



This plan is a living document that will identify what the goals are, where the City has had success and the area where the City may need to improve, and areas where the City may have underestimated their abilities to progress. It allows for accountability with performance reports that give feedback.

The community involvement resulted in identifying things that were important for the direction as a City. Keywords that kept coming up in the discussions included Family Friendly, CSI, Public Transportation, Safe Trails, Economic Vitality, Recreation and Opportunity. Some of these we need to strengthen and some of these we need to preserve because they are already strengths that allow the City to succeed at maintaining the Community Vision. These keywords helped to create the eight defined areas for the strategic plan.

Once these key areas were defined the review of data began. Twin Falls Averages were compared to National Averages and State Averages statistically. If we don't have the environment needed for companies to employ locally because our citizens don't have the necessary education to do the jobs we get passed over, we don't grow as a community. If we don't grow as a community there are opportunities left on the table.

One of the biggest concerns mentioned in the discussions was the desire to stop exporting our largest and best resource, which would be our children. Our children should be able to pursue a future career that is not limited to agriculture and what is available currently. They should be able to have choices that don't require that they relocate to pursue their dreams, should they choose to stay. We want a "Cool" community; one that allows for growth from within. Historic Preservation plays into this. As we require or people want to make changes to structures the Historic Preservation Commission should assure it is not done in a manner that ruins our identity.

He reviewed some of the statistics for Twin Falls explaining that for retail sales per capita we surpass everyone. This number proves that Twin Falls is a hub for this region, a destination for medical, retail, professional services and is the place where commerce is done in the Magic Valley. The geographic swath of our area is estimated at 250,000 people. There is a large influx of money coming in from these outside areas, which is an important point to remember.

Another study that was used was a study by Dr. Nelson with the University of Utah. It confirmed the numbers projected in the Comprehensive Plan. They project that even though we saw a slight decline as a result of the recession that in a 20 year time we will still see robust growth. The numbers shown in the report are numbers for 2000 and 2050. They are predicting that Twin Falls will be an epicenter for growth. Understanding how we are going to grow and the size of the growth becomes significant.

We recognize we are a service organization and that there is a need to discuss the strategic plan with our people. The key focus areas will help to move toward the goals as a community and as an organization. Healthy Community, Learning Community, Secure Community, Accessible Community, Environmental Community, Prosperous Community, and Responsible Community and Internal Organization are the eight areas of the strategic plan. This is a work in progress, there will be another open house scheduled in March, additional meetings will occur with a final strategic plan prepared for the City Council.

Performance measures are being developed to incorporate a means of grading progress. Some of the goals are one time issues, others are directions that the organization needs to follow to get to a certain point and maintain.

2. General Discussion on 2012-2013 grant project
  - Discussion of 5-year plan – Randall Watson/Darrell Buffaloe
  - Discussion of adding the other Historic Districts to the City Code for preservation – Randall Watson
  - Discussion of Tree Streets – Norm Tilley

Discussion Followed:

- Commissioner Buffaloe explained that this has been a learning experience for him. He thought that all of the areas that were listed on the Historic Registry were considered Historic Districts by the City of Twin Falls. He discovered that the Historic Registry is independent of City Code and that in order for the City to have any jurisdiction in these areas is to have a Historic District Zoning Overlay that codifies the zone and refers to design guidelines that assist in protecting the facades of these structures and maintains their historic identity.  
Community Development Director Humble explained that the downtown area is recognized in the zoning code as a commercial district with development requirements. However the design criteria for maintaining historic buildings are not addressed because there is not a historic district overlay. The Warehouse Historic Overlay is essentially the only part of town that has guidelines and addresses historic preservation. What exists is a set of guidelines for this area, which requires someone wanting to change the exterior of one of the buildings in this overlay to refer to the Historic Preservation Commission and the Design Guidelines prior to making any changes. The first step would be to get the Historic Preservation Plan included as a piece of the strategic plan with approval for the City Council. One of the concerns with adding regulations is it is another hurdle for development procedures. It adds a little bit of an unknown factor to a development project and additional time that can be preserved as a detriment to development in the area. Others see this as added security knowing that if they are going to invest in their building their neighbors will have to be held to the same higher standards. He thinks it is a worthwhile conversation but he is not sure how it will fare with City Council and the strategic plan. Historically this process was presented to City Council as a retail historic overlay for the downtown area and it was not successful. Things have changed since then however the first step would be to make sure that the plan has City Council support. Commissioner Buffaloe stated the ultimate goal would be to have all of these areas protected by code, but education is the first step, if people don't understand the importance of the guidelines it can be a difficult process.  
Community Development Director Humble explained that this is true for the downtown area. There have been changes made that have not preserved the historic identity of the building.
- Commissioner Tilley stated he isn't on the board much longer. He can do a little more research but there is not much more he can do with the Tree Street project. There has already been a historical review of the area by the State Historian. He stated that he gave an initial recommendation for the areas that should be included in the district which is mostly comprised of properties east of Blue Lakes Boulevard with quite a few preserved historically with a mix of others that have not been maintained. The initial study needs to be done, but we have no funds for the study. Without the initial study there is no way to move forward.

3. Discussion of Railroad Box Car for possible use as a museum –Ryan Horsley
  - Nothing to report at this time.

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

1. Discussion of Archaeology and Historic Preservation Month – Kelly Weeks

Planner I Weeks stated that the Archaeology and Historic Preservation Month is in May she would like the Commission to think about this and let her know if they would like to do another event and if so what it is going to be, so that it can be advertised.

Commissioner Buffaloe made a motion to do a walking tour of the original townsite as the event. Commissioner Geilman seconded the motion.

**UNANIMOUSLY APPROVED**

Commissioner Geilman stated she would coordinate with Russ Tremayne to see if he would be available to do the presentation.

2. New Commissioner – Kelly Weeks

Debbie Lattin is the only person the City received a response from to take over the Commissioner position that was vacated by Mr. McClintock.

Commissioner Buffaloe made a recommendation that Debbie Lattin be appointed to the Commission. Commissioner Geilman seconded the motion.

**UNANIMOUSLY RECOMMENDED**

Community Development Director Humble explained the procedure for appointing an individual to a commission. A recommendation from the Historic Preservation Commission is not necessary. The only requirement is that the Chairman make the recommendation. A recommendation is made to the City Council and once accepted the members are appointed. This recommendation will be scheduled for January 28, 2013.

V. UPCOMING MEETINGS/SCHEDULE:

Regular meeting: **Tuesday, February 19, 2013**

VI. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 2:16 p.m.

**Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lisa A. Jones at (208) 735-7267 at least two (2) working days before the meeting.**