THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS

Date: February 13, 2012

To: Urban Renewal Agency of the City of Twin Falls

From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to approve a Twin Falls Planning & Zoning application to begin the process to amend the O-T (Old Town) zoning code to allow for new housing to be developed.

Background:

Several years ago the Agency determined that vibrant new uses for Old Town could include new housing, especially urban-style housing that is often seen in downtowns. Urban-style housing could be rowhouses, condominiums, or apartments. As staff discovered recently, those uses are not allowed in Old Town under the O-T zone designation.

As a property owner in Old Town and an interested party in Old Town revitalization, the Agency can make application to the City's Planning & Zoning Commission to review this request. This application would go first to the P&Z Commission for their consideration and then onto City Council for the same. This process will include public hearings.

Renee Carraway has prepared the application for your consideration and explained that the process would likely take between 2.5 – 3 months to complete, if no appeals come forward. Due to the length of time required for this process, staff is recommending the Agency take this step to continue to be proactive in its revitalization efforts.

Approval Process:

A majority vote of a quorum of the Agency board in open meeting.

Budget Impact:

$400 – This covers public hearing notices along with publishing the ordinance if City Council approves the request. The funds are available.

Conclusion:

Staff recommends the board approve the P&Z application.

Attachments:

1. Application

CITY OF TWIN FALLS
COMMUNITY DEVELOPMENT SERVICES
P.O. Box 1907
324 Hansen Street E
Twin Falls, ID 83303
PH: 208-735-7267 FAX: 208-736-2641

ZONING TITLE AMENDMENT

Date of the Application: 02-13-2012 **Application No.:** _____

Fee: **$200.00**

A. APPLICANT INFORMATION:

1. Name of applicant: Twin Falls Urban Renewal Agency
   Mailing Address: PO Box 1907
   City: Twin Falls State: Id Zip: 83303-1907
   Phone: _____ Cell Phone: _____ E-mail: _____

Applicant Signature: _____

2. Name of Applicant's Representative (if other than above): Gary Garnand, Chairman
   Mailing Address: _____
   City: _____ State: _____ Zip: _____
   Phone: _____ Cell Phone: _____
   Email Address: _____

B. REQUEST INFORMATION:

1. The following is a request that the ZONING ORDINANCE for the City of Twin Falls, Idaho be AMENDED as follows: See attached

2. Submit the section of the current CITY CODE **showing the proposed changes**

3. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
   a. The reason for the request

NOTE: **A request for a Comprehensive Plan Amendment is required for a request that is NOT in conformance with the Comprehensive Plan.**

Cost of publication of an ordinance which implements this request is not included in the fee. The publication cost is the responsibility of the applicant. After ordinance approval by the City Council, the Times News will call the applicant with the cost and will publish only after receipt of payment. Your request is not final until publication of the implementing ordinance. Pursuant to State law, the implementing ordinance must be published within one month of passage to become effective.

OFFICIAL USE ONLY:

COMMISSION HEARING:

PUBLISH DATE: _____

HEARING DATE: _____

COUNCIL HEARING:

PUBLISH DATE: _____

HEARING DATE: _____

Proposed

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.

(A) PERMITTED USES: **cont.**

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.

(A) PERMITTED USES: **cont.**

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.

(A) PERMITTED USES: **cont.**

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.

(A) PERMITTED USES: **cont.**

10. Transportation:

a. Bus facilities, including pickup 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.

(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.

(B) SPECIAL USES: **cont.**

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 on lots fronting on an arterial or collector street.

b. Dwellings - detached single household.

c. Dwellings - duplex.

d. Dwellings - multiple household (5 units or more).

e. Dwellings - triplex and fourplex. (Ord. 2526, 5-20-1996)

~~a~~ **f**. Motels and transient hotels.

~~b~~ **g**. Nursing homes and rest homes.

~~c~~ **h**. Residence halls, residence hotels, rooming houses.

~~d~~ **i**. Shelter homes.

(B) SPECIAL USES: **cont.**

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 rollerskating facilities.

e. Outdoor, public and commercial swimming pools.

f. Outdoor, public and commercial tennis courts.

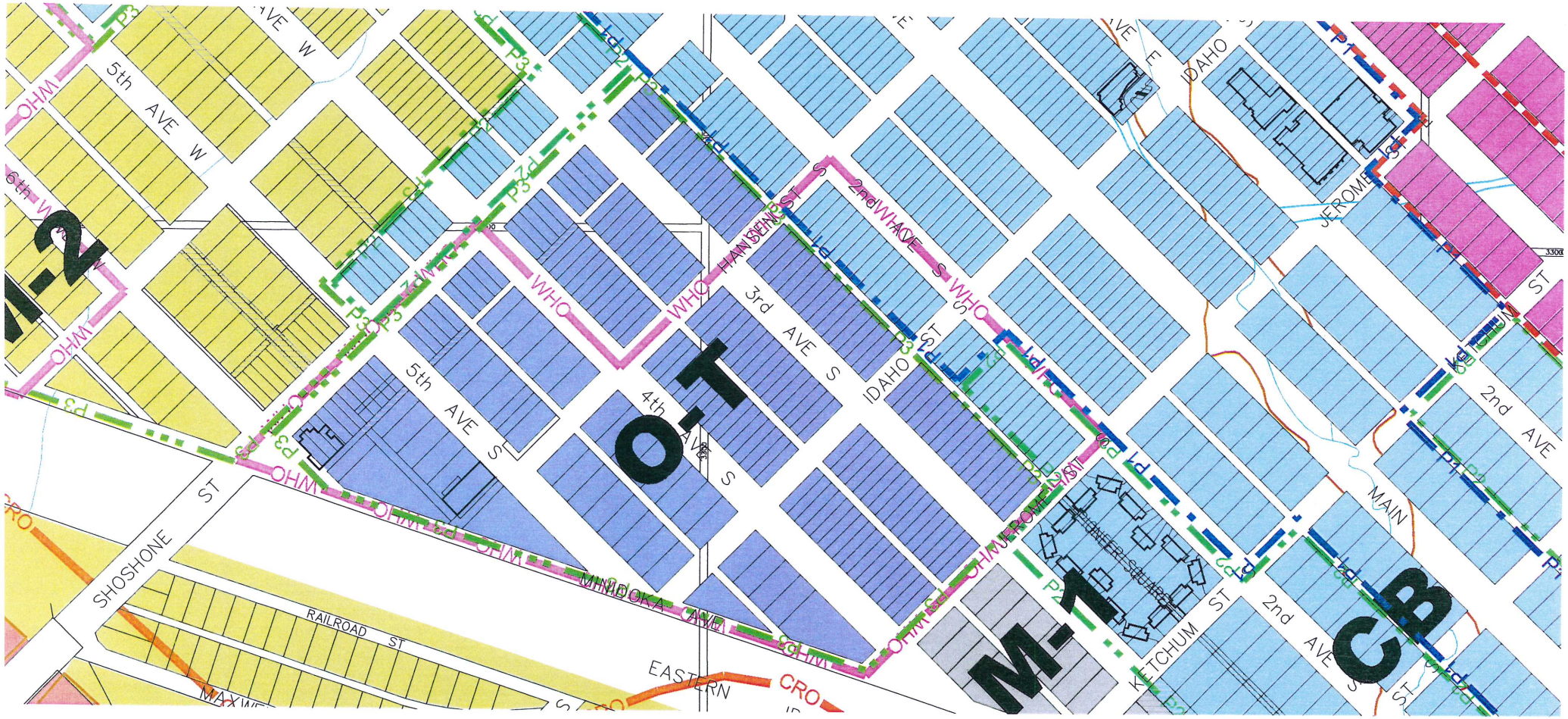
11. Transportation:

a. Freight transfer points.

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

c. Packing and crating. (Ord. 2620, 8-2-1999)

(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.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Pedestrian Square

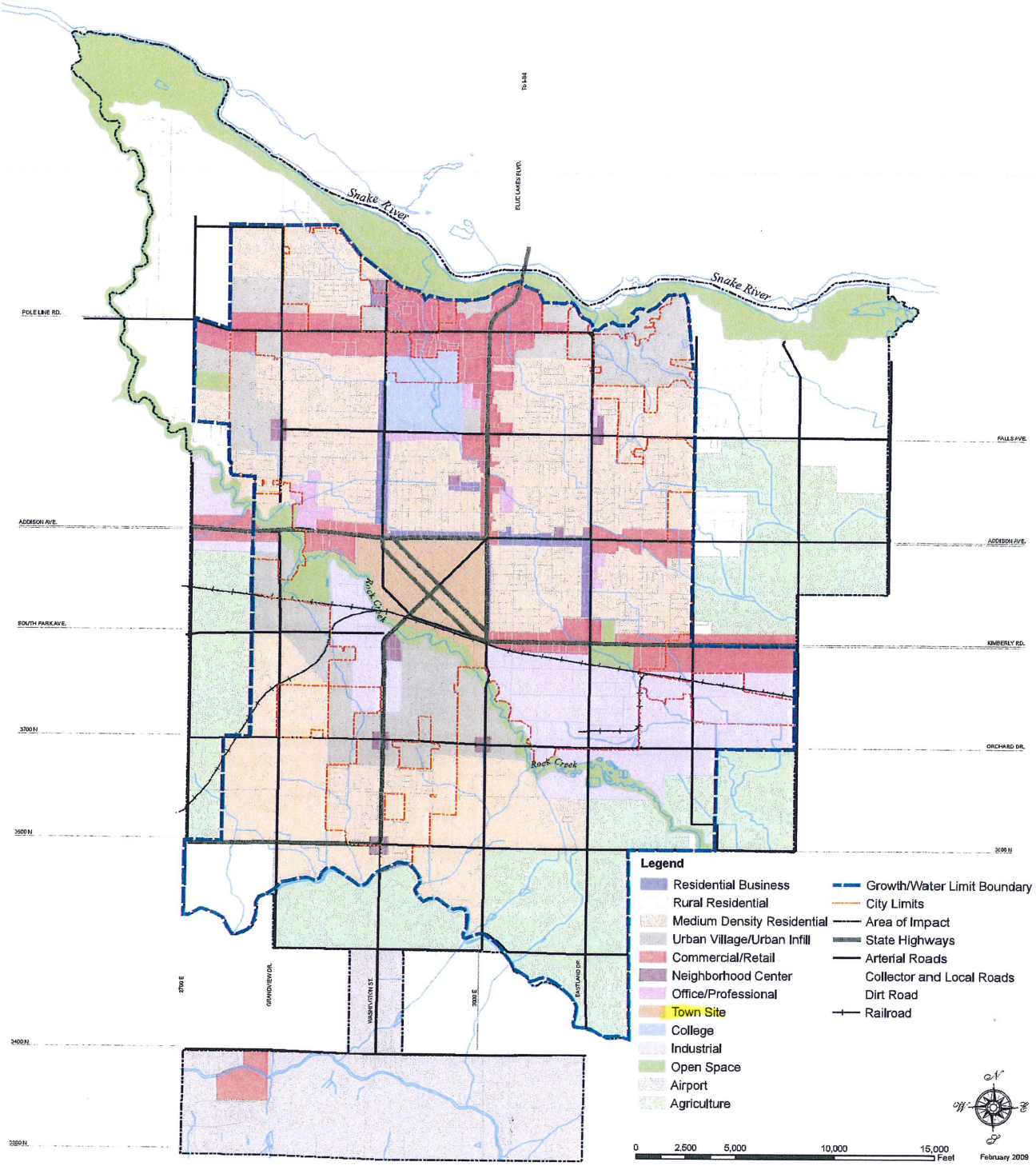
City of Twin Falls Title 10 Zoning and Land Use Matrix

(Current as of January 6, 2012)

PERMITTED USES — P
PERMITTED USE WITH A SPECIAL USE PERMIT — S
NOT PERMITTED

City of Twin Falls Zoning and Land Use Matrix

LAND USE	AG (§10-4-1.2)	SUI (§10-4-2.2)	R-1 VAR (§10-4-3.2)	R-2 (§10-4-4.2)	R-4 (§10-4-5.2)	R-6 (§10-4-6.2)	CB (§10-4-7.2)	C-1 (§10-4-8.2)	M-1 (§10-4-9.2)	M-2 (§10-4-10.2)	OS (§10-4-11.2)	AP (§10-4-12.2)	OT (§10-4-13.2)	CM (§10-4-14.2)	RM (§10-4-15.2)	CSI (§10-4-16.2)	PRO (§10-4-18.2)	PRO - Addison Ave and Blue Lakes Blvd (§10-4-18.2B5)	NCO (§10-4-21.2)	RB (§10-4-23.2)
11. RESIDENTIAL																				
Accessory buildings (**less** than **1000** square feet), personal swimming pools and other accessory uses			P	P	P	P	P	P			S			P	P	P				P
Accessory buildings (**less** than **1,000** square feet) i.e., garages and other accessory buildings except those physically attached garages that are built at the same time the home is built											S			P	P	P				P
Detached accessory buildings (**more** than **1,000** square feet) i.e., garages and other accessory buildings			S	S	S	S	S	S						S	S	S				S
Accessory buildings (**more** than **1,000** square feet) i.e., garages and other accessory buildings except those physically attached garages built at the same time the home is built														S	S	S				S
Bed and breakfast facilities	S	S	S	S	S	S	P	P					P	P	S	S		S		P
Dwellings - attached single household dwellings on lots fronting on an arterial or collector street		S	P	P	P	P								P	P	P				
Dwellings - detached single household	P	P	P	P	P	P						P			P	P				
Dwellings - duplex				P	P	P								P	P	P				
Dwellings - triplex and fourplex					S	P								P	P	P				
Dwellings - multiple household (5 units or more)						P	P	P						P	P	P				
Home occupations	S	S	S	S	S	S	P	P	P	P		S		P	S	S				P
Household units existing at the time this Title was adopted							P	P	P	P	P	P								P
Household units in same building as an allowed use **and** occupied by the owner or an employee of the allowed use							P	P	P	P			P	P			S	S		P
Household units in upper floors of commercial or professional buildings							P	P					P	P		P		S	P	P
Mobile homes, if accessory to and located on the same property of an allowed use and occupied by the owner or an employee of the allowed use.									S	S										
Motels and transient hotels							P	S					S	S						
Nursing homes and rest homes						S	P	P					S	P	S	S				S
R.V. and camping parks								S	S					S						
Residence halls, residence hotels, rooming houses						S	P	P	S				S	P	S	S				
Residential PUD, not to exceed SUI density		S									S									
Shelter homes						S	S	S	S				S	S						S



Twin Falls Comprehensive General Plan Update

Map 2-4:
Future Land Use

uses. Big Box retail uses are not supported at Neighborhood Centers, which should be limited to one or two corners of designated intersections as illustrated in Map 2-4. Limiting the square footage of individual Neighborhood Center uses is critical for the creation of an intimate, neighborhood scale place and experience.

Neighborhood Centers should be developed as distinct places and destinations rather than non-descript strip developments. They should become important community nodes, where people are encouraged to shop and meet. Neighborhood Centers should be oriented to the needs of pedestrians, including links with local trail and pathway systems, high-quality plazas and other pedestrian amenities that encourage walking and cycling.

Residential Business

The Residential Business is a transitional land use category. This category allows existing residential uses to remain and be improved, while also allowing low-scale, low-intensity commercial and business operations to be developed as part of infill projects. The overall intention is to allow an appropriate mix of residential and commercial uses that provide good transitions with nearby residential uses and neighborhoods.

Residential Business uses should (1) be low in scale and intensity, (2) share design characteristics with nearby residential uses, (3) provide a good neighborhood "fit" and (4) exude a distinct residential character. Where possible, existing residences located in Residential Business areas should be preserved in their present form and use. Where this is not feasible, individual residences should be allowed to convert into Residential Business developments. In cases where existing structures and site conditions are prohibitive for conversion, two or more existing lots may be assembled and developed as Residential Business uses, thereby consolidating site access and creating a more rational parking layout. Once a particular home or property has been converted to a Residential Business use, it should not be allowed to revert to a residential use. Typical non-residential uses include service operations, offices and small retail type uses. Uses catering to the automobile such as drive-up windows, gas stations and mechanical garages are not envisioned and should not be supported.

The specific configurations, densities, heights and other details of Residential Business developments should be approved as part of the project approval process utilizing zoning rules, design guidelines and standards. New buildings should be residential in style, scale, and appearance to the extent possible, incorporating typical residential features such as pitched roofs, square footage limitations, yards and landscaping, and residential details such as windows, porches and building materials similar to homes.

Office/Professional

The Office/Professional designation encompasses uses such as office, service, professional, and cottage retail/craftsman uses. It excludes retail and commercial intensive uses. The location of these uses should be carefully considered, and can be used as a buffer between residential and retail-intensive commercials areas. Office/Professional uses can also help decrease the impact of commercial uses on nearby neighborhoods. Hours of operation can also be limited in order to reduce impacts between incompatible uses.

Town Site

The greater Downtown area should encourage new development that recognizes existing uses and patterns, while allowing for positive redevelopment opportunities. The types of uses which are envisioned are broad, including high density residential, commercial, hotels and hospitality

Utilities
Existing utility corridors (pipelines, canals, power lines and similar conveyances) will remain in the future. Existing water and sewer facilities should be maintained, and future facilities reserved in order to meet the future needs of the community. Where possible, utility corridors should be developed as community open spaces and trail corridors.

Roads and Transportation
Future road, rail and other surface transportation rights-of-way should be maintained and extended to meet the transportation needs of the community.

2.11 Goals and Policies

Goal: **To limit future urban growth to areas within the existing Water Limit Boundary.**

Policy: Forbid the extension of essential urban services (water and sewer) to areas beyond the existing Water Limit Boundary.

Implementation Measure: Adopt the Water Limit Boundary as the official limit of urban development.

Goal: **To encourage a wider range residential uses in order to meet the projected future population growth.**

Policy: Allow and encourage new residential development models that meet the future needs of the community.

Implementation Measure: Modify existing ordinances and codes to allow Open Space Residential/ Clustered Development within Rural Residential areas in the Area of Impact.

Implementation Measure: Modify existing ordinances and codes to allow Open Space Residential/ Clustered Development within the existing City Limits.

Implementation Measure: Modify existing ordinances and codes to allow Urban Village/ Urban Infill residential development within the existing City Limits.

Implementation Measure: Create detailed guidelines and educational information regarding the benefits of various residential models, including Open Space Residential/Cluster Development, and Urban Village/Urban Infill.

Goal: **To encourage the re-establishment of Downtown Twin Falls as the "heart" of the community.**

Policy: Promote and encourage new and appropriate downtown housing models, including lofts, downtown infill and other urban models.

Policy: Encourage mixed use development in Downtown.

Implementation Measure: Modify existing ordinances and development codes to allow and encourage mixed use development Downtown and elsewhere in the community.

Policy: Encourage and promote the development of hotels, inns and similar hospitality uses in Downtown.

Policy: Establish physical and programmatic links with the Canyon Rim along Blue Lakes Boulevard.

Implementation Measure: Investigate the viability of physical and programmatic options to enhance the link between Downtown and the Canyon Rim. Specific options may include mass transit improvements, streetscape enhancements, signage programs, etc.

Policy Implement specific improvements to enhance *Blue Lakes Boulevard*.

Implementation Measure: Investigate a variety of improvements within the public realm (road right-of-way) and private realm (parking lots, front yards, etc.). Specific ideas to be investigated include streetscape enhancements, parking coordination and reconfiguration, redevelopment ideas, coordinated signage, etc.

Policy: Establish a wider range of commercial uses, including a "lifestyle center" or similar development.

Implementation Measure: Determine the viability of attracting large-scale redevelopment within or adjacent to Downtown Twin Falls.

Policy: Locate *an arena or sports facility* in or near Downtown.

Implementation Measure: Determine the viability of attracting an arena or sports facility in or near Downtown.

Policy: Continue to implement programs and ideas developed by previous studies and plans.

Implementation Measure: Review the Hudson Report and other studies to confirm support for past planning and design improvements in the Downtown area.

Policy: Introduce additional cultural and arts events and programs to attract people Downtown.

Implementation Measure: Coordinate with the Chamber of Commerce and other Downtown groups to enhance existing programs and events.

Goal: To convert the existing City Hall complex into a landmark Downtown facility

Policy: Investigate the feasibility of redeveloping the City Hall Complex into an attractive civic center.