

## **10-7: REQUIRED IMPROVEMENTS OF DEVELOPMENT**

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

- A. Installation: Improvements required herein shall be provided for the entire premises of the project in the following circumstances:
1. When there is a change of Land Use Category of a building, structure or parcel of land;
  2. When a Special Use or Zoning Use Permit is required;
  3. When a building, or structure, is constructed or placed;
  4. When a building, or structure, area square footage is expanded by 25% or greater of originally permitted buildings, structures, or areas;  
or,
  5. When a single building of a premises containing multiple buildings is expanded over 25% of the single building's square footage, but less than a total of 25% of the combined square footage of all buildings, the improvements required by sections 10-7-2 through 10-7-5 of this chapter shall only be required for the building being expanded, or the property being used for the expansion.

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

### **10-7-2: LANDSCAPING**

- A. Landscaping as required by 10-9 of this Title shall be installed as part of the Required Improvements.
- B. A temporary certificate of occupancy may be issued when the landscaping vegetation items are not completed.

### **10-7-3: SCREENING**

- A. Screening Required: Screening shall be required between any non-residential use that abuts any residential use/zoning district. The non-residential use, or conditional use where applicable, shall provide the required screening, and maintain it in good repair.
- B. Minimum Standards:
1. Height: Screening shall be a minimum six feet tall at time of installation.
  2. Screening material shall completely (100%) obscure objects inside the screened area when viewed from outside the screened area, between zero and six feet above grade.
  3. Prohibited Materials: Chain-link fence is a prohibited screening material.
- C. Exceptions:
1. Screening shall not be constructed so as to create a traffic hazard.
  2. Screening shall not be required if a public traffic way separates the two uses.

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3. Screening requirement may be waived by the adjoining property owner through notarized, and recorded, written documentation furnished to the Administrator.
- D. All requirements shall be completed prior to issuance of any certificate of occupancy.

### 10-7-4: BUILDING ADDRESSING

- A. Building Addressing shall conform to the standards and requirements set forth in 10-10-3 of this Title.
- B. All requirements shall be completed prior to issuance of any certificate of occupancy.

### 10-7-5: PARKING AREAS

Parking areas as required by 10-8 of this Title shall be installed as part of the Required Improvements.

- A. A temporary certificate of occupancy may be issued, whether or not the following items have been completed:
1. Parking stall striping.
  2. Hard surfacing, only in areas that are not required by this Title. Any area or items needed to meet the minimum code requirements for ADA Accessibility, parking lot layouts (delivery areas, parking spaces, maneuvering areas), and/or stormwater systems shall be installed prior to any certificate of occupancy being issued.

### 10-7-6: RIGHT-OF-WAY IMPROVEMENTS

- A. Access Provisions:
1. Adequate Access: No building shall be constructed or placed on a lot unless adequate access to the property has been provided.

Adequate access consists of appropriate size, surface, and construction method of public right-of-way, or private driveway, as determined by ISPWC, Master Transportation Plan (MTP), or as otherwise determined by the City Engineer.

2. Construction of adjacent right-of-way may be required, as determined by the City Engineer.
  3. Dedication of additional right-of-way may be required for construction of right-of-way improvements listed in this section, as determined by the City Engineer.
  4. Private accesses are to be constructed according to applicable regulations found in ISPWC - City of Twin Falls Revisions, and currently adopted International Fire Code.
- B. Curb, Gutter, and Sidewalk Infrastructure:
1. New curb, gutter and sidewalk shall be constructed in accordance with city standards, where applicable within the development.
  2. Sidewalks are not required in the Rural Residential and Industrial Zoning districts, except on arterial or collector streets as identified on the Master Transportation Plan, or areas of high pedestrian traffic as determined by the City Engineer.
  3. ADA ramps shall be constructed or reconstructed per the current ADA Transition Plan as adopted by Council, or as amended.
- C. Deferral and Waiver of Construction:
1. The City Engineer may defer the construction of required curb, gutter, and/or sidewalk under the following circumstances:

- a. If the cost exceeds 25% of the cost of the proposed private improvements; deferral shall not exceed three years.
- b. Until such time when other curb, gutter, and/or sidewalk is constructed within the same standard city block, or equivalent distance.
- c. If another governmental agency having jurisdiction over the right-of-way requests that curb, gutter and/or sidewalk be deferred.

- 2. The City Engineer may waive the construction requirement if existing curb, gutter and/or sidewalk is in good repair, meets current ADA standards, and contains an acceptable line and grade that conforms to the line and grade of other curb, gutter and/or sidewalk in the standard block.

- D. In areas where two or more zoning districts adjoin, and said zoning districts have different public improvement requirements, the Council may impose the least restrictive requirements if the Council finds that imposition of the least restrictive requirements will further the policies and purposes described in Chapter 1 of this Title.
- E. All requirements shall be completed, or other financial surety accepted by the City of Twin Falls, prior to issuance of any certificate of occupancy.

**10-7-7: SOLID WASTE MANAGEMENT**

- A. Trash Bins: A trash bin of sufficient size to accommodate all trash or solid waste containers stored on the premises shall be provided, except for buildings containing two or less Dwelling Units.

- B. Trash Enclosure: All Trash Enclosures shall comply with screening requirements that will completely obscure all trash and waste stored in the pen from public right-of-way and adjacent properties.

**10-7-8: WATER AND SEWER**

- A. All buildings intended for human occupancy shall have adequate sanitary facilities. Such facilities shall be connected to an approved domestic water source conforming to the water regulations of the City and to an approved wastewater system conforming to the wastewater regulations of the City.
- B. The City Engineer may require a means of access and method of measuring outflow from any Industrial User, as defined by the City Sewer Use Ordinance.
- C. All requirements shall be completed prior to issuance of any certificate of occupancy.

**10-7-9: DRAINAGE AND STORM WATER MANAGEMENT**

- A. Best Management Practices: Building sites shall use best management practices (BMPs) to retain as much storm water as possible on the property.
  - 1. Prior to the beginning of construction on any development site larger than five acres, the developer or their representative must have a pollution prevention plan in place and must file a Notice of Intent (NOI) with the Environmental Protection Agency (EPA), in accordance with National Pollutant Discharge Elimination System (NPDES) requirements. The pollution prevention plan will include provisions for reducing sediment discharges from the construction site and tracking of mud onto roadways. A copy of this plan and the NOI shall be

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- provided to the city prior to any site grading. Refer to 40 CFR chapter 1 section 122.26 stormwater discharges for NPDES requirements.
- B. Highway Drainage: Drainage to a state highway shall be subject to the regulations of the Idaho Transportation Department. Necessary permits shall be acquired by the developer prior to any development of the property.
  - C. Road Drainage: Drainage to roadways shall be subject to the applicable regulations of the respective regulating authority of the roadway. Necessary permits shall be acquired by the developer prior to any development of the property.
  - D. Drainage to U.S. Waters or Canals: No drainage shall be allowed from a building site directly to any Waters of the United States, or to any privately-owned canal system.
  - E. Storm Water Management Plan:
    - 1. Any Development on property shall submit a Storm Water Management plan stamped by a professional engineer licensed in the State of Idaho. The plan shall contain designs, drawings, and any other information as requested by the City Engineer depicting storm water retention facilities to retain the 50-year 24-hour rainstorm event.
    - 2. Procedure For Review and Approval Of The Storm Water Management Plan: Review and approval by the city does not constitute an engineering review of project plans and calculations. The review is for the purpose of ensuring general conformance to city policies and requirements. The submitting engineer is solely responsible for the design. All submissions to the city shall be stamped by a professional engineer registered in the state of Idaho.
  - F. All requirements shall be completed prior to issuance of any certificate of occupancy.