 - Planning & Zoning Commission
 - City Council
 - Executive City Staff (Mitch Humble)
 - *Compile initial draft for the “Steering Committee”.*
- May – July 2019
 - *Work on Conditional Use Permit*
 - Written Criteria Conditions
 - Conditional Use Permit Process.
 - *Continue to work with Diane auditing and editing our proposed drafts*
 - *Prepare to present the audited draft to the public*
 - *Provide public workshops with pertinent groups*
- August – September 2019
 - *Conclude Public Workshops*
 - *Finalize a draft to be taken to the P&Z and City Council*
- October 2019 – January 2020
 - *Participate in P&Z and City Council hearings to adopt the code.*
- February 2020 – April 2020
 - *The rewritten code is completely adopted.*

The Timeline as of 10/30/2019...

- October 2019 – February 2020
 - *P&Z Commission will have frequent work sessions that focus on certain chapters and components of the proposed ordinance (VERY IMPORTANT).*
 - *City Staff will complete the following sections:*
 - Conditional Use Permit Minimum Requirements
 - Zoning District Regulations
 - *Illustrations of Zoning Requirements*
 - Subdivisions & Required Improvement Sections
 - *This is a joint effort between both P&Z and Engineering Departments*
 - *A “Design Standards Manual” is being compiled as well to supplement the new zoning ordinance.*
 - Planning & Zoning Regulations, Actions, and Processes
 - *Considering to organize by commission legislative actions and quasi judicial actions*
- March 2020 – July 2020
 - *Continued input and dialogue with community partners*
 - *Continued work sessions with P&Z Commission*
 - *Public Outreach Efforts*
 - Open Houses at City Hall
 - Booths at Wednesday Night Concert Series
 - Booths at Downtown and CSI Farmers Markets
- August 2020 – December 2020
 - *The rewritten code is approved by both P&Z Commission & City Council*
- January 2021 – March 2021
 - *The rewritten code is completely adopted and enforced.*

Upcoming Work Session Schedule

- **October 30th**– CH3, Historic Districts & Regulations; CH6, Landscaping; CH5, Parking Requirements,
- **December 4th** – CH2, Zoning & District Regulations
- **January 8th** – CH7, Required Improvements
- **February 5th** – CH4, Conditional Use Development Standards ### - ###
- ***March 4th** - CH4, Conditional Use Development Standards ### - ###
- ***April 1st**– CH4, Conditional Use Development Standards ### - ###
- ***May 6th** – CH10 Subdivisions
- ***June 3rd**– CH8, Planning & Zoning Regulations & Actions
- **July** – CH12 – Development Impact Fees
- **August 5th** – What does the Commission need a refresher on?

*Sections that are starred are still being written

*** Commissioners will be expected to do their own independent review of CH1 – General Provisions & CH13, Definitions & Resources

Twin Falls 2016 Comprehensive Plan		Addressed in New Code?	How?	Where?
Land Use Goal 2: Transition from high density in Downtown to low density at the city edges to rural and agriculture within the Area of Impact and Beyond		YES	The new code promotes greater density in both residential and commercial districts.	10-2-2 thru 10-2-15.
	Land Use Policy 2.1: Protect and enhance the agricultural open space surrounding the City.	YES	Allow greater density within the City core (including increase building height allowances).	10-2-4, 10-2-7, 10-2-8, 10-2-9, and 10-2-11.
	Land Use Policy 2.2: Consolidate development on rural land to preserve agricultural lands.	YES	Open Space, Agriculture, and Rural Residential districts limit the types of development available. Further, the Town Neighborhood zones require centralized sewer and water.	10-2-2, 10-2-5, 10-2-6, 10-2-7, and 10-2-8.
	Land Use Action 2.2-2: Develop land contiguously, and in the form of cluster subdivisions with large areas of open space to accommodate buffers between residential and existing industrial/agricultural uses.	YES	Requiring centralized sewer and water prevents large "islands" of development from forming.	10-2-6 thru 10-2-8.
Land Use Goal 3: Encourage mixed use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments that keeps the densities and patterns of historic downtown neighborhoods.		YES	The downtown overlay, creating an actual mixed use zone, community market allows for a mix of uses near neighborhoods.	10-2-4, 10-2-9, and 10-2-10.
	Land Use Policy 3.1: Encourage pedestrian connections within mixed use development areas, to adjacent development, and to existing proposed trails.	YES	Current City Code requires connections per subdivision requirements. Will continue this requirement.	10-10: Subdivisions
	Land Use Policy 3.3: Encourage a suitable minimum level of development compactness and density mixed within mixed use development to increase opportunities for shared parking facilities, and the creation of public gathering spaces and open lands.	YES	Downtown Overlay District, shared parking provision, combing zoning districts	10-2-4 and 10-5-11.
	Land Use Action 3.3-1: Update zoning code to allow higher density in appropriate zones.	YES	Certain zones allow multi family on collectors, arterials. Accessory dwelling units.	10-2-8, 10-2-10, 10-2-12, and 10-2-11.
Land Use Goal 5: Create great neighborhoods with a wider range of housing types, mix of uses, and amenities		YES	The new code promotes greater density in residential districts. R1 & R2 have been consolidated to TN1. R4 & R6 have been consolidated to TN2. Multifamily units are now permitted with required conditions.	10-2-1, 10-2-8 & 10-2-7.
Community Character Goal 1: Protect the historic, natural, and recreational resources of the Snake River		YES	The Open Space and Canyon Rim Overlay designation seeks to protect the historic, natural, and recreational resources of the Snake River.	10-2-2 and 10-2-3.
Community Character Goal 2: Preserve the Canyon Rim		YES	The Open Space and Canyon River Overlay are intended to preserve the Canyon Rim. Proposing to make the Canyon Rom overlay applicable to all districts (adding Industrial). Basing the development along the Canyon Rim on form rather than use.	10-2-2 and 10-2-3.
	Community Character Policy 2.1: Continue to protect the Canyon Rim through enforcement of current City Code and ordinances that balance private property rights and the desire for public access to the Canyon Rim Trail System.	NA	The Master Transportation Plan (which P&Z will be an approving body) should speak and give greater details regarding the Canyon Rim Trail System.	Master Transportation Plan.
Community Character Goal 3: Enhance walkability in existing neighborhoods.		To a Degree...	Master Transportation Plan addresses streetscape, and standard cross sections. FLU designates larger intersections as CMT and those districts are pedestrian oriented.	Master Transportation Plan and 10-2-10.
	Community Character Policy 3.1: Design and implement pedestrian streetscape improvements in existing neighborhoods.	—	—	—
	Community Character Policy 3.2: Utilize a variety of traffic calming and speed reduction methods such as street trees to slow traffic on collector routes and on adversely impacted local residential streets.	—	—	—
Community Character Goal 4: Support small and local businesses within Downtown.		YES	The Downtown Overlay	10-2-4.
	Community Character Policy 4.2: Discourage big-box retail in Downtown that conflicts with the City's identity and desired character. Encourage retail and commercial development in appropriate areas and at a scale which is appropriate with the City's character.	YES	The Downtown Overlay seeks to allow uses and building design which are appropriate and of "Downtown Character".	10-2-4.

		YES		
Community Character Goal 5: Protect and expand facilities and programmed events that promote and enhance the quality of life.		To a Degree...	We don't prohibit these things in the code. But actually building them is up to the developer/builder.	—
	Community Goal 5.2: Encourage development of public spaces and plazas within commercial developments that can accommodate cultural and social events and function as community gathering areas.	—	—	—
Community Character Goal 7: Enhance community gateways and streetscape beautification and clear directional signage to local destinations.		YES	Limited allowances for things to be within the gateway landscaping. (Cars, items, etc.). Allow public art as part of alternative landscaping plans, low water plants also in the landscaping chapter as permitted types.	10-6-3 and 10-6-4.
	Community Character Policy 7.1: Use landscaping, open spaces, interpretive and wayfinding signage, gateway monuments, public art, and appropriate lighting at entrances to welcome visitors and establish the character of the City.	—	—	—
	Community Character Action 7.1-1: Create and establish a Gateway Overlay Zone to manage development and right of way enhancements in identified gateway areas. Ensure the quality and consistency in streetscape, pedestrian safety and low water/maintenance planting materials.	NO	Did not create a Gateway Overlay Zone.	—
Housing Goal 1: Expand the variety of housing opportunities to allow more choices in types and locations of residences. This includes providing a mixture of housing sizes, types, and affordability.		YES	—	10-2-10 and 10-2-8.
	Housing Policy 1.1: When selecting sites for affordable housing consider proximity to workplaces and services.	YES	The Community Market District allows for some housing, which is close to commercial and employment opportunities.	10-2-10.
	Housing Policy 1.2: Encourage the development of higher density housing in and around the Downtown Area.	YES	The Downtown Overlay and increased height allowance.	10-2-10.
	Housing Policy 1.3: Investigate designating higher residential zoning in specific areas of Downtown and area adjacent to it.	YES	R-4 and R-6 surrounding downtown will be combined as "Town Neighborhood 2"	10-2-8.
Housing Goal 2: Create urban village/urban infill nodes with mixed uses and higher densities.		—	—	—
	Housing Policy 2.1: Investigate potential code language to allow for a range of housing types, including accessory dwelling units, duplexes and attached homes.	YES	Accessory Dwelling Units will be allowed. Townhomes on collectors and as buffers between commercial and residential zones will also be permitted.	10-4: Conditional Use Criteria.
	Housing Policy 2.2: Review development code to adjust setbacks to allow for remodels, expansions, secondary structures, increased height limits, and rezoning to allow attached units.	YES	The elimination of some centerline setbacks.	—
	Housing Policy 2.3: Guide redevelopment towards vacant and underused properties to promote infill development.	YES	Elimination of some centerline setbacks, combining zoning districts and lower minimum lot sizes to match what is currently existing from early plats.	10-2: Base Zoning & District Regulations.
	Housing Policy 2.4: Encourage the provision of attractively designed small-to-medium scale neighborhood centers that offer convenience goods and services for daily needs of nearby neighborhoods, and can serve as gathering places.	YES	The Community Market District.	10-2-10.
Housing Goal 3: Maintain and improve the quality of the existing housing stock in the City, and revitalize the physical and social fabric of neighborhoods that are in decline.		NO	This is more of a URA or HUD type project, Planning & Zoning would help facilitate but not lead on this one.	—
	Housing Policy 3.2: Create a "redevelopment district" overlay and corresponding plan to preserve, rehabilitate, revitalize, and redevelop housing.	NO	We are not proposing a "redevelopment district" overlay.	—
Housing Goal 4: Promote Downtown as a great place to live and increase the available housing options.		YES	Downtown Overlay and current Commercial Business zones allow for a majority of these.	10-2-4 and 10-2-11.
	Housing Policy 4.1: Encourage a range of housing options, from affordable to high-end housing. Housing that appeals to young and old, and ranging from moderate to high densities.	YES	See Above	10-2-4 and 10-2-11.
	Housing Policy 4.2: Encourage a live-work environment by allowing live-work units, and by encouraging both housing and a variety of			10-2-4 and 10-2-11.

	employment opportunities.	YES	See Above	
	Housing Policy 4.3: Pursue new development and redevelopment opportunities and encourage a mix of uses within Downtown to promote a live work environment.	YES	See Above	10-2-4 and 10-2-11.
Economic Development Goal 1: Create a place where business and talent will stay and thrive		NA	—	—
	Economic Development Policy 1.1: Maintain and enhance the Downtown area as the central business district of the City, with a mix of commercial, civic, cultural, recreational, and residential uses.	YES	The Downtown Overlay and Commercial Business provides a mix of commercial, civic, cultural, recreational, and residential uses.	10-2-4 and 10-2-11
	Economic Development Action 1.1-1: Prepare design guidelines that recognizes the regional and historical importance of the area and reinforces its pedestrian character.	YES	Current Historic District Design Guidelines	Historic District Design Guidelines
	Economic Development Action 1.1-3: Revise City development code to allow ADUs and infill development.	YES	Accessory Dwelling Units and the elimination of some centerline setbacks.	10-4: Conditional Use Criteria.
	Economic Development Policy 1.2: Develop consistent, high quality commercial area along Blue Lake boulevard.	NA	—	—
	Economic Development Action Plan 1.2-2: Densify and where appropriate mixed use development along Blue Lakes.	YES	Removing Centerline Setbacks allows for more readily viable redevelopment of properties along the corridor.	—
	Economic Development Action Plan 1.2-3: Identify recommended zoning changes for new development and redevelopment and aesthetic enhancements along Blue Lake Boulevard.	To a Degree...	Zoning along Blue Lakes Boulevard will primarily stay the same, however Staff believes that the removing of Centerline Setbacks will provide redevelopment opportunities.	—
Economic Development Goal 2: Develop and maintain resilient infrastructure that allows people, goods, and information to move efficiently through the community.		—	—	—
	Economic Development Policy 2.1: Invest in transportation infrastructure to provide convenient access via multiple modes to goods and services throughout the community.	To a Degree...	Master transportation plan. PZ Commission will be an approving body of that plan.	—
	Economic Development Action 2:1-1: Support bike and pedestrian infrastructure and amenities to enhance low-cost, active transportation options.	To a Degree...	New standards have been developed for bicycle parking facilities.	10-5-6.
	Economic Development Action 2:1-2: Support freight movement so all areas of the City have access to goods and services.	NO	—	—
	Economic Development Action 2:1-3: Support investments that improve connectivity of the airport to freight and rail networks.	NO	—	—
	Economic Development Policy 2.2: Support widespread access to high-quality communication systems in order to maximize flexibility for prospective customers, businesses, and industries.	To a Degree...	Wireless Communications facilities now have required development.	Not yet written
PROST Goal 1: Support the development and improvement of recreational amenities along the Canyon Rim trail, such as restrooms, picnic areas, interpretive signage, and viewpoint infrastructure.		NO	—	—
PROST Goal 2: Connect walking and bike paths to circulate through the City, capitalizing in major drainages, and connecting Downtown to the Canyon Rim, schools, parks, and community facilities.		NA	This should be included in the Transportation Master Plan	—
	PROST Policy 2.1: Develop a city-wide pathway and trail network with pathways that connect individual neighborhoods or subdivisions to the greater active transportation network.	NA	This should be included in the Transportation Master Plan	—
Transportation Goal 3: Maintain clear and efficient connectivity for vehicles, pedestrians, and bicycle travel across the community		—	—	—
	Transportation Policy 3.1: Provide facilities and programs that support safe 'walkability' and 'bikeability' of the community.	To a Degree...	—	—

		Transportation Action 3.1-1: Develop complete streets along major arterials to ensure vehicular, transit, bicycle, and pedestrian mobility throughout the City. Increase active mobility access between neighborhoods and activity centers.	To a Degree...	Gateway arterials require landscaping and detached landscaping that make for a more enjoyable walk. This should be further addressed in the Transportation Master Plan	—
		Transportation Action 3.1-2: Develop, adopt, and enforce appropriate street, bicycle, and pedestrian facility standards to meet City needs.	To a Degree...	New standards have been developed for bicycle parking facilities.	10-5-6.
		Transportation Policy 3.3: Provide safe truck access into, and around the community.	NA	This should be included in the Transportation Master Plan	—
	Public Airport Facilities Goal 5: Compatible land use planning for areas around the airport should be proactive while keeping in mind private property owners rights and concerns.		YES	Uses permitted in the Airport District continue to be limited and not allow for excessive development of residential and commercial uses.	10-2-14: Airport District Regulations

10-3: Historic Districts & Regulations

10-3-1: Certificate of Appropriateness

(A) For those properties located within the Twin Falls Downtown Historic District, Twin Falls City Park Historic District, and Warehouse Historic District before applying for a building permit, the property owner shall apply for and receive a Certificate of Appropriateness from the Twin Falls City Planning & Zoning Staff.

1. Maps of the Twin Falls Downtown Historic District, Twin Falls City Park Historic District and Warehouse Historic District can be found in Chapter 13 of this title.

(B) 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 permanent outdoor advertising sign shall be erected, altered, restored, moved or demolished within these districts until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by Twin Falls City Planning & Zoning Staff.

(C) The Twin Falls City Planning & Zoning Staff shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Twin Falls City Planning & Zoning Staff shall make its determination within ten (10) business days after submission of the application. Such a certificate is to be issued by Twin Falls City Planning & Zoning Staff prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures.

(D) A certificate of appropriateness shall be required whether or not a building permit is required.

(E) A decision of Twin Falls City Planning & Zoning Staff regarding an application for a certificate of appropriateness may be appealed by the applicant to the Historic Preservation Commission.

(F) 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.

10-5: Parking Requirements

10-5-1: PURPOSE:

Parking and loading regulations are established to recognize the parking and loading needs of uses and structures, to enhance the compatibility between parking and loading areas and their surroundings, and to regulate the number, design, maintenance, use and location of off-street parking and loading spaces and the driveways and aisles that provide access and maneuvering space. The regulations promote flexibility and recognize that excessive off-street parking conflicts with the city's policies related to transportation, land use, urban design, and sustainability.

10-5-2: RESIDENTIAL PARKING PROVISIONS:

- (A) Required parking shall be provided on the same lot as the use it is to serve.
- (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.
- (C) No required parking space shall be used for the storage of any vehicle of one and one half (1.5) ton capacity or more, nor a vehicle which has an overall length of more than twenty-two feet (22'), except while engaging in the actual loading or unloading of passengers or property.
- (D) Direct private residential driveway access to arterial streets creates a traffic hazard. No development plan or plat creating lots which require direct residential driveway access to an arterial street (as shown in current master transportation plan) shall be approved.
- (E) When a property abuts a residential and collector/arterial, the driveway shall be located on the residential street.
- (F) Tandem Parking is allowed for single household and duplex units if the spaces meet the following:
 - (1) No more than two vehicles shall be placed one behind the other.
 - (2) Both spaces shall be assigned to a single dwelling unit.
 - (3) The tandem parking bay shall be a minimum 40 feet by 10 feet in dimension.

10-5-3: NONRESIDENTIAL AND MULTI-FAMILY PARKING PROVISIONS:

- (A) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties.
- (B) All required parking spaces shall be constructed from asphalt, paved concrete, or another similar surface approved, prior to construction, by the City Engineer. Parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved

methods. Nonpermanent markings, such as paint, shall be regularly maintained to ensure continuous identification.

(C) All parking, loading spaces, and vehicle sales areas on private property shall have a curb or vehicle stopping device for spaces adjacent to required landscaped areas, public right of way line, public sidewalk, or other accessible path, to prevent any parked vehicle from overhanging into these areas. Parking shall not be permitted to encroach upon the public right of way in any case. All vehicle maneuvering shall take place on site. No public right of way shall be used for backing or maneuvering into or out of a parking space, except as provided in the downtown parking overlay districts.

(D) Required parking and loading spaces shall be used only for these respective purposes and not for the storage or permanent display of boats, trailers, campers, motor vehicles or other goods, materials, or products for sale.

(E) Refuse storage facilities placed in a parking lot shall not be located in a designated parking or loading space. Each refuse facility shall be located so as to facilitate pick up by refuse collection agencies and shall be screened according to provisions in this title.

(F) Handicap parking space(s) shall conform to the current ADA standards for accessible design as amended.

10-5-4: PARKING ACCESS AND LAYOUT DRAWING - ALL DISTRICTS AND SUBDISTRICTS:

(A) In all districts building plans shall provide for entrance/exit drive(s) appropriately designed and located to minimize traffic congestion or conflict within the site and with adjoining public streets as approved by the city engineer or designated representative.

(1) Where projected volumes of traffic entering or leaving the developments are likely to interfere with the projected peak traffic flow volumes on adjoining streets, additional right of way and paving in the form of a deceleration lane or turn lane may be required to be furnished by the landowner in order to reduce such interference. Projections of traffic shall be based on analysis performed by the city engineer or designated official.

(2) Additional right of way or paving requirements may be reviewed and determined during the platting and/or development process.

(B) Backing a vehicle from an off-street parking space directly into a public trafficway creates a traffic hazard. Parking layouts requiring this maneuver shall not be approved by the City Engineer except for residential uses exiting onto a local trafficway of low traffic volume.

(C) Whenever off-street parking is required by this code a parking layout drawing shall be submitted to and approved by the City Engineer. The layout shall show a sketch of all parking spaces, access aisles, entrances to the site and exits from the site drawn to scale and the dimensions of each item shown and shall indicate all information necessary to determine the employee and customer parking requirements. The entrances to and/or exits from the parking site shall conform to the requirements of this code for driveway approaches. Parking spaces

shall have a minimum size of nine feet by twenty feet (9' x 20'), or if parallel to the access aisle, nine feet by twenty-three feet (9' x 23').

10-5-5: PARKING REQUIREMENTS BASED ON USE:

In all zoning districts and subdistricts, at the time any building or structure is constructed, structurally altered, enlarged or increased in capacity, or when the use of a building or structure is changed, parking spaces shall be provided in accordance with the following requirements:

Agriculture & Animals	No Parking Minimums unless indicated below:
Community Garden	Residential, Agricultural, CSI, and Airport Zones have no parking requirement. 4 spaces per acre.
Veterinary Clinic, Minor	1 space per employee on the largest shift, plus 1 space per examination room
Assembly	1 space per 15 people of total occupant load
Civic/Institutional	1 space per 1 employee, unless indicated below:
Schools	2 spaces per classroom
Commercial Services	1 space per employee and 1 space per 500 sf of customer area, unless indicated below:
Bar and Nightclub	1 space per 5 people of total occupant load
Barber Shop/Beauty Salon/MediSpa, Body Art Studio, Pet Grooming	1 space per employee and 1 space per customer chair or kiosk
Restaurant	1 space per employee on the largest shift and 1 space per 100 sf of customer area
Vehicle Sales	1 space per employee
Health/Human Care	1 space per staff member on largest shift unless indicated below:

Assisted Care/Living Facility	1 space per 2 certified beds or 2 units, whichever is greater
Hospital	1 space per employee on the largest shift, plus 1.5 spaces per each bed or examination room
Daycare Center	plus 2 unloading/loading spaces
Daycare Facility	plus 1 unloading/loading spaces
Residential	
Single House Household, Duplex, Triplex, Multi-Household	2 spaces per dwelling unit
Accessory Dwelling Unit	1 additional space is required for an Accessory Dwelling Unit.
Home Occupation	See Conditional Use Criteria
Industrial	No Parking Minimums
Lodging	# Based on rentable room
Campground / Recreational Vehicle Park	No Parking Minimum
Office	# Based on Occupant Load
Recreation / Entertainment	
Athletic Arena, Field, or Stadium	1 parking space for each 3 seats or 6 feet of bench seating
Fun Center/ Fun Park	1 space per employee and 1 space per 500 sf of customer area
Golf Course/Country Club	See individual uses...
Golf Driving Range	1 space per employee and 1 space per driving lane
Playground	No parking requirement

Sport Shooting Range	1 space per employee and 1 space per shooting lane
Zip Line	2 spaces per employee

10-5-6: BICYCLE INFRASTRUCTURE & PARKING:

(A) All commercial uses within five hundred (500) feet of the Canyon Rim Trail shall provide bicycle parking for four (4) bicycles in conformance per [City Code 10-5-2.B](#)

(B) Bike Parking Facility Design

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

(2) It is the responsibility of the applicant to ensure that the bicycle parking facilities meet all Americans with disabilities act (ADA) requirements.

(3) Bicycle parking facilities shall support the bicycle upright by its frame and allow the owner to lock both the frame and front wheel with one lock.

(4) Bicycle parking facilities abutting a structure, street furniture, landscaping, or other improvements should be installed with a minimum clearance of three feet (3') from other improvements so that parking of bicycles will not cause damage or prevent pedestrian access.

(5) Bicycle parking facilities shall be a minimum of thirty-four inches (34") in height and shall be securely anchored to the ground.

(C) At the owner's discretion, a maximum of two required parking spaces may be exchanged for ten (10) bicycle spaces.

10-5-7: RULES FOR COMPUTING NUMBER OF PARKING SPACES:

In computing the number of parking spaces required for each of the above uses, the following rules shall govern:

(A) "Floor area" shall mean the gross floor area of the specific use. [\(Go from "gross" floor area to "net" floor area\)](#)

(B) Where fractional spaces result, the parking spaces required shall be constructed to be the next whole number.

(C) The parking space requirements for a use not specifically mentioned herein shall be the same as required for a use of similar nature, as determined by the zoning administrator.

(D) When an existing residential structure is converted to a nonresidential use, the parking requirements may be modified by the administrator if it can be shown that strict compliance to these development standards is not possible.

10-5-8: LOADING SPACE AND STACKING REQUIREMENTS:

(A) All nonresidential uses having ten thousand (10,000) square feet or more of gross floor area shall provide and maintain an area for the loading and unloading of merchandise and goods, in accordance with this code and the following requirements:

(1) Retail, commercial and industrial uses with building sizes of ten thousand (10,000) to fifty thousand (50,000) square feet of floor area will provide one loading space minimum. Uses with building sizes fifty thousand (50,000) to one hundred thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum. Buildings over one hundred thousand (100,000) square feet of floor area will provide two (2) loading spaces minimum, plus one additional space for each one hundred thousand (100,000) square feet of floor area.

(2) All hotels, office buildings, restaurants and similar establishments shall have at least one space per one hundred fifty thousand (150,000) square feet of gross floor area up to three hundred thousand (300,000) square feet of gross floor area or fraction thereof.

(3) A loading space shall consist of an unobstructed minimum area of twelve feet wide, forty feet long and fourteen feet tall (12' x 40' x 14').

(4) All drives and approaches shall provide adequate space and clearances to allow for the maneuvering of trucks. Each site shall provide a designated maneuvering area for trucks.

(B) Stacking spaces provide the ability for vehicles to queue on site prior to receiving a service. A stacking space shall be a minimum of nine feet wide and twenty feet long (9' x 20') and shall not be located within or interfere with any other circulation driveway, parking space, or maneuvering aisle.

Unless otherwise specified, stacking spaces shall be provided behind the vehicle bay door, middle of the service window, or middle of the service island, whichever is applicable. 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 property uses:

Commercial Services	3 stacking spaces from first stopping point
Financial Institution or ATM	1 stacking space per window or service lane
Automobile oil change and similar establishments	1 stacking space per bay
Car wash - Automated	3 stacking spaces per bay

Car wash – Self Service	2 stacking spaces per bay
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A single stacking space shall be provided after the final window, order board, or stopping points, to allow vehicles to pull clear of the transaction area prior to entering an intersecting on site driveway or maneuvering aisle. Buildings and other structures shall be set back a minimum of ten feet (10') from the back of the curb of the intersecting driveway or maneuvering aisle to provide adequate visibility and to allow vehicles to safely exit drive-through lanes and escape lanes prior to merging into intersecting driveways or maneuvering aisles.

An escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be nine feet (9') wide and shall provide access around the drive-through facility. An escape lane may be part of a circulation aisle.

10-5-10: REGULATIONS FOR THE DOWNTOWN OVERLAY DISTRICT

(1) Parking within the Downtown Overlay District shall conform to the standards set forth in 10-2-3 of this Title.

10-5-11: SHARED PARKING OPTION

Purpose: The purpose of the Shared Parking Option is to provide property owners who facilitate uses with different parking demand patterns the ability to share parking spaces and areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year. Further, parking spaces that are shared should be located within a reasonable walking distance of all the destinations they are intended to serve.

Process: Property Owners may take advantage of the Shared Parking Option by completing the following:

(A) Mixed Uses: Total requirements for off street parking spaces shall be the sum of the requirements for various uses.

(B) Joint Uses: The joint use of off-street parking facilities is allowed provided:

(1) The applicant shows that there is no substantial conflict in the principal operating hours of the building, structure or use for which the joint use of parking facilities is proposed;

(2) The parties concerned in the joint use of off street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the city attorney as to form and content, and such agreement, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and shall be filed with the application for a building permit or certificate of occupancy (COO); whichever occurs first.

(C) Evening Parking Spaces: Up to fifty percent (50%) of the parking spaces required for a theater or other place of evening entertainment (after 6:00 P.M.), or for a church, may be

provided and used jointly by banks, offices, and similar uses not normally occupied during evening hours if specifically approved by the zoning administrator. Approval may be reviewed upon the determination that a change of use has occurred.

(D) A notarized shared parking agreement is required to be submitted to the Planning & Zoning Department illustrating that the following shared parking requirements as outlined in 10-5-11 have been met.

10-6: Landscaping

10-6-1 PURPOSE

To promote and improve community livability, preserve quality of life and improve the city's general appearance, economic viability, support local pollinators and environmental health through best practices of planned planting, landscape design, installation, and maintenance.

10-6-2 GENERAL

- (A) These standards shall apply to all areas held in common ownership and/or under common maintenance within any development or subdivision such as, but not limited to, retention/detention ponds, park strips, berms, and swales.
- (B) Plantings within the public right of way or required gateway arterial landscaping shall not reduce site landscaping requirements, and shall adhere to the standards set forth in "City Policy XXX" regarding landscaping in public right of way.
- (C) The quality and all plant materials required by this section must adhere to the standards prescribed in the latest edition of "American Standards for Nursery Stock" (ANSI Z60.1).
- (D) All landscaping elements shall be maintained in a manner consistent with the minimum standards outlined in this chapter. Any dead or dying trees, shrubs, or other perennial plants shall be removed and replaced within one growing season.
- (E) All trees in public right of way shall be maintained according to the practices established by the Twin Falls Tree Commission per City Code 8-4.
- (F) All landscaping elements shall be installed and maintained consistent with vision and safety requirements outlined in City Code Titles 8 and 9.

10-6-2.1 LANDSCAPE PLAN SUBMITTAL REQUIREMENTS

- (A) All projects requiring landscape installation shall require the submission of a landscape plan.
- (B) The landscaping plan shall be reviewed as part of the building permit or zoning application process.

(C)The following requirements shall be met for all landscape plan submittals

1. Plan submittals shall provide the items listed on the application as provided by the administrator.
2. Projects requiring four thousand (4000) square feet or more of total landscaped area shall provide a landscape plan prepared by a current Idaho Licensed Design Professional.

10-6-2.2 MINIMUM LANDSCAPE PLANTING & GROUND COVER STANDARDS

Commented [BC1]: Perhaps make a table of the minimum areas for each zone.

The required minimum landscaped area shall have the following plantings:

(A) One tree per five hundred (500) square feet of landscaped area.

The number of tree species and planting sizes shall be planted per the table below:

Required Number of Trees	Minimum Number of Species
1-4	1
5 to 10	2
11 to 30	3
31 to 50	4
More than 50	5

All trees shall be a minimum of one and a half (1-1/2) inch caliper (deciduous) or five (5) feet tall (evergreen) when planted.

(B) One woody shrub, herbaceous perennial, or ornamental grass per one hundred (100) square feet of landscaped area.

The number of shrub/grass species and planting sizes shall be planted per the table below:

Required Number of Shrubs/Grasses	Minimum Number of Species
1 to 4	1
5 to 10	2
11 to 30	3
31 to 50	4
More than 50	5

All Shrubs shall be a minimum of two (2) gallon when planted.

All others shall be a minimum of one (1) gallon when planted.

(C) Ground cover is required throughout the required minimum landscaped area.

1. The following ground covers are permitted:
 - a. Bark Mulches
 - b. Soil Aid
 - c. Other Non-Vegetative materials (Decorative Rock/Stone $\geq 3/4"$, artificial turf, pavers, etc.)
 - i. Not to comprise of more than 50% of the required area.
 - d. Vegetative ground cover (Grasses, etc.)
2. The following ground covers and materials are prohibited:
 - a. Asphalt
 - b. Concrete Flat work
 - c. Pea Gravel
 - d. Road Base Gravel
 - e. Rubber Mulch
 - f. Pit Run Rock & Ballast Rock
 - g. Impermeable plastic weed barriers

3. All Non-vegetative ground cover shall utilize a permeable weed barrier and shall be installed to a minimum depth of three (3) inches.

10-6-3 ALTERNATIVE LANDSCAPING PLAN

(A) The Planning and Zoning Commission may approve Alternative Plans for the minimum site landscape plantings and groundcover standards.

1. Alternative Plans shall not be requested for Gateway Arterial and Parking Lot Landscaping requirements.

(B) Alternative Plans may substitute the required landscape area, and associated number of trees / shrubs, for non-vegetative beautification amenities, alternative placement of trees and shrubs, or a combination of amenities and vegetation placement.

1. Non-vegetative beautification amenities include:
 - a. Architecture Embellishments – (Window canopies, Door awnings, etc.)
 - b. Artistic murals or similar artistic displays as approved by the City of Twin Falls Arts Commission.
 - c. Other innovative items approved per the Planning and Zoning Commission.
2. Alternative Placement of vegetation include:

- a. Planter boxes
- b. Hanging baskets
- c. Potted plants
- d. Living wall
- e. Street trees per Parks Department approved list & installation guide
- f. Other innovative locations approved per the Planning and Zoning Commission

(C) Alternative Plan Review Process: Upon receipt of a completed application the Administrator shall schedule the item within thirty (30) days on the Planning and Zoning Commission agenda for consideration.

10-6-4 THE PLANTING OF INVASIVE AND HARMFUL PLANT SPECIES

(A) Any plant deemed by the State of Idaho as invasive or harmful shall not be planted.

Commented [BC2]: Ask Sean

10-6-5 GATEWAY ARTERIAL LANDSCAPING

In addition to, and as part of, the landscaping requirements specified elsewhere in this title, the following landscaping shall be provided, retained and maintained on all properties in commercial or industrial zoning districts and fronting gateway arterials.

(A) A landscaped strip at least ten feet (10) in width shall be provided immediately behind the sidewalk or future sidewalk.

(B) A landscaped strip with an average depth of thirty (30) feet, with no area having a depth of less than fifteen (15) feet, measured from back of curb, shall be provided along the following roadways:

1. Pole Line Road from Rock Creek to Eastland
2. Falls from Rock Creek to Grandview
3. Blue Lakes from Perrine Bridge to Falls
4. Washington from Park Road to 3400 N
5. Kimberly from Eastland to 3300

Commented [BC3]: Are we sure these are all the roadways we want?

Create map for resource section

(C) Concrete flatwork, sidewalks, or paths shall not be counted towards required landscaped area.

10-6-6 CANYON RIM OVERLAY LANDSCAPING

Overall, twenty percent (20%) of the total area included in any commercial or mixed-use development in the canyon rims overlay district shall be devoted to landscaped open space. That space shall meet the requirements of section 10-6 of this title and shall include the following elements:

Commented [BC4]: Move to landscaping chapter and revise as needed.

- (A) Street Buffers: Commercial uses shall provide a minimum thirty foot (30') landscaped buffer along arterial and collector streets. Residential uses shall provide a minimum fifty foot (50') landscaped buffer along arterial streets.
- (B) Use Buffers: There shall be a minimum fifty foot (50') landscaped buffer within fifty (50) feet of the Canyon Rim.
- (C) Parking Areas: Parking areas including twenty-four (24) or more spaces shall be broken into separate bays by landscaped areas and pedestrian walks that comprise at least ten percent (10%) of the area devoted to parking.
- (D) Canyon Rim Setback Area: The canyon rim setback area may be included as part of the twenty percent (20%) landscaping requirement if the area is landscaped to meet the minimum requirements of subsection 10-6-2.2 of this title or if planted with native vegetation.

10-6-6 PARKING LOT LANDSCAPING

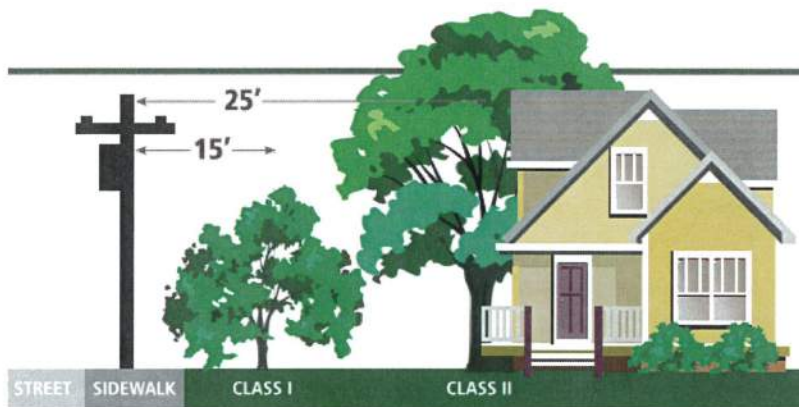
- (A) Parking Lot Landscaping Requirements: Any nonresidential parking area that contains twenty (20) or more parking spaces shall provide interior parking lot landscaping, in addition to other required landscaping, as follows:
 - (B). Expansions to existing parking lots which increase the number of spaces beyond twenty (20), or expand parking to new areas where twenty (20) spaces are currently available, shall provide parking lot landscaping on the new portion of the lot in accordance with this section.
 - (C). Landscaped islands shall be located at the terminus of all parking rows. Also, no more than fifteen (15) parking spaces are permitted in a continuous row without being interrupted by a landscaped island.
 - (D). Required landscaped islands shall be a minimum six feet wide and fifteen feet long (6' x 15') and shall contain at least one tree.
 - 1. The tree placed in the landscaped island shall be an approved parking island species identified in the City of *Twin Falls Tree Selection Guide*.
 - 2. At planting the tree placed in the island shall meet the minimum size requirements as outlined in 10-6.2.2.
- 4. Required landscape islands may be grouped, subject to approval by the planning and zoning commission.

5. All landscaped areas shall be protected by an appropriate device so as to prevent the damage of the landscaped areas and vegetation from vehicles. Pavement shall not be placed closer than four feet (4') from the trunk of a tree unless a root barrier is provided.

10-6-7 LANDSCAPING IN PROXIMITY TO UTILITIES

(A) Tree Planting:

Tree Classification	Minimum Distance from ANY Overhead Powerline
Class 1	15 feet
Class 2	25 feet
Class 3	35 feet
<i>Distances are to be measured from tree trunk at time of planting.</i>	



(B) Review

1. All landscaping to be placed within fifty (50') feet of any overhead powerline shall be submitted to Idaho Power for comment. Any reasonable accommodation requested by the utility shall be met, including but not limited to alternative tree placement, alternative tree species, etc.

Commented [BC5]: Could we be more generic "Appropriate Electric Power Utility Company"?

2. All subdivision landscaping shall be submitted to Idaho Power for comment.

Commented [BC6]: Should this be here?

(C) Maintenance: All maintenance shall be conducted in conformance with the Idaho Overhead Safety Act (Idaho Statute 55-2401 thru 55-2405) or as amended.

(D) Nuisance: Any tree or shrub growing in the public right of way or public place which is endangering, or which in any way may endanger, the security or usefulness of any public street, sewer, or sidewalk or the full and safe operation of public utility wires, is hereby declared to be a public nuisance and the City may take action as detailed in Twin Falls City Code [Title 8 Chapter 4](#).

10-6-8 GUIDELINES FOR SELECTING PLANTS FOR POLLINATORS

It is strongly recommended that pollinator plants be incorporated in landscape design whenever possible. Pollinator friendly landscaping recommendations include:

When selecting plants for pollinators follow the 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.

10-6-9 GUIDELINES FOR LANDSCAPING IN AREAS VULNERABLE TO WILDFIRE

It is recommended that fire wise plants and landscape design be utilized in areas of the City vulnerable to wildfire. Fire wise recommendations include:

(A) Control the density and placement of highly flammable vegetation within thirty (30') feet of buildings and structures.

(B) To establish a fifty foot (50') defensible space around the perimeter of any habitable structure.

1. The defensible space is one in which trees are thinned so that crowns do not overlap or touch, woody brush is removed or substantially thinned, and dead fuel is removed

(B) Non-flammable hardscapes, such as rock wall, function as firebreaks by breaking up areas of fuel.

(C) Ground cover such as gravel, brick chips, pavers, and concrete offer superior fire-resistance and should be used where mulch directly abuts flammable structures.

(D) Seek to plant ignition resistant plants.

1. Flammability Chart:

FLAMMABILITY CHART

Succulents = More Ignition Resistant
Ground Covers
Turf Grasses
Annuals
Perennials
Shrubs
Deciduous Trees
Ornamental Grasses
Evergreens = Less Ignition Resistant

(E) Maintenance

1. Trim lawns, irrigate frequently, prune out dead limbs, remove debris and other fuels, thin and increase spacing between plants.

10-6-10 LANDSCAPE PLAN MODIFICATION

(A) Modification to the approved landscape plan may be made at the discretion of the Administrator if the following are completed and delivered to Planning & Zoning Staff:

1. A detailed letter explaining the reason for the proposed landscape plan modification.
2. A landscape plan illustrating the proposed changes.

10-6-11 LANDSCAPE PLAN COMPLETION

(A) No certificate of occupancy for any building, or development covered by the terms of this title, shall be issued unless the required landscaping has been completed.

1. Required Landscaping of four thousand (4,000) square feet or more shall require a written certificate of completion by the licensed Idaho Design Professional or Nurseryman responsible for the landscape plan. The

certificate of completion shall verify that all landscape improvements, including plant material and sprinkler installation, are in substantial compliance with the approved landscape plan.

2. Due to seasonal weather constraints, and other extenuating circumstances determined by the administrator a temporary certificate of occupancy may be issued if an acceptable Financial Guarantee for one and one-half (1.5) times the cost of completion of the required landscaping is provided to the city pursuant to written agreement.