

NOTICE OF AGENDA
PUBLIC MEETING

Twin Falls Historic Preservation Commission
February 23, 2015 12:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301



HISTORIC PRESERVATION COMMISSION MEMBERS

Ryan Horsley Samantha Kemp Debbie Lattin Ruth Pierce Wendy Rice Nancy Taylor Randall Watson
Vice-Chairman Chairman

COUNCIL LIAISON: Jim Munn, Jr.

- I. **CALL MEETING TO ORDER:**
 1. Confirmation of quorum
 2. Introduction of staff

- II. **CONSENT CALENDAR:**
 1. Approval of Minutes from the following meeting(s): [January 26, 2015](#)

- III. **CERTIFICATE OF APPROPRIATENESS:**
 1. White Cloud, 123 5th Ave S – Joe Shelton

- IV. **OLD BUSINESS UPDATE:**
 1. Idaho Certified Local Government Grant 2015 (Design Guidelines)
 2. Idaho Certified Local Government Grant 2014 (Education/Design Guidelines)
 3. Coordinating Efforts with County Historic Preservation Commission
 4. Idaho Archeology and Historic Preservation Month 2015 – Nancy Taylor
 5. State of Idaho 150th Anniversary of Statehood
 6. PA System - Kelly

- V. **NEW BUSINESS:**

- VI. **INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION**

- VII. **UPCOMING MEETINGS/SCHEDULE:** [MONDAY, March 16, 2015 at 12:00 PM](#)

- VIII. **ADJOURN MEETING:**

Si desea esta información en español, llame Leila Sanches al (208) 735-7287

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



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: February 23, 2015, Historical Preservation Commission Meeting

To: Historical Preservation Chairman and Commission

From: White Cloud Communication, Joe Shelton, 182 5th Avenue South

Request

To consider appropriateness to place an above ground utility building and at 182 5th Avenue South in the Twin Falls Historic Warehouse District.

Background:

It is unknown who constructed this building. The warehouse and grain elevators were constructed from 1914 to 1945. It is mentioned that they were the first warehouse to be constructed in Twin Falls. The only part of the warehouses and grain elevators left standing is the warehouse facing 516 Hansen Street South and the six grain elevators at 182 5th Avenue South. These structures are listed on the Historical Registry as contributing properties.

Analysis:

The grain elevators are located in the Old Town zoning district with a Warehouse Historic overlay and a P-3 Parking overlay. No exterior portion of any building or other structure (including walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor aboveground utility structures nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within this district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historical Preservation Commission.

Joe Shelton, White Cloud Communication, is requesting approval to place an above ground utility building and fence at 182 5th Avenue South. Mr. Shelton requested approval of a Certificate of Appropriateness to place a 50' cell tower on top of the Silos on August 19, 2013. Mr. Shelton obtained administrative approval for a 14' tower to be placed on top of the Silos. It was determined that this was not tall enough. Mr. Shelton then went before the Planning and Zoning Commission on May 28, 2014 to seek approval of a variance to place a 50' tower on top of the Silos. He needed the variance because the overall height exceeded the maximum height in the zoning code. The cell tower, utility building and fence were constructed without obtaining a building permit.

The above ground utility building was constructed to house the electrical equipment to operate the cell tower. The fence is for security. These structures are placed on the property to the south of the Silos. Mr. Shelton has a lease agreement with that property

owner. The utility building is concrete. The color is XXX. The fence is a solid wood fence.

Mr. Shelton is in the process is obtaining a building permit for the cell tower and utility building.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with applying for a building permit to place a fifty foot (50') cell tower on top of the grain elevators and an above ground utility building with a security fence located at 182 5th Avenue South.

A Certificate of Appropriateness permit is for Historical Preservation Commission purposes only. Other permits such as sign, building, electrical, mechanical or plumbing permits, etc may be required. All facilities must comply with all Building and Fire Code regulations.

Conclusion:

Should the Commission grant this request, as presented, staff recommends approval be subject to the following conditions:

1. Subject to the applicant obtaining the necessary building permits if appropriate.

Attachments:

1. Certificate of Appropriateness Application
2. Zoning-Vicinity Map
3. Aerial Site Map
4. National Historic Registry information
5. Site Photos (7)
6. HPC Minutes 08-19-13
7. Planning & Zoning Minutes 05-28-14



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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Date of the Application: _____

Application No.: _____

Fee: NONE

A. APPLICANT INFORMATION:

1. Name of applicant: Joseph Shelton
 Mailing Address: 663 Main Ave E
 City: Twin Falls State: ID Zip: 83301
 Phone: 208-733-5470 Cell-Phone: 208-308-1234 E-mail: Joe@Whitecloud.com
 Applicant Signature: _____

B. REQUEST INFORMATION:

1. The following is a request that a CERTIFICATE OF APPROPRIATENESS be granted for the Real Property Located at (street address):

2. Existing Zoning District: _____
3. Project Land Area Size: _____
4. Existing Building Size: _____
5. Proposed Building Alteration: _____
6. A site plan to **SCALE** on an **8 1/2" x 11" paper**, of the subject property showing the following:
 - a. Lot dimensions
 - b. Location of all existing buildings; including setbacks and fencing
 - c. Before and after building elevations are required
7. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:
 - a. The reason for the request
 - b. An evaluation of the effects on adjoining property

.....
OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: NOT PUBLISHED

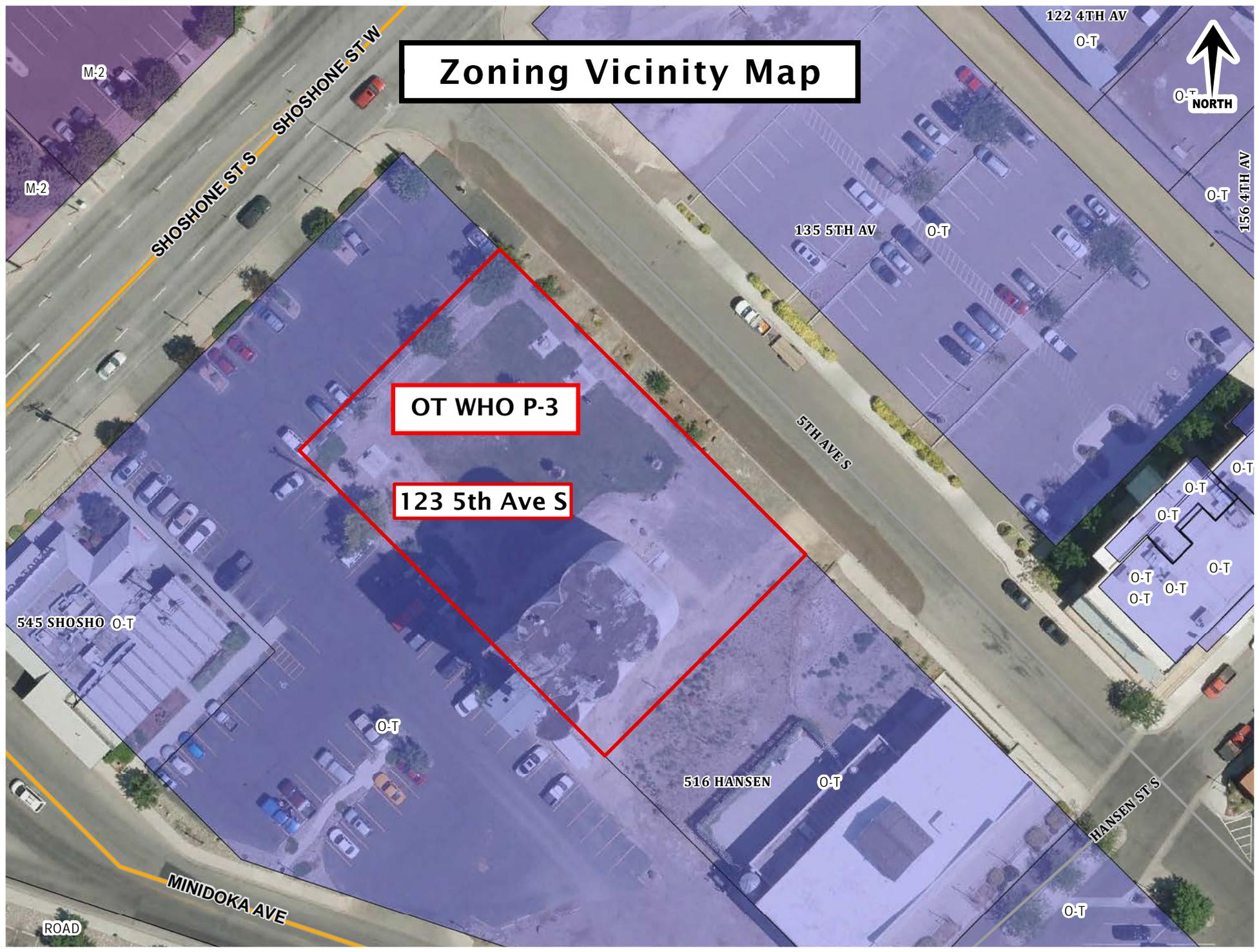
HEARING DATE: _____

Zoning Vicinity Map



OT WHO P-3

123 5th Ave S



M-2

M-2

122 4TH AV

O-T

O-T

156 4TH AV

135 5TH AV

O-T

5TH AVE S

O-T

O-T

O-T

O-T

O-T

O-T

O-T

O-T

545 SHOSHO O-T

O-T

516 HANSEN

O-T

HANSEN ST S

O-T

MINIDOKA AVE

ROAD

Site Map



135 5TH AV

5TH AVE S

123 5th Ave S

545 SHOSHO

516 HANSEN



listed August 31, 1995

NPS Form 10-900
(Rev. 10/80)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

95001059
83-17886

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Twin Falls Milling and Elevator Company Warehouse

other names/site number _____

2. Location

street & number 516 Second Street South

n/a not for publication

city or town Twin Falls

vicinity

state Idaho

code ID

county Twin Falls

code 083

zip code 83301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature]
Signature of certifying official

24 JUL 95
Date

John R. Hill, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of Keeper

Date of Action

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

5. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> objects
	<input type="checkbox"/> object	<u>1</u>	<u> </u> Total

Name of related multiple property listing: _____

n/a

No. of contributing resources previously listed in the National Register: n/a

6. Functions or Use

Historic Functions (Enter categories from instructions.)

Cat: COMMERCE/TRADE Sub: warehouse

Current Functions (Enter categories from instructions.)

Cat: Vacant/Not in Use Sub: _____

7. Description

Architectural Classification (Enter categories from instructions.)

No Style

Materials (Enter categories from instructions.)

foundation CONCRETE

walls BRICK

roof ASPHALT

other _____

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

B. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Commerce

Period of Significance

1914-1945

Significant Dates

1914

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

n/a

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

Property Name Twin Falls Milling and Elevator Company Warehouse

County and State Twin Falls County, Idaho

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreege of property Less than one acre

UTM References

1	<u>1/1</u>	<u>7/0/7/5/5/0</u>	<u>4/7/1/3/9/5/0</u>	3	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>	4	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / /</u>

___ See continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Elizabeth Egleston, consultant date January 30, 1995
 organization _____ telephone (801) 359-6818
 street & number 157 First Avenue, #16 state Utah zip code 84103
 city or town Salt Lake City

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Old Mill Building, LLC telephone _____
 street & number 1974 Laura Circle state ID zip code 83301
 city or town Twin Falls

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is situated at the southern edge of the southeast quadrant of the original townsite. It was constructed as a separate building, but historically served as storage for grain, clover seed and beans as part of one of the largest milling and storage operations in southern Idaho. Today only the warehouse and six concrete and steel storage tanks remain, but the proximity of several warehouses associated with a variety of businesses and the nearby railroad tracks continue to impart this neighborhood's historic purpose: that of wholesaling, transporting and agricultural processing.

Constructed in 1914, it was one of the first warehouses in Twin Falls. It is oriented to the southeast and consists of a basement, two above-ground floors and a gable-roofed shed that serves as the third story. The warehouse was built of brick; all walls reflect this with the exception of the northwest (rear) wall, the second story of which has a stucco coating. The third-story shed is of frame construction with corrugated metal siding. The fact that the roof is gabled with a slight pitch is obscured by the stepped parapets on the northwest and southeast elevations. The dimensions of the building are 50' wide, 120' long, and approximately 46' high. The shed on top measures 25' x 25'. A concrete loading dock extends the full length of the southeast wall.

Fenestration is minimal and much of the original sash has been removed in anticipation of the conversion of the warehouse to a microbrewery. All the doors are double and measure 6'-6"; three sets are located on the southeast wall, two on the southwest, one on the northeast and one on the northwest. The doors are paneled and are made of wood. Several doors still have the original fixed, five-light transom.

The building's minimal ornamentation is derived from the masonry. Checkerboard corbelling and stepped courses decorate the upper edge of the walls on all elevations except the rear. Three soldier courses serve as lintels for all the windows and for the doors on the northeast, northwest and southwest walls; heavy concrete lintels are used above the doors on the southeast facade. All walls, with the exception of the rear, are divided into bays with the use of simple brick pilasters.

The interior is equally simple. Except for a freight elevator in the southwest corner, all the machinery and equipment has been removed. The building has an open well extending through all levels that is directly west of the main entrance. A wooden stairway is located to the left of this. Twenty-seven posts are equally placed in the basement and the first and second stories; they diminish in size from the ground up: those on the basement level are concrete and measure 2' x 1'; the first-story posts measure 1' x 1' and are wood; and the second-story posts are also made of wood, measuring 8" x 8". The floor is wooden tongue and groove.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Aside from the round storage tanks, the warehouse is the last vestige of the extensive operation of the Twin Falls Milling and Elevator Company. The warehouse is now part of a potential historic warehouse district that represents the commercial side of the region's most important industry--agriculture--and contributes to an understanding of the ability of early Twin Falls citizens to quickly create a complete and prosperous community. While the razing of the associated structures in 1992 diminished some of the building's integrity in terms of feeling and association, its integrity of materials, design, workmanship, setting, and location are intact.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The Twin Falls Milling and Elevator Company warehouse is eligible for the National Register of Historic Places under Criterion A. It plays a role in the documentation of the early business activity in Twin Falls and represents the commercial side of the region's economic mainstay: agriculture. The warehouse is one of the earliest architectural examples in Twin Falls that portrays the community's ability to devise the necessary physical and economic infrastructure in response to the transformation of an arid environment into productive farmland. Constructed in 1914, the warehouse is located in the southeast quadrant of the city and is one of the last remaining structures associated with this corporation.

The interest expressed by the Twin Falls Milling and Elevator Company in southcentral Idaho began in 1906, two years after the establishment and settlement of the community. Twin Falls owes its existence to its proximity to the Snake River and the successful reclamation of arid lands made possible through the Carey Act of 1894 and the Reclamation Act of 1902. The Carey Act fostered an unusual three-way partnership between the federal government, state governments and private investors. Through this legislation, private parties would finance the reclamation project under state supervision, recoup their investment through the sale of water rights to settlers, who would apply for a deed to the land they cultivated from the Secretary of the Interior. Eight years later, the Reclamation Act stipulated that proceeds from public land sales went to a revolving "Reclamation Fund" which financed water storage and diversion works in sixteen western states.

Land companies were formed and settlers arrived in what is now Twin Falls County in 1904, prior to the completion of the Milner Dam and its related canal systems. Communities sprang up almost overnight, almost all of them named after men associated with the reclamation project. Twin Falls became the county seat and has always been the population center of southcentral Idaho.

The influx of farmers and the rapid development of agricultural land offered a ripe opportunity for the Colorado Milling and Elevator Company, parent company of the Twin Falls Milling and Elevator because elevators and storage facilities were crucial elements of agricultural production for the new community. Twin Falls Milling and Elevator provided the essential middle step between farmers and distant markets, as they bought, processed and transported the grain and other products raised locally. The company augmented a cash economy. As the Twin Falls Times pointed out,

The outlay of money for buildings has been a vast help to the money circulated in this city. The still bigger sum spent each year among the farmers for wheat means a local circulation that has made money much easier at all times.¹

¹ "Believes in Twin Falls," Twin Falls Times, 19 April 1915.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

The warehouse and storage units played an additional role in the regional economy, enabling the farmers to "hedge" their products against market prices. The newspaper stated that,

Wheat and clover seed particularly will be taken for storage, where the grower wishes to hold for rising prices, warehouse receipts being issued which may be used as collateral for loans.²

In order to get the optimum production value out of the mill, the Twin Falls Milling acquired and built elevators throughout southern Idaho. The newspaper described this effort:

Reaching out for more wheat with which to keep the big mill running, the company has established elevators all over the tract, great big concrete structures representing a big outlay of money....³

Indeed by 1916 Twin Falls Milling had elevators, warehouses and seed-cleaning mills throughout the Twin Falls tract, and the parent company had established other subsidiaries in Idaho Falls and American Falls.

The warehouse represents the third wave of construction of the Twin Falls company. Twin Falls Milling first built an elevator and small mill in 1909 which cost \$20,000. Three lots were purchased from the townsite company and were located near the Oregon Short Line tracks across from the freight depot on Minidoka Avenue. Sanborn maps indicate that for several years this was one of the few businesses in this area, the only other substantial enterprises being the Adam Pilgerrin Company Lumber Yard and Planing Mills and the Nibley Channel Lumber Company. At the time that Twin Falls Milling purchased their land, business was eased by the granting of a right-of-way by the City Council to the Oregon Short Line Railroad to accommodate a spur line that is still located north of the warehouse. In 1911 a larger mill was constructed, doubling the milling capacity from 400 to 800 barrels a day. This increased production made the construction of the warehouse necessary. The final building phase occurred in 1916 with the erection of six concrete and steel storage units; according to the Twin Falls Times the storage tanks increased the company's storage capacity to 250,000 bushels, the largest between Denver and Portland.⁴

² "To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

³ Twin Falls Times, 19 April 1915.

⁴"To Build New Quarter Million Bushel Plant," Twin Falls Times, 3 August 1916.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

By 1922 the townsite was filled in, including the neighborhood around Minidoka Street. Neighboring business included grocery wholesalers, sash and door manufacturers, ice companies and additional lumber mills. Twin Falls Milling and Elevator had always pursued national and overseas markets since its inception, but it had to accommodate changes in the local crop production, such as beans and additional varieties of seed. The company remained best known, however, for its flours, named for regional identity: "Idahome," a bakery flour; "Twinida," used for biscuits; and a cake flour, "Shone-Mist." It also produced an all-purpose flour, "Pike's Peak," in deference to the company's Colorado connection and "Duncan Hines," a cake flour that was later marketed by another company. The flour was sold nationally but by far the biggest market was in the Gulf states, and as early as 1913 Twin Falls Milling shipped flour to Asia. Twin Falls Milling sold little of its product locally, but it did sponsor an educational campaign among local housewives during annual home industry weeks.

By 1968 labor costs were consuming the profits and the mill closed. At its height the mill employed 27 people and used local wheat from twelve nearby elevators. The structures associated with the operation fell into disrepair and in 1992 all but the warehouse and the six silos were razed. Recently the warehouse was purchased with the intent to convert it into a microbrewery. The simplicity of its function and design, its structural hardiness and the fact that it was always a separate building has enabled the warehouse to maintain a high degree of architectural integrity. It continues to remind the passerby that the business of agriculture has always been the predominant force in Twin Falls' history and economy.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Bibliography

Breckenridge, Miriam B. "The Twin Falls Milling and Elevator Company." Article from A Tribute to the Past: A Legacy for the Future. Edited by Donna Scott. Twin Falls, ID: Twin Falls Business History, 1990.

Rosholt, John A. "Milner Dam and Main Canal of the Twin Falls Canal Company." Historic American Engineering Record. National Park Service, Western Region, San Francisco, CA., 1989.

Sanborn maps: 1909, 1911, 1922.

Wright, Patricia. Twin Falls Country. Boise, ID: Idaho State Historical Society, 1979.

Newspaper articles from the Twin Falls Times:

- "Believes in Twin Falls." 19 April 1915.
- "Big Grain Elevator." 7 May 1908.
- "Concessions for an Elevator." 7 May 1908.
- "Flour Mill will Double Capacity." 24 February 1914.
- "Making Flour of Twin Falls Wheat." 4 June 1916.
- "To Build New Quarter Million Bushel Plant." 3 August 1916.
- "Work on Elevator Commenced." 28 May 1908.

Newspaper articles from the Twin Falls Times-News:

- "Disappearing Flour Mill Spurs Memories, Dreams." 28 September 1992.
- "Elevator of 1908 Grows to Huge Grain Industry." 25 July 1954.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

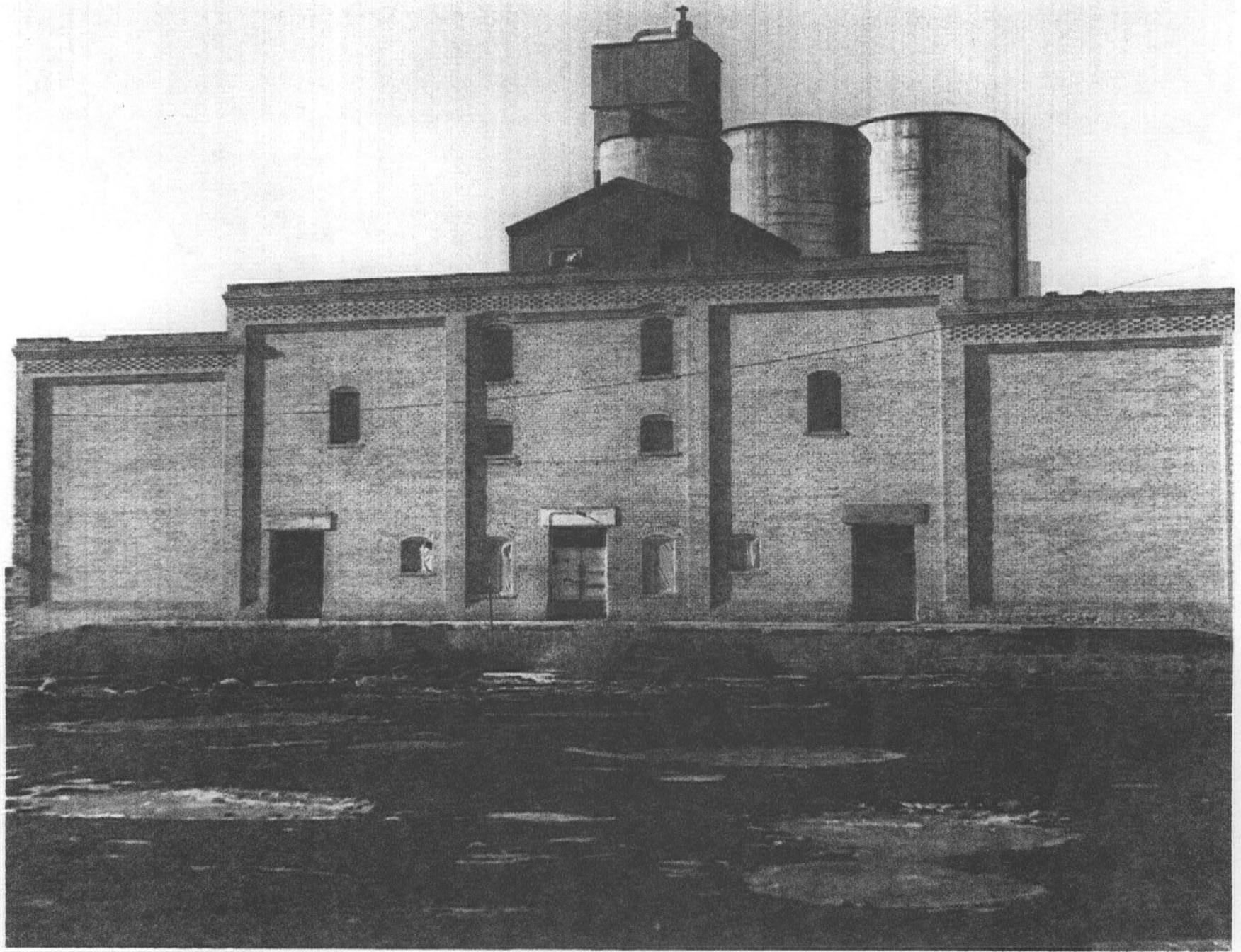
Section number 10 Page 1 Name of Property Twin Falls Milling and Elevator Company Warehouse
County and State Twin Falls County, Idaho

Verbal Boundary Description:

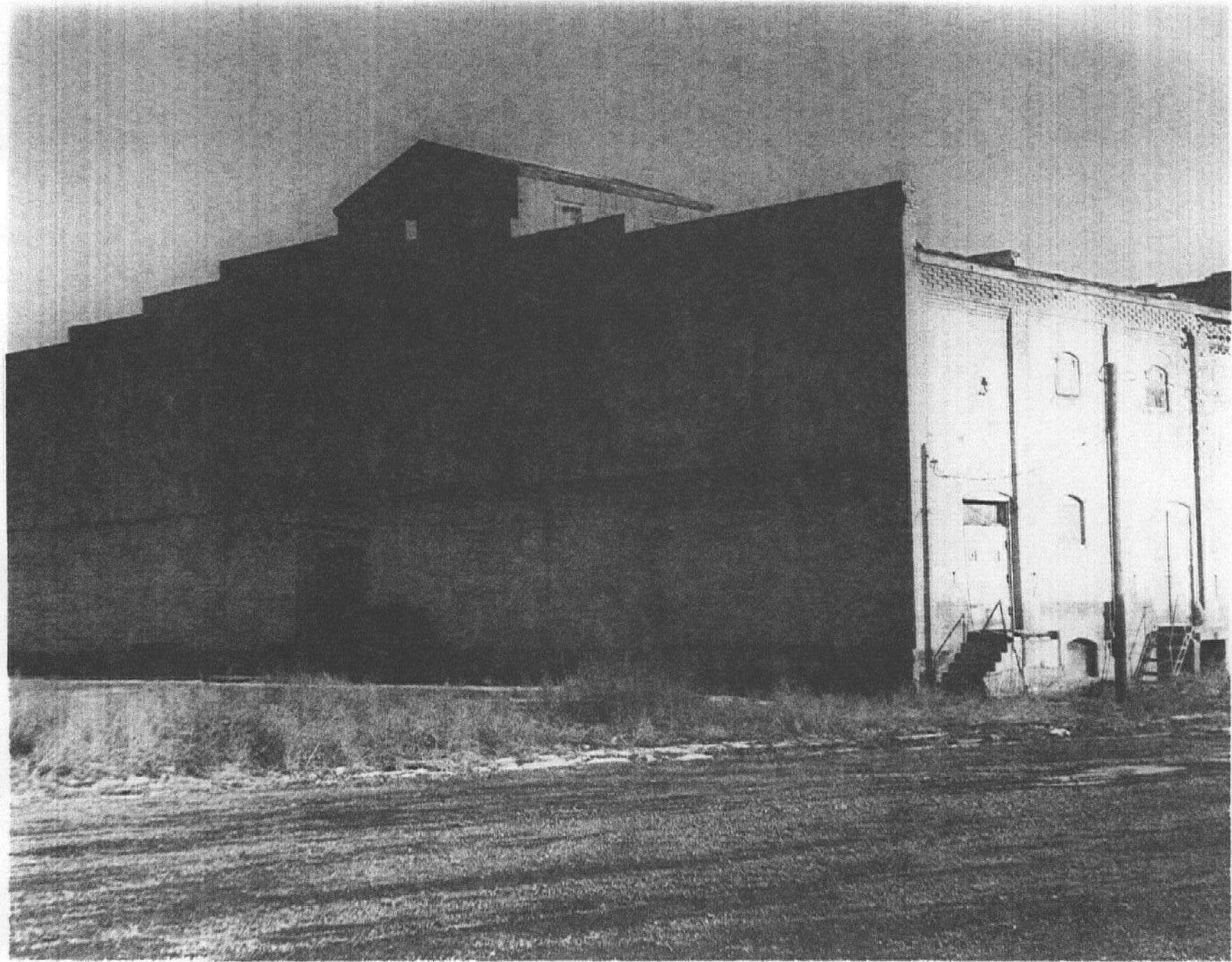
The nomination includes the Twin Falls Milling and Elevator Company Warehouse and the property on which it stands, Lots 20, 21, and 22, Block 154, Twin Falls Townsite. Legal description is on file at the Twin Falls County Courthouse, Twin Falls, Idaho.

Boundary Justification:

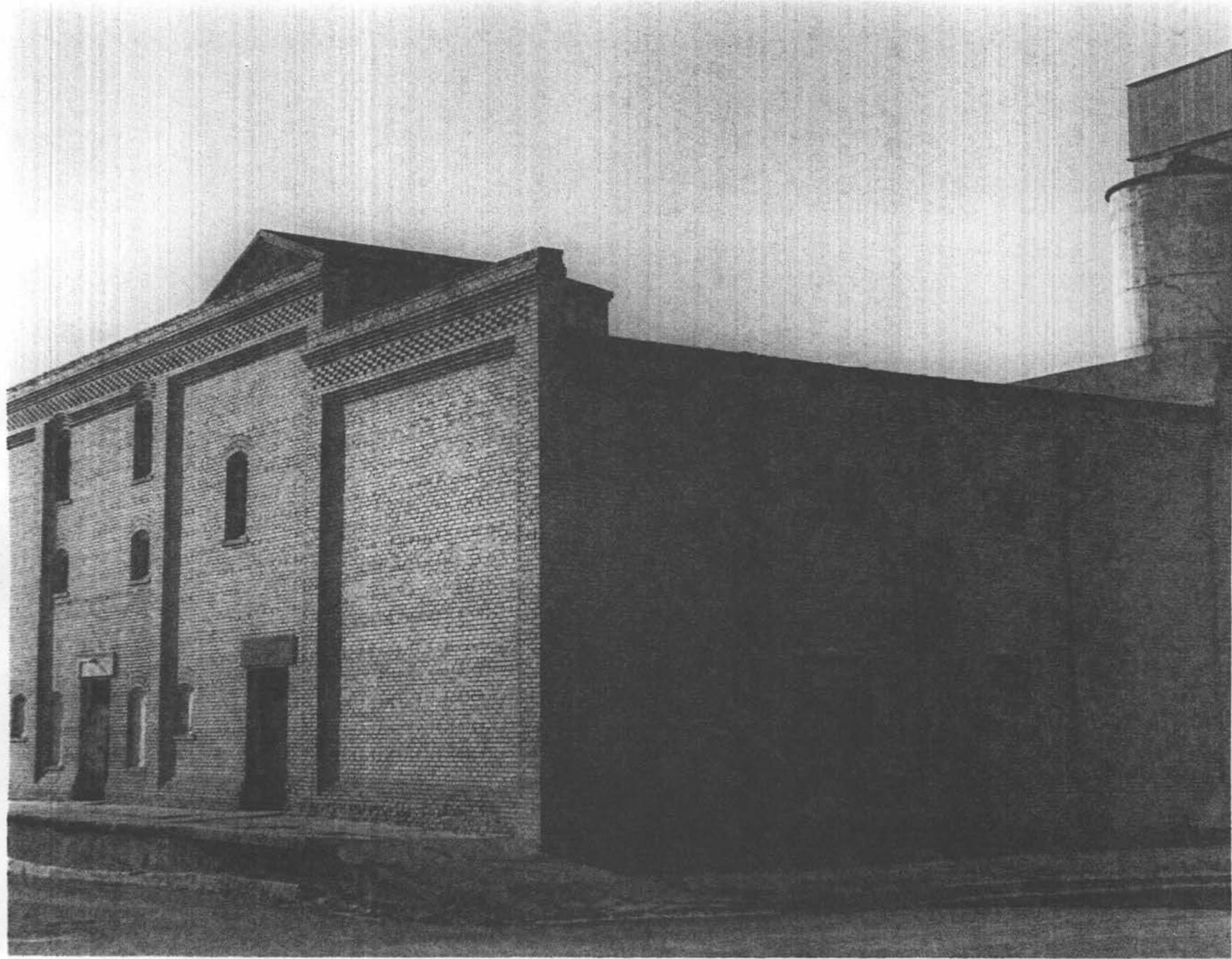
The boundary description is based on the legally recorded boundary lines of the property. The boundary includes the building described in this nomination.



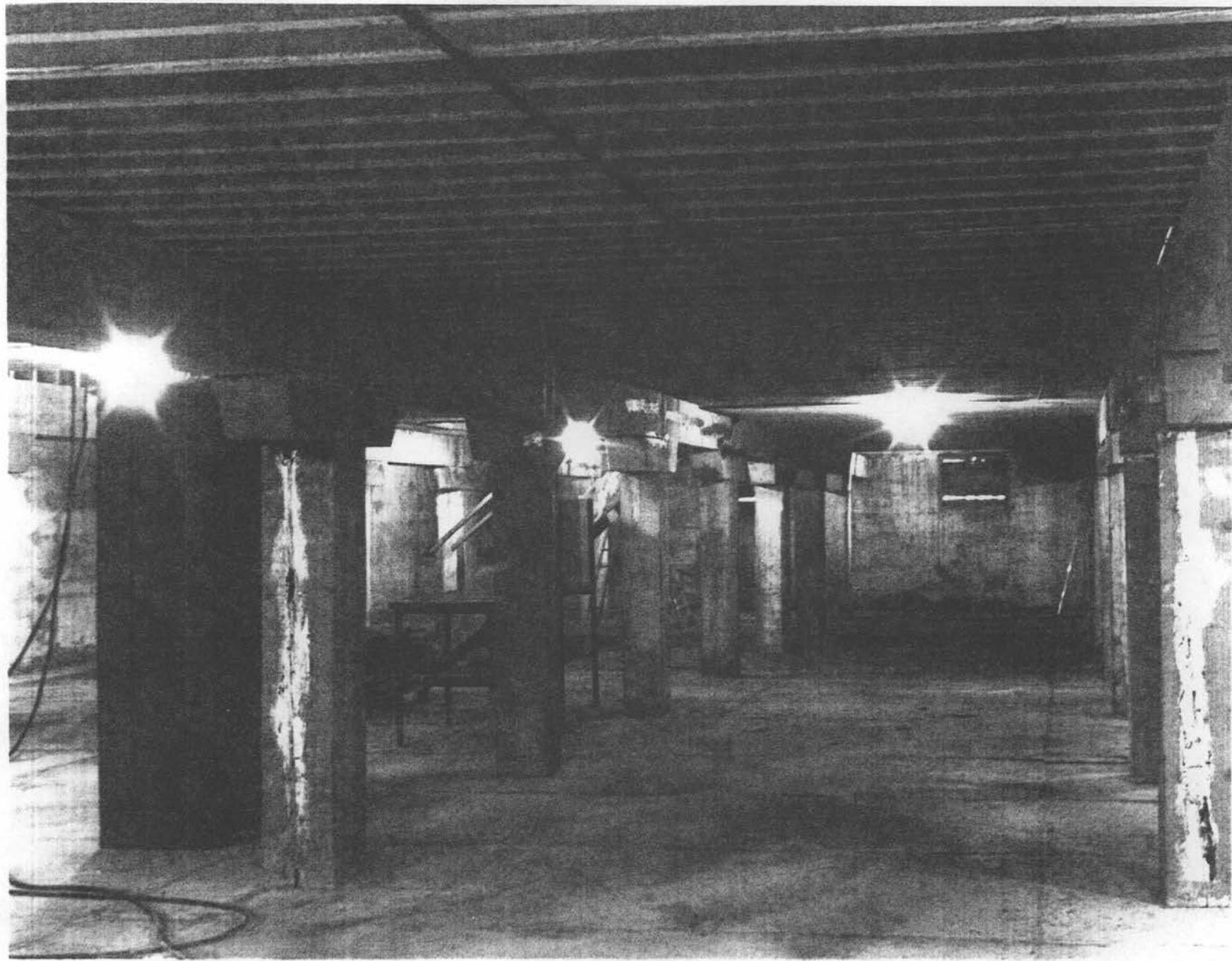
1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1984
5. IDAHO SHPO, BOISE, ID
6. SOUTHEAST FACADE, VIEW TO THE NORTHWEST
7. #1



1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1994
5. IDAHO SHPO, BOISE, ID
6. VIEW TO THE SOUTHEAST
7. #3



1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGELSTON
4. NOVEMBER 1994
5. IDAHO SHPO, BOISE, ID
6. VIEW TO THE WEST/SOUTHWEST
7. #2



1. TWIN FALLS MILLING AND ELEVATOR COMPANY WAREHOUSE
2. TWIN FALLS COUNTY, ID
3. ELIZABETH EGEVSTON
4. NOVEMBER 1994.
5. IDAHO SHPO, BOISE, ID
6. INTERIOR, BASEMENT, VIEW TO THE WEST
7. #4



MINUTES
TWIN FALLS CITY PLANNING & ZONING COMMISSION
Wednesday May 28, 2014 6:00PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301

PLANNING & ZONING COMMISSION MEMBERS

CITY LIMITS:

Nikki Boyd Jason Derricott Tom Frank Kevin Grey Gerardo "Tato" Munoz Christopher Reid Jolinda Tatum
Chairman Vice-Chairman

AREA OF IMPACT:

Ryan Higley Steve Woods
Vice-Chairman

CITY COUNCIL LIAISON

Rebecca Mills Sojka

ATTENDANCE

CITY LIMIT MEMBERS

<u>Present</u>	<u>Absent</u>
Frank	Boyd
Grey	Derricott
Reid	Munoz
Tatum	

AREA OF IMPACT MEMBERS

<u>Present</u>	<u>Absent</u>
Higley	
Woods	

CITY COUNCIL LIAISON(S): Mills Sojka

CITY STAFF: Carraway, Spendlove, Strickland, Wonderlich

I. CALL MEETING TO ORDER:

Chairman Frank called the meeting to order at 6:00 P.M. He then reviewed the public meeting procedures with the audience, confirmed there was a quorum present and introduced City Staff.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **May 13, 2014 (tabled)**
2. Approval of Findings of Fact and Conclusions of Law: **NONE**

III. ITEMS OF CONSIDERATION:

1. Request for consideration of Condition #2 placed on the Laurelwood Subdivision #3 Preliminary Plat by the Planning & Zoning Commission on April 8, 2014 that states approval shall be "subject to an access being provided along Falls Avenue prior to final plat approval" c/o Tim Vawser, EHM Engineers, Inc. **WITHDRAWN**

IV. PUBLIC HEARINGS:

1. Request for a Special Use Permit to construct a 4-plex on property located at 2140 Elizabeth Boulevard aka Russell Square Subdivision #2 Lot 26 Blk 1 c/o Kimberly Construction, Inc. /Colin Dewsnap (app.2634)

**Planning & Zoning Commission Minutes
May 28, 2014 Wednesday**

Applicant Presentation:

Colin Dewsnup, the applicant stated he has been building custom homes for approximately 15 years here in the Magic Valley. He is here to request a Special Use Permit to construct a 4-plex at 2140 Elizabeth Boulevard. This building will be compatible with the surrounding 4-plexes. The lot will be landscaped similar to the other 4-Plex lots which will give a better appearance to the area.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. He stated this property was included in the Russell Square PUD. This PUD proposed 18 4-Plex's to be built on deep infill lots located at 2140 Elizabeth Blvd. Later, in September 1995, the PUD was amended to further include more area and consequently add four more 4-Plex's to the development plan. In October 1996, the PUD was further amended to include a single lot subdivision, called the Russell Square Subdivision #2, into the PUD boundaries with the intent to allow one 4-Plex on the lot. This single lot subdivision is the property involved in the zoning action tonight.

The approved PUD for this development cited the allowed uses as those listed in the R-4 Zoning District of the City of Twin Falls Zoning Code.

Per City Code 10-4-5.2(B): A Four plex Dwelling requires a Special Use Permit to be established in the R-4 Zoning District.

Per City Code 10-10: A tri-plex or a 4-Plex requires 2 parking spaces per unit – plus 1 per building – this 4-plex will require a total of 9 parking spaces.

All required improvements will be assessed and reviewed at the time of building permit review. These improvements include storm water, paving, landscaping, water and sewer facilities, among others.

The area of this proposed 4-plex has been developed as a homogenous complex of 28 similar 4-plex dwelling units. A joint access easement onto the property was established at the time the previous dwellings were built. The surrounding area is not expected to experience an increase of negative effects by this single 4-plex dwelling being constructed in the area.

Planner I Spendlove stated should the Commission grant this request as presented; staff recommends approval be subject to the following conditions:

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1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards and the Russell Square PUD Agreement.

PZ Questions/Comments:

Commissioner Woods asked if there are any other developments that are similar to this that has such a large number of cars that come out onto one street; this seems like a dense traffic condition.

Planner I Spendlove stated that Fawnbrook is similar in nature that has one entrance and exit. The development discussed this evening has two access points to the development.

Public Hearing: [Opened](#)

Buck Blan, stated he is fine with the request as long as it is another 4-plex that matches the units that are already existing and he will need to have approval by the home owners association.

Public Hearing: [Closed](#)

Closing Statement:

Mr. Dewsnup stated the building will match what is existing 4-plexes in the development.

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Woods made a motion to approve the request, as presented, with staff recommendations. Commissioner Grey seconded the motion. All members present voted in favor of the motion.

2. Request for a Special Use Permit to operate a restaurant 24 hours per day, on property located at 291 Pole Line Road c/o Gerald Martens on behalf of Silcock Enterprises, LLC (app.2635)

Applicant Presentation:

Tim Vawser, EHM Engineers, Inc, representing the applicant, stated this is a parcel located on Pole Line Road with an establish 60' wide access. The plan is to construct a Denny's Restaurant at this location. Traffic flow through the development will go completely around the building with good access into and out of the development. The request is for a special use permit is to allow for 24 hour operation it is in conformance with the surrounding area and he asked that this request be approved.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with a brief history of the property. He stated this area was originally under one PUD Agreement and since then there have been multiple properties that have come through for individual PUD's. An amendment came through that allowed Walgreens to come through under their own PUD Agreement. Another amendment was made to allow for a storage unit facility. Most recently a PUD amendment was approved for the Fairfield Inn. The parcel for this request is part of the original Northbridge PUD and a subdivision came through February 25, 2014 called Westpark Commercial Subdivision #8 created specifically for this development. In April of this year a building application was submitted for a new 4,363 sq. ft. building for the new Denny's Restaurant; this application is under review currently.

The property is zoned C-1 PUD. The request is to operate a new Denny's Restaurant at 291 Pole Line Rd West twenty-four (24) hours a day, seven (7) days a week. The C-1 zone requires a special use permit for a retail use to operate outside the hours of 7:00 am to 10:00 pm. The Northbridge PUD Agreement does not waive the special use permit process for extended retail hours of operation.

The applicant submitted a request for an SUP to allow extended business hours of twenty-four (24) hours a day, seven (7) days a week. The site is in a commercial area that will serve highway traffic, nearby hotels and other 24 hour based businesses. The applicant does not anticipate any significant impacts to neighboring businesses.

The neighboring properties are currently mostly undeveloped. There is currently St. Luke's Magic Valley Regional Medical Center and Wal-Mart in the area that operate twenty-four (24) hours a day. Other uses within the area are medical facilities, retail, and a bank. These various businesses may not be greatly impacted by these proposed extended hours.

Planner I Spendlove stated should the Commission grant this request, as presented; staff would recommend approval be subject to the following conditions:

1. Subject to the site plan amendments as required by Building, Engineering, Fire, and Zoning Officials to ensure compliance with applicable City Code Requirements and Standards.

PZ Questions/Comments:

- Commissioner Woods asked about access to the property during construction.
- Planner I Spendlove showed on the overhead the primary access to the property coming off of Pole Line Road.
- Mr. Vawser stated they will make an effort to ask that the contractors make sure the construction crews use the access from Pole Line Road and this construction will be a smaller job compared to the Hotel to the west.

Public Hearing: [Opened](#)

Justin Silcock, a representative for Denny's, stated that they have a lot that is located north of the construction site that will allow the contractors to park off the road while the site is under construction.

Public Hearing: [Closed](#)

Deliberations Followed: [Without Concerns](#)

Motion:

Commissioner Grey made a motion to approve the request, as presented, with staff recommendations. Commissioner Tatum seconded the motion. All members present voted in favor of the motion.

3. Request for an amendment to Special Use Permit #1308 to allow outside storage of containers, on property located at 580 Addison Avenue West c/o ProWest Engineering, LLC (app. 2636)

Applicant Presentation:

Josh Collins, representing Western Enclosure stated previously they came through for a Special Use Permit that was approved. The constraints listed on the previous Special Use Permit were due to the zoning designation of the property at the time of the request. Since then the property has been rezoned and he is here tonight to request that the Special Use Permit be amended to allow for storage containers in a designate area on the property. The containers are all new and are shipped out in a relatively small amount of time.

PZ Questions/Comments:

- Commissioner Frank clarified with the applicant that the containers are not for storage but will be filled with product and shipped off-site.
- Mr. Collins stated they will assemble products and then ship the products off site.
- Commissioner Woods stated the container will be shipped to another site and left with the equipment at that site.
- Mr. Collins stated that is correct. For clarification there will most likely be a couple of containers that will be on-site so that when the product is ready to ship they don't have to wait a week or two for the container to be delivered to the site.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead along with the history of the property. In July 1986 a Special Use Permit was granted to Roger Powell to operate an Auction House. At that time the building had been used as a warehouse. Since

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that time, it is believed the building changed hands multiple times at one time or another Norco used it for storage, Magic Valley Medical Center also used it for some purpose, and most recently Twin Falls County had been using it as a mechanic shop and storage facility.

ProWest Engineering purchased the property from the County in May 2012. Since that time they have been using it to assemble electrical components into various sizes of cabinets and as a temporary storage facility for the assembled cabinets and larger cabinets/storage trailer/units.

On December 10, 2013, Western Enclosure was granted a Special Use Permit to replace an existing non-conforming use (County mechanic shop) with another non-conforming use (electrical cabinet assembly). There was quite a bit of discussion regarding this use being more industrial in nature. There were conditions placed on the permit to ensure the neighbors were being protected from a more industrial use rather than a commercial/retail permitted use.

In March 2014 the City Council approved a request to rezone the northerly 30' of the property from R-6 PRO to C-1. April 2014 the City Council adopted Ord #3069 which was later published.

This request is to amend Special Use Permit #1308 to allow outside storage of storage containers on site. In order to address the full request of the Applicant, City Staff has identified that both Conditions #3 and #4 will need to be amended or removed.

The property is zoned C-1; commercial. The C-1 zone allows commercial/retail uses. On December 10, 2013, Western Enclosure was granted a Special Use Permit to replace an existing non-conforming use (County mechanic shop) with another non-conforming use (electrical cabinet assembly). There is no "Use" identified in the City Code describing this type of business which is why they were able to request a sup to allow another non-conforming business to operate at this site. There was some discussion regarding this proposed business being more industrial in nature rather than retail. The description of the business determined this would be a very light manufacturing/assembly use and would not negatively impact the surrounding neighbors or be detrimental to surrounding development. The Commission placed conditions on the permit to ensure the business/use operated within the parameters as presented; the only zoning district within the City that allows for outside storage of materials/products is the M-2; heavy industrial zone.

Special Use Permit #1308, granted on December 10th contained four (4) conditions of approval. They are as follows:

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning officials to ensure compliance with applicable City Code requirements and standards.
2. Subject to this Special Use permit being limited to ProWest Engineering/Western Enclosure/Eaglegate Systems only.
3. Subject to limiting the number of large metal shipping container sized enclosures to a maximum of two (2) on the property at one time and to be located inside the building at all times.
4. No outside storage of materials or finished product at any time.

The request is to amend and/or remove condition's #3 & 4 of the Special Use Permit #1308 to allow outside storage of large metal shipping containers.

The use of the property as outlined in the narrative provided by the applicant does not match up precisely with any definitions currently existing in our zoning code. The general impacts this business will have on surrounding properties should be focused on the delivery methods, general operation and outside appearance of the business, as well as the size and scope of the large electrical cabinet assembly and delivery.

It is reasonable to assume that the traffic generated by employee's and deliveries via UPS/FedEx are acceptable in the C-1 Zoned areas. The deliveries of the containers by larger trucks may also be acceptable, depending on the frequency and methods used before, during, and after their deliveries are complete. This may require more clarification by the Commission.

Staff is concerned the volume of deliveries as well as the overall scope of the business which may become more industrial in nature than what was presented in the original presentation. We would remind the Commission members that the presented "Use" of the property is not defined in our Zoning Code under the C-1 District and therefore is not an outright permitted use. This specific business was permitted as replacing a "non-conforming" business with another "non-conforming" business. This business has not been evaluated as to compatibility with other C-1 Uses or the impacts of its proximity to surrounding residential uses. The description is more closely related to a light industrial use.

Conclusion:

Planner I Spendlove stated upon conclusion, due to the nature of the request to amend or remove previous conditions placed on a Special Use Permit, staff has no recommendations.

PZ Questions/Comments:

- Commissioner Woods asked if it would be reasonable to say the definition between commercial and light manufacturing is gray.
- Planner I Spendlove stated that the zoning code has a very clear definition of the two zones. The City does have a light manufacturing zone which is M-1 and the C-1 which is a commercial zone.
- Commissioner Woods asked if this type of business vaguely fit into the commercial zone or can staff explain how we go to this point.
- Planner I Spendlove explained we have gotten into this position because the Special Use Permit that was approved was to allow a non-conforming use to replace another non-conforming use.
- Commissioner Frank asked how many of these containers would be potentially on the property at any given time.
- Mr. Collins explained possibly one or two.
- Commissioner Frank explained that two were originally allowed so the plan is not to exceed that number.
- Mr. Collins explained the difference is that he is requesting that the containers be allowed outside because there is not enough room in the shop to get two containers in the building.
- Commissioner Frank asked for more clarification as to size and number needed to meet the needs of the business.
- Mr. Collins stated he can't see how there would be any more than 4 on site at any given time.
- Commissioner Frank asked the applicant if the number of containers outside was limited to 4 if that would be sufficient.
- Mr. Collins stated that would be fine.
- Commissioner Woods stated there could be 4 containers on the outside could the technicians be outside working in the containers.
- Mr. Collins stated rather than define a number they designated a zone on the site plan where the containers would be stored and the area was chosen to limit the visual impacts to the surrounding area. He also explained there is a right-of-way that runs through there for the county and that was considered when designing the layout of the zones.
- Commissioner Frank asked if there was any type of physical separation or screen between where the containers would be stored and the neighboring property.
- Mr. Collins showed on the overhead the fence separating the two properties, on one side the containers would be stored and currently the neighboring property has several cars backed up to the fence. The vehicles parked there obscure the view from the roadway.
- Commissioner Frank asked how the containers are moved around and if it is a loud operation.

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- Mr. Collins explained there is a roll-back truck that loads and unloads the containers using a winch.
- Commissioner Grey asked if the sizes of the containers were uniform.
- Mr. Collins stated they are uniform in size and meet international shipping standards (i.e. 10', 20' or 40' size.)
- Commissioner Higley asked what the height of the containers would be.
- Mr. Collins stated 8 feet.
- Commissioner Frank asked if the containers would be facing commercial activity.
- Planner I Spendlove clarified that the container area fronts a residential use.
- Commissioner Grey ensured that the intent is to install privacy screening.
- Commissioner Woods asked what type of the noise the fabrication creates.
- Mr. Collins stated that they measured the noise decibels and it was considered acceptable by Community Development Director Humble; and their hours of operation 8:00 am to 5:00 pm.
- Commissioner Reid asked how tall the fence is now and if that is where they intend to put the privacy screening.
- Mr. Collins stated the fence measures from 5 ft to 6 ft. and they will install the privacy slats.
- Commissioner Frank asked if the slats will be the vinyl type material that gets interwoven in the fence.
- Mr. Collins stated yes.
- Commissioner Higley asked for clarification as to what was along the east side of the property and if there was any screening.
- Mr. Collins stated there is a wooden fence that belongs to the neighbor that would block that property from the visual impacts.

Public Hearing: [Opened & Closed Without Public Input](#)

Deliberations Followed: [Without Concerns](#)

- Commissioner Woods stated that with clarification of the type of work they do and that the applicant has been working with staff he feels fairly comfortable with approving the request.
- Commissioner Grey explained that if you were to consider an automotive repair business and vehicles parked on-site could have more impacts to the neighborhood than containers placed on-site.
- Commissioner Frank stated he has concerns that this business seems to keep growing and it is getting into a gray area. What has been presented tonight he is fine with however his concern is for later down the road. He would really recommend a limit on the amount of containers allow to possibly 4 if that doesn't work then the applicant could request an amendment and explained why more containers are necessary. The limitation protects the community and the applicant. There is currently nothing that

says they can't stack the containers vertically and as the business grows who is to say there won't be a need for more equipment to move all the containers around like a shipping yard in a commercial zone. There has been a discussion about screening but there is no condition listed to require the screening and he has concerns for the neighbors and the future growth of the business.

- Planner I Spendlove clarified that code requires screening around materials and products stored outside in the C-1 zone.
- Commissioner Frank stated he is fine with what has been presented tonight its tomorrow, next week, next year that is concerning.
- Commissioner Higley agreed limiting the number of containers to 4 would make him more comfortable and if the fence is 6 ft and the containers is 8 ft tall maybe the height of the fence should also be considered.
- Commissioner Woods asked how many would fit in the designated area.
- Mr. Collins explained the area would possibly allow for more than 2 containers if stored side by side.
- Commissioner Grey asked if four would be a hindrance to the business a year from now.
- Mr. Collins stated no he would hope so a year from now and if he continues to do his job and provide good customer service and products that they will eventually outgrow this spot and have to relocate. He would suggest amending condition #3 to allow for 4 containers outside and remove condition #4.

Motion

Commissioner Tatum made a motion to approve the request by amending condition #3 to allow for a maximum of four (4) containers on the property outside in the designated storage area and by removing condition #4. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

1. Subject to site plan amendments as required by Building, Engineering, Fire & Zoning officials to ensure compliance with applicable City Code requirements and standards.
 2. Subject to this Special Use permit being limited to ProWest Engineering/Western Enclosure/EagleGate Systems only.
 3. Subject to limiting the number of large metal shipping container sized enclosures to a maximum of ~~two (2)~~ **four (4)** on the property at one time and to be located ~~inside the building at all times~~ **outside the building in the designated storage area.**
 - ~~4. No outside storage of materials or finished product at any time.~~
4. Request for a Special Use Permit to allow for sporting vehicles-boat sales/rentals business to include display pad sites, on property located at 299 & 399 Addison Avenue West c/o Century Motorsport & Marine (app. 2637)

Applicant Presentation:

Jonathan Gomez, the applicant stated in 2008 he purchased Century Boatland and in 2012 they wanted to expand and bought J&C Motorsport Company and the vacant property fronting Addison Avenue West from Jeff & Chuck Sharp. Prior to purchasing the vacant property along Addison Avenue West they did not have any frontage to display their sporting vehicles (motorcycles and ATV's). They do not do any rentals. Under the guidance of a former Commission Sharp they were told they could use the vacant property for display. Since 2012 they have been pulling a trailer full of four wheelers and lawnmowers out for display during business hours. Every night by 5:30 they are removed and are not on display during the weekends. The area is landscaped they have sprinklers and try to keep it clean. They didn't realize they needed a special use permit; they were given the impression that things were being taken care of, by a person that has since left the company. They have since discovered there were a lot of things that needed to be taken care of to be able to operate the way they intended. This is the only frontage property they have associated with the business and would like to be able to keep using it for display.

Staff Analysis:

Planner I Spendlove reviewed the request and the exhibits on the overhead. He stated the property located to the northwest (aka 309 & 317 Addison Ave W) has quite an extensive history dating back to approximately 1997 and has had several Special Use Permits related with automobile sales businesses. The second portion of the history is associated with the property located across the street (aka 140 Blake St). As a result of the different property transactions there is essentially an off-site sign that was installed and a property that has been used for display that was never clearly affiliated with the new property owner and his business. This request is to bring all of the property that is owned by Century Motorsports & Marine together under one special use permit so allow for ATV/Boat sales and lawnmowers are not included in the ATV definition. This will allow for the display and signage.

Both properties are located in the C-1, Highway Commercial District. A Special Use Permit is required to operate sporting vehicles-boat sales/rentals, service and/or repair business in the C-1 zone. Outside display of vehicles for sale are permitted in this zone.

The property is approximately 3.55 acres and is currently being used for this type of business. The business has expanded and now consists of boats, dirt-bikes, ATV's, UTV's and lawnmower sale, service and they don't do rentals as stated by the applicant.

They recently purchased a piece of property across Blake Street and would like to be able to display vehicles for sale – lawnmowers are not considered a sporting vehicle therefore is not permitted to be displayed off-site but may be displayed along the sidewalk in front of their

business. Approval of this special use permit will also allow the applicant to have a free-standing sign on the property across Blake Street from the main office building.

The applicant intends to operate the business Monday through Friday from 9:00 am to 6:00 pm and Saturday from 10:00 am to 2:00 pm. They anticipate more customers per day because of the expansion of the shop area. As the property is adjacent to a high volume traffic roadway, traffic should have minimal impacts to the surrounding uses. The business employs eight people at this time and anticipates growth.

The existing business will not operate any differently. The applicant would like to use the newly acquired property at 309 Addison Avenue West as a display area only. There will not be any additional noise, glare, fumes, etc. Customer parking is provided at 299 Addison Avenue West at the existing office location. If the permit is granted a condition that the display of vehicles shall be associated with the business located at 299 Addison Ave W.

Access to 309 Addison Avenue has been a concern in the past. There were four (4) drive approaches. Previous special use permits on the property have included conditions for arterial approaches on Addison to be constructed or the access to be closed. The northern access needs to be closed and the Blake Street access moved as far south as possible. Currently there is a landscaped strip that blocks the accesses.

The landscaping requirement for the C-1 zone is the equivalent of 10% of all parking area or 3% of the total site, whichever is greater. Addison Avenue West is classified as a gateway arterial. The landscaping requirements along a gateway arterial states that in addition to the standard landscaping requirement there shall be a landscape strip of at least 10' in width behind the sidewalk when properties are being remodeled. Although 309 Addison Avenue is not being remodeled the previous requests for special use permits included land use changes and major remodeling therefore the gateway arterial landscaping was required (at the time the requirement was a minimum 10' behind the sidewalk or future sidewalk). The site has a landscaped strip along Blake and Addison Avenue. There should be two (2) trees and eight (8) bushes in the landscaped strip along Addison Avenue. The remaining landscaping requirement is one (1) tree and four (4) bushes. The total required landscaping is 1200sf +/-.

All parking and maneuvering areas are to be hard surfaced with Portland concrete or asphaltic concrete surface material. The site has asphalt re-grind material on the parking and maneuvering areas. The City's Engineering Department can recommend to the City Council whether this material is adequate or not. The City Council is the only body that can waive the requirement for asphalt or concrete material for hard surfacing.

All commercial developments are to construct storm water retention facilities to retain 100% of the 50-year 24-hour rainstorm event on site. The storm water retention will have to be determined when the surface of the site is decided. The facility can be constructed underground or above ground.

City Code states that display of vehicles, trailers, pickup shells, tires or any other items for sale is prohibited except upon city approved display pads provided through approval of a special

use permit. No such display pads shall be approved within fifteen feet (15') of the sidewalk or future sidewalk. The applicant would like to display boats, ATV's, UTV's and lawnmowers along Addison Avenue, however, no display pad sites have been identified. If the Commission feels display pad sites are appropriate along this corridor a specific number may be allowed as a condition of the special use permit.

Planner I Spendlove stated should the Commission approve the request, as presented, staff recommends the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.
2. Landscaping on the site to be developed and maintained as per City Code.
3. Subject to the parking and maneuvering area being hard surfaced with asphalt or concrete or as determined by City Engineering Department.
4. Subject to storm water retention facility being constructed as determined by surface of parking and maneuvering area.
5. Subject to the use of 309 Addison Ave W being limited to Century Motorsports & Marine operating at 299 Addison Ave W. This includes the display of sporting vehicles-boat sales/rentals.
6. Subject to no display pad sites within landscaped areas.

PZ Questions/Comments:

- Commissioner Woods asked if the applicant is aware of the conditions specified.
- Mr. Gomez explained the only condition that is a concern is the asphalt requirement he could not afford to do that type of improvement but he does understand the conditions.
- Commissioner Grey asked how they are accessing the property.
- Mr. Gomez showed on the overhead the access being used and it does cross over a property that he does not own.
- Commissioner Frank recommended that a cross-use agreement be documented.
- Commissioner Higley stated that there will not be any access allowed from Addison Avenue West.
- Planner I Spendlove stated that is corrected and a cross use agreement would be recommended.
- Commissioner Tatum asked if the cross use agreement would be required as part of meeting the engineering conditions.
- Planner I Spendlove explained yes that would be one of the requirements from the Engineering Department.

Public Hearing: [Opened](#)

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- Gary Zimmer', representing the High Desert RV Park, stated the park is approximately 50' from the northeasterly building and the noise is a concern. There are some afternoons that the ATV's are being used and it's like a race track on the property.
- Planner I Spendlove stated noise complaints can be reported to the police department and staff does recommend that the neighbors work together.

Public Hearing: Closed

Closing Statement:

Mr. Gomez stated that they do have a testing area that is covered with gravel and they try to do the testing during business hours.

Deliberations Followed: Without Concerns

Commissioner Frank stated he thinks this will be an improvement to the area.

Motion:

Commissioner Tatum made a motion to approve the request, as presented with staff recommendations. Commissioner Woods seconded the motion. All members present voted in favor of the motion.

5. Request for a Variance to City Code Title 10-7-17 (C-1A) to allow for an exceeded maximum height limit of 100 ft. for a roof mounted facility including the building, on property located at 182 5th Avenue South c/o Joe Shelton on behalf of White Cloud Communications/SIRCOMM (app. 2638)

Applicant Presentation:

- Paul Smith, representing the Preservation Twin Falls and they own the silos behind the Depot Grill. The silos were purchased and the improvements were required to occur over a five year period. Photos were shown on the overhead of the improvements that have been made; he stated the problem is that you can't preserve something unless you find a current use. This was the largest grain facility during its time but they are not useful at this time. It was determined that the towers could be used as a cell tower because they are the tallest structures in the area. He explained that a problem has occurred at the Court House with the SIRRCOM tower and it has been destroying the Court House which is the reason SIRRCOM has asked if the silos could be used for a site. They have made an agreement with SIRRCOM to use this site for 30 years for free. SIRRCOM wants to be as high up as possible for signal. The change from having approximately 26 towers to one antenna that is 50' tall on the silos would be an improvement.
- Joe Shelton, representing White Cloud Communications and SIRRCOM he was called to looked at the tower located on the Court House and it was found that the guide wires need to be tightened and there is too much liability to repair the existing site.

The item was then brought forward to the City and a 14' tower was approved. There is a microwave network associated with that pathway that is essential for the system to work appropriately and the 14' tower is not sufficient. He is surprised the existing tower on the Court House has not blown off and feels the silos location is a good solution.

Staff Analysis:

Zoning & Development Manager Carraway displayed exhibits on the overhead and reviewed a brief history on the property. The grain elevators were built in 1915 by the Twin Falls Milling & Elevator Company. The company shut its doors in 1968. By 1992 the elevators were the only buildings left standing. Under the City Code the elevators are considered legal non-conforming structures because they are greater in height than the maximum allowed 50' height in that location. This property is zoned O-T WHO P-3 Overlay, Old Towne District with the Warehouse History Overlay, and a Parking Overlay. The P-3 zone allows for limited parking and the Warehouse Historic District indicates that if there are to be any exterior changes to the buildings, the changes would require approval from the Historic Preservation Commission. This item has been presented to the Historic Preservation Commission and has been approved as appropriate, however the height of the tower has not been reviewed which is the reason for this request. Within the City Code there is an allowance for wireless communication facilities, and it is encouraged to have roof mounted facilities or co-location if at all possible. The issue is the fact that City Code limits the maximum height to 100' for any existing structure including a tower. As indicated by the applicant they did get approval for a 14' tower reaching the maximum height of 100' and it did not work. After studies were done it was determined additional height is needed for the tower to work correctly. The tower that is located on the Court House that supports the SIRRCOM system currently does need to be removed as quickly as possible. The course being taken to achieve this goal is a variance request. City Code allows an applicant to request a modification to City standards. In this case the applicant is asking for a Variance to the allowed height requirements. The process to do this is done through a public hearing before the Planning & Zoning Commission and there are 5 criteria listed in the code that are required to be met for a Variance process. In the staff report packet those criteria were outlined with testimony from the applicant and the staff. The code states all 5 criteria have to be met to allow for a Variance or modification to City Code. The state statute also declares that a variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site and that the variance is not in conflict with the public interest.

Staff acknowledges that this is a unique circumstance in this case SIRRCOM is a vital part of providing public service and making sure Twin Fall and the surrounding counties area able to access emergency calls. At this point from the information provided staff does not

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feel all 5 criteria have been met. This however, is a decision for the Commission to make based on the 5 criteria.

PZ Questions/Comments:

- Commissioner Grey asked staff about a request for a new cell tower behind Kimberly Nursery and what the height was for that tower.
- Zoning & Development Manager Carraway stated the height was 100'.
- Commissioner Woods asked what the top elevation measurement where the current SIRRCOM tower is located versus what is being requested.
- Zoning & Development Manager Carraway stated what is being requested is measured approximately 100' from the top of curb. She is not aware of what the height of the tower is at its current location.
- Mr. Shelton stated the top of the Court House is approximately 75' and the tower is approximately 60' which coincides very closely to what is being requested at the new location.
- Commissioner Grey clarified that what is in existence at the Court House is not in compliance.
- Zoning & Development Manager Carraway stated the tower at the Court House would be considered legal non-conforming.
- Mr. Smith explained the tower being requested for the silo once installed on the roof would be approximately 130-136' tall.
- Commissioner Frank asked if that would be AGL because a height in one location can be different at another location because of terrain.
- Mr. Shelton stated the site at the Court House has functioned for 15 years and they have run pathways from the new location and it will work with the proposed tower.
- Planner I Spendlove clarified that the tower at the Court House is approximately 135' and the total height being requested for the proposed tower at the silos as shown on the site plan is approximately 149' 10".
- Mr. Shelton stated the top of the silos measures approximately 86'4" they are requesting to install a 50' tower on top making the height approximately 136'4".
- Planner I Spendlove explained the diagram that was provided does not correlate with the 136.4'.
- Mr. Shelton agreed the diagram is incorrect; the diagram shows a lattice tower which is not allowed, this will be a 50' mono-pole, it very close to what is at the court house.
- Commissioner Frank asked if there were any other sites that were studied for a location. It seems this location was chosen based solely on the rent. There are several other large towers in the area was co-location considered.
- Mr. Shelton explained there is a large tower by the Twin Falls Stock Yard. To co-locate on that tower was significant.
- Commissioner Woods asked if any engineering studies have been done on the physical stability of the silos.

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- Mr. Shelton stated they have done a complete engineering study and they are in perfect shape for this use.
- Commissioner Frank stated he is having a hard time understanding that there are no other places for this tower throughout town. Is there any evidence to prove that this is the only place, because there has to be an exception in order to approve the request.
- Mr. Shelton reiterated this is the best and only location to provide good service at a low cost. SIRRCOM uses seven sites this one is iatrical because it is the only location that provide a clear path to the site in Jerome and to Hansen Butte. There is an existing tower that meets the needs of SIRRCOM on the Court House but it is ready to fall down. This location will be high enough and provide the service needed.
- Commissioner Grey asked if there were another location available the issue would still be height.
- Mr. Shelton confirmed.
- Commissioner Frank asked if Mr. Shelton could definitively say that without knowing the altitude of another location. The Commission is being asked to make a definitive decision and he wants to make sure that it is based on definitive answers.
- Mr. Shelton explained that he has been working in this business for 35 years and they are thorough in picking locations.
- Commissioner Woods clarified that the additional height would be required at any location.
- City Attorney Wonderlich suggested that the public hearing needs to be open before debating.
- Commissioner Woods clarified that the applicant is stating they need the tower and it needs to be at this location but in order to do this they need a variance the staff report indicates all 5 criteria have to be met for a variance and staff doesn't feel all the criteria have been met.
- Zoning & Development Manager Carraway stated the tower is too tall for code and in order to grant a variance all 5 criteria have to be met.

Public Hearing: [Opened](#)

- Melissa Kibus stated she is here to support the removal of the SIRRCOM tower located at the Court House. The tower needs to be moved and this is the appropriate location, and she is in support of this request. She asked that the Commission approve the request.
- Russ Tremayne historian stated that he was at the Historic Preservation Commission meeting and the big question for him was if this tower would devalue the historic grain elevators. The tower would replace existing towers which are already locationg on the silos. In his opinion the historical crime has been committed with the placement of the tower on the Court House. Putting the towers on the grain elevators has been determined by the Historic Preservation Commission to be appropriate.

Public Hearing: Closed

Deliberations Followed:

- Commissioner Higley asked if staff feels that approving this variance would give the applicant special privileges denied to others.
- Zoning & Development Manager Carraway stated that is staffs interpretation after reviewing the request and the criteria for a variance.
- Commissioner Woods asked if the determination is because they are asking to be able to go taller than what others are allowed or is it because they can use the tower for commercial purposes and gives them an advantage.
- Zoning & Development Manager Carraway stated this standard applies all over it is not allowed except under this process.
- City Attorney Wonderlich stated that it is the Commission's determination the information provided is staff recommendations. The Commission needs to rely on their own opinions and the fact that it is in the staff report does not mean it is etched in stone.
- Commissioner Higley asked if the special privileges are related to the height.
- City Attorney Wonderlich stated in this case the height is the only issue for this variance.
- Commissioner Woods asked again for clarification on the term special privileges.
- City Attorney Wonderlich stated that it is up to the Commission to determine if approval of the variance would allow a special privilege.
- Commissioner Frank asked if the agreement will allow for co-location to occur.
- Mr. Smith stated that will be between SIRRCOM and White Cloud Communications. The just want the public entities to be located at this site for free.
- Mr. Shelton stated that contract between SIRRCOM and White Cloud Communications gives SIRRCOM exclusive use of this tower.
- Commissioner Woods stated the fact that the current tower site is deteriorating indicating the applicant has not created the special circumstances. It was indicated that literal interpretation of the code would result in an unnecessary hardship because an increased height will be an issue no matter where the tower is placed. Without exceeding the 100' height limitation there will be a communication issue. The only point he is struggling with is criteria #4 as it relates to special privileges. He is wondering if there would be a way to exclude other entities from having access to this tower and it was limited to SIRRCOM only he would have no issue with the request.
- City Attorney Wonderlich stated the code promotes co-location wherever possible.
- Commissioner Woods stated we promote co-location for towers up to 100' but if we give one tower an opportunity to go to 150' and only that one tower to go to 150' that provides a competitive edge.

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- Mr. Smith explained there is another tower that is 220' by the stock yard that is open for commercial business. This tower will never be able to provide that kind of height. There is not a competitive edge.
- Commissioner Tatum stated she is comfortable with approving the request.
- Commissioner Frank summarized his thoughts about approving the request. He stated he is for public safety but is having a hard time with the special privilege issue. We wouldn't allow a commercial business to do this, there is a tower over 200' tall not that far away, but everyone has the right to request the tower. This would be hard to grant for a strictly commercial tower.
- Commissioner Grey stated the fact that the existing tower has to be moved and a particular location has been offered up that is suitable above all other and collates with public safety outweighs any of the other issues.
- Commissioner Higley stated another item of consideration is the cost to the tax payers if they have to co-locate at another site.
- Commissioner Frank explained there is going to be cost involved at this site as well as any other site; cost is a fact of life for anything. He would have preferred rather than hearing just testimony he would like to have seen hard evidence that other sites were studied and why they were ruled out either because of poor reception, extreme cost or both.
- Commissioner Woods suggested that possibly the Commission could table the item and request additional evidence to support the questionable criteria.
- Commissioner Higley stated he would support the request.
- Commissioner Grey stated that he doesn't think the site would have been proposed without considering the feasibility of the site where public safety is concerned.
- Commissioner Frank stated he doesn't have enough evidence to support that thought process.
- Commissioner Woods stated his only concern is if this is approved are they opening Pandora's Box.
- Commissioner Frank stated that is why Variances should be hard to get.
- Commissioner Grey explained anyone looking for a variance would have to go through this process.
- Commissioner Reid asked if this is not approved what is the next step.
- City Attorney Wonderlich explained the public hearing would need to be re-opened for this question to be answered.

Public Hearing: Re-Opened

- Mr. Shelton stated in his professional opinion the tower would not work adequately and would produce a danger for the public safety staff. They would not be able to communicate well if the height is limited to the 100'.
- Commissioner Woods asked what would prevent SIRRCOM from using the 220' tower.
- Mr. Shelton stated it could be located on that tower but the cost is the issue.

- Commissioner Woods explained it would be an easier decision to make if data was provided showing both locations comparing the two sites, with alternatives and pro vs con information. For example a new tower could be built but it would cost the taxpayer more money, or could it be constructed outside the city limits.
- Mr. Shelton explained under the code requirements a new tower at 100' tall would not meet the needs of SIRRCOM, building outside the city limits would mean that there would need to be a complete change in pathways which would be costly. Moving outside the city limits is a big change, moving it from the court house to the silos is a small change and is a great spot to do provide this service; in fact he thinks the service will be better.
- Commissioner Tatum asked for clarification on the exclusive contract.
- Mr. Shelton stated the contract between SIRRCOM and White Cloud Communications states the tower is for SIRRCOM's exclusive use. White Cloud Communications already has towers located on the silos. He is not clear on whether or not SIRRCOM would allow co-location.

Public Hearing: [Re-Closed](#)

Additional Deliberations: [None](#)

Motion:

Commissioner Tatum made a motion to approve the request, as presented. Commissioner Grey seconded the motion. Commissioners Higley, Grey, Tatum and Reid voted in favor of the motion. Commissioners Frank and Woods voted against the motion.

Motion Passed 4-2

V. PUBLIC INPUT AND/OR ITEMS FROM THE ZONING DEVELOPMENT MANAGER AND/OR THE PLANNING & ZONING COMMISSION:

- Zoning & Development Manger Carraway reminded the Commissioners of the training offered by Jerry Mason on Monday, June 16, 2014. The training is very informative and she would recommend it to anyone that is interested. The City will pay the registration fee.
- Commissioner Grey had questions about the private road behind Culver's; if there is a need for improvements how does that get addressed.
- Zoning & Development Manger Carraway explained this is not a private road it is a private access for the property. Staff verifies that it is paved for maneuvering purposes at the time of inspection however the maintenance of the access is up to the property owner.

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VI. UPCOMING PUBLIC MEETINGS: (held at the City Council Chamber unless otherwise posted)

1. Work Session- **June 4, 2014**
2. Public Hearing- **June 10, 2014**

VII. ADJOURN MEETING:

Chairman Frank adjourned the meeting at 8:20 PM

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department



**MINUTES
PUBLIC MEETING**

**Twin Falls Historic Preservation Committee
August 19, 2013 1:00 PM
City Council Chambers
305 3rd Avenue East Twin Falls, ID 83301**

HISTORIC PRESERVATION COMMITTEE MEMBERS

Darrell Buffaloe Ryan Horsley Debbie Lattin John Pauley Wendy Rice Nancy Taylor Randall Watson
Vice-Chairman Chairman

PRESENT: Buffaloe, Horsley, Lattin, Pauley, Rice, Taylor, Watson

ABSENT:

CITY COUNCIL LIAISON PRESENT:

CITY STAFF PRESENT: Strickland, Weeks

I. CALL MEETING TO ORDER:

Chairman Watson confirmed a quorum and called the meeting to order at 1:00 p.m.

II. CONSENT CALENDAR:

1. Approval of Minutes from the following meeting(s): **June 17, 2013**
July 15, 2013

Motion:

Commissioner Horsley made a motion to approve the consent calendar as presented.
Commissioner Buffaloe seconded the motion.

UNANIMOUSLY APPROVED

Chairman Watson had the new members for the Commission introduce themselves.

- John Pauley has lived in Twin Falls for the past 5 years and works at the YMCA.
- Nancy Taylor moved to Twin Falls a year ago, she has been involved with the visitor center and wanted to get involved with the local History.
- Wendy Rice is a dietician she has lived in Twin Falls for the past 20 years and has been working with the Historic Preservation Commission regarding the restoration of the lights on Lincoln Street.

Commissioner Buffaloe explained the Historic Preservation Commission. A committee is put together for special projects as an advisory team. A Commission has authority through City Code to make decisions associated with Certificates of Appropriateness. The Certificate of Appropriateness procedure requires anyone that wants to make changes to the outside of a building located in the Warehouse Historic District request approval of the changes. If approved they receive a Certificate of Appropriateness. If the applicant disagrees with the decision made by the Historic Preservation Commission, they can appeal the decision to the City Council. Two years ago the Historic Preservation Commission was able to have Design Guidelines approved for this Warehouse Historic District. The job of this Commission is to preserve the historical character of the area, not necessarily the economic viability, which can sometimes not coincide. If something proposed will change the historic character of a building it is the Commissions duty to deny the request.

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III. ITEMS FOR DISCUSSION:

1. Certificate of Appropriateness – White Cloud, Joe Shelton

Discussion Followed:

Ken Jackson, representing the applicant, stated that the County has approached the applicant about a wireless tower located at the County Court House. This structure has been located at the Courthouse and it is approximately 35 ft. tall. The structure has fallen apart and the guide wires have pulled out and broken the cement. There is not a way to repair the damage to the Court House roof and so it has been requested that the current equipment be removed. The issue is that the “911 System” uses this tower for emergency purposes. The system can be removed but has to be relocated fairly closely to the old location and be similar in size, so the suggestion was to move the tower to the silos. The pole would be 50’ tall with the dishes toward the center of the tower reducing their visibility. This location was picked because of its proximity to the existing location, if you begin to increase the distance from the existing location it creates communication problems for the emergency service personnel.

Questions/Comments:

- Commissioner Taylor asked if there are any other alternate sites being considered and asked why this location was picked.
- Mr. Jackson explained that there are not any other alternate sites. The height is one reason for this location but if the tower is located any further then it creates dispatch issues for the 911 system.
- Commissioner Taylor stated that she understands the public safety issue but is concerned about the aesthetics of the silos and this opens the door for the silos to become a location for other towers.
- Commissioner Buffaloe explained that the Silos are a landmark for Twin Falls and prior to the Twin Falls Preservation Organization the biggest concern was how to get rid of them. The economics of the project will help to maintain the Silos that would not be here if it weren’t for this organization.
- Mr. Jackson stated that there is already an antenna on the Silos they are just proposing it be removed, replaced and cleaned up.
- Commissioner Taylor stated that is good, but her concern is what are the chances that others will want to use the towers and multiple antennas get put at this site.
- Mr. Jackson stated that it would have to go through this commission for approval.
- Commissioner Buffaloe stated that the Silos would have to be structurally sound to support additional equipment.
- Mr. Jackson explained that the Silos have been cleaned out and secured.
- Commissioner Watson stated the tower being proposed is 50’ and the existing tower on the Silos is 35’ and asked what the reasoning was for the additional height.

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- Mr. Jackson explained that the current tower at the Court House is 50' the proposal is to match what is at the existing site so that it doesn't change the dynamics of the system.
- Commissioner Lattin asked if there will ever be a need to increase the height more than 50'.
- Mr. Jackson stated this height will meet the needs for the 911 System so there will not be a need to increase the height.
- Russ Tremayne stated that this is a complicated issue. He is part of the Twin Falls Preservation Organization and he is also about preserving the historical character of the Silos. However on the other hand, the antenna will provide economic function which in turn will help to maintain the Silos and provide funds for future historic preservation projects.

Motion:

Commissioner Buffaloe made a motion to approve the request, as presented, with staff recommendations. Commissioner Taylor seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Subject to the applicant obtaining the necessary building permits if applicable.
2. Certificate of Appropriateness – Jump Time, Chad Babcock

Discussion Followed:

- Planner I Weeks reviewed the request and exhibits on the overhead. The request is to replace the east overhead door opening with glass doors and a store front along with covering the west overhead door with siding to match the existing exterior. The applicant would like to install a new sign on the east side of the building located at 302 3rd Avenue South. The building was constructed in 1980 and is a non-contributing building it is at the former site of the Sinclair and Fletcher Oil Company. The most recent use of the building was Nazz Kart, classified as an indoor recreation facility. Jump Time would have the same classification and is basically trampolines set up for public to come in and use. The remaining changes will be interior, and other than the doors and signage there will not be any changes to the exterior.
- Commissioner Taylor asked about the landscaping and asked if it is possible to see the landscaping improve with this change.
- Commissioner Horsley stated he has spoken with Councilman Hall about the landscaping concerns in this area.

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Motion:

Commissioner Buffaloe made a motion to approve the request, as presented, with staff recommendations. Commissioner Lattin seconded the motion. All members present voted in favor of the motion.

APPROVED, AS PRESENTED, SUBJECT TO THE FOLLOWING CONDITIONS:

1. Subject to the applicant obtaining the necessary building permits if appropriate
2. Subject to the applicant obtaining the necessary sign permit if appropriate.

Motion:

Commissioner Buffaloe made a motion to amend the agenda and move the training & the five year plan discussion to the next meeting's Agenda. Commissioner Horsley seconded the motion.

UNANIMOUSLY APPROVED

3. Training Session – Darrell Buffaloe **(moved to September Agenda)**
4. 2013 Idaho State Historical Society Community Enhancement Grant Program – Randall Watson/Darrell Buffaloe

Discussion Followed:

Commissioner Buffaloe explained that the Idaho State Historical Society Community Enhancement Grant is a grant that the Historic Preservation Commission has never pursued. It is one that the Commission should apply for but the application has to be postmarked no later than August 30, 2013. It ranges from 500 to 2500 and covers things like education. He would like to apply for the grant to help the HPC Education Committee in developing a curriculum that could be used. The money could even be used to pay for consulting to assist in developing the program. He explained that the requirements are the same as CLG for matching. This grant would be in addition to the CLG grant funds.

Motion:

Commissioner Buffaloe made a motion to apply for the Idaho State Historical Society Community Enhancement Grant in the amount of \$2,500. Commissioner Horsley seconded the motion. All members present voted in favor of the motion.

APPROVED

5. Discussion of 2013-2014 CLG Grant – Kelly Weeks

Discussion Followed:

- Commissioner Buffaloe explained that after meeting with Ann Swanson regarding the Lincoln Street Lights project, it was determined that the Idaho Heritage Trust Grant will not provide enough funds to complete the project. It was suggested that possibly a

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couple lights be restored and work on it year to year until the project is done. The CLG grant could possibly offer some matching funds to assist in this project because the lights are listed on the National Historic Registry.

- Commissioner Rice explained that there has been some unexpected resistance to having the lights all connected to each other. She stated that everyone agrees that they would like the lights repainted and refurbished, but some would like to be able to maintain the electrical portion of the lights. If the cost of the electrical work is removed from the grant request it reduces the amount needed for the project considerably. The other option may be to request the funds to cover all the restoration of the light poles without any electrical work being included until the specifics can be worked out with the property owners.
- Commissioner Buffaloe stated that he thinks the Commission should apply for the CLG Grant but ask for twice as much so that if the money for the light project is not approved the Commission can still move forward with another project.
- Planner I Weeks stated the Commission can apply for the maximum.

Motion:

Commissioner Buffaloe made a motion to apply for the Certified Local Government Grant in the amount of \$6000 toward the Lincoln Street Light Project and \$6000 to add design guidelines for the Historic Park District. Commissioner Horsley seconded the motion. All members present voted in favor of the motion.

APPROVED

- Chairman Watson asked for volunteers to take care of the paperwork for the grant proposals.
 - Commissioner Buffaloe stated that he would be willing to put together the grant paperwork for the Idaho State Historical Society Community Enhancement Grant and the Certified Local Government Grant. He also stated he would try to get some information on the Idaho Humanities Grant also and report back to the Commission.
 - Commissioner Rice stated she would manage the Idaho Heritage Trust Grant paperwork.
 - Planner I Weeks also reminded the Commission that the 2013 CLG Grant paperwork needs to be finalized. She will follow-up with the Commissioners if any additional information is needed prior to the next meeting.
 - Chairman Watson stated he will work on the year -end report.
6. Discussion of Brochures for Twin Falls School District – Debbie Lattin/Darrell Buffaloe

Discussion Followed:

- Commissioner Buffaloe stated that he will follow up on the information and report back to the Commission.

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7. General Discussion on 2012-2013 grant project **(moved to September meeting)**
 - Discussion of 5-year plan –Darrell Buffaloe /Randall Watson Discussion of adding the other Historic Districts to the City Code for preservation –Darrell Buffaloe
 - Discussion of Lincoln Street Lights project –
8. Discussion of Preservation Twin Falls Historic Signage – Ryan Horsley

Discussion Followed:

- Commissioner Horsley he has nothing new to report. He did ask if any of the educational grants that are being considered would cover signage that displays historical information.
9. Discussion of Preservation Twin Falls Kiosk Project – Randall Watson

Discussion Followed:

- Commissioner Watson stated he has nothing new to report. The project is still in the planning stages.

IV. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMITTEE

- Commissioner Horsley would like to consider having working committees in the future to help make progress in the downtown area. He stated the Main Street Approach focuses on four different elements with working committees for each of these areas:
 - Promotion,
 - Design,
 - Economic Restructuring; and
 - Organization

He thinks that the City needs to be in charge of these committees so that the activities that are happening to promote growth in the downtown area can be more unified. The concern is that there is not a need for another Business Improvement District (BID) that is a taxing entity, and it needs to be done under the City of Twin Falls. This Commission could be the leaders in this area.

- Planner I Weeks stated that there was supposed to be a meeting in August with the downtown business group that the City staff was going to attend. However, the group was not going to talk about the Main Street Approach because they didn't get the application submitted in time. There were too many items in the application that were not complete and information that was not readily available at the last minute. City staff discussed this and Melinda Anderson the Economic Development Director has been assigned as the City representative and contact for this project. The City does not want to spearhead the project but is willing to participate, be a member of the Board and assist as needed. Jerry Miller who is in charge of Main Street Approach in Boise is

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scheduled to be here next month, to discuss the process with the downtown business owners. She will keep the Commission informed on any progress that is made.

V. UPCOMING MEETINGS/SCHEDULE:

Regular meeting: **Monday, September 16, 2013**

VI. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 2:15pm.

Lisa A. Strickland
Administrative Assistant
Community Development Department



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PIKES PEAK FLOUR
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5. CSI partnership walking tour (Ashley Smith from CSI) – Nancy
 - Commissioner Taylor explained that this could not be completed in time for the semester so this can be removed from the agenda.
6. Idaho Archeology and Historic Preservation Month 2015 – Nancy Taylor
 - Commissioner Taylor reported that May is the National Historic Preservation Month and this year the idea is to make it more of a celebration day. She would like to be able to close off a few streets for the celebration and have it scheduled prior to the Western Days Celebration. She is working on pricing to see if she can generate sponsors for the event. She asked that Commissioner Horsley coordinate a meeting with some of the local restaurants in the warehouse district to get them involved.
 - The date proposed for the event will be Saturday, May 23, 2015. 12:00pm -5:00 pm

V. NEW BUSINESS:

1. State of Idaho 125th Anniversary of Statehood
 - Councilman Talkington July 3, 2015 is the 125th Anniversary of the state and he would like to generate some type of Twin Falls Celebration. He asked that the Historic Preservation Commission be the leaders in generating a celebration of the states 125th Anniversary.

VI. INPUT AND/OR ITEMS FROM THE HISTORIC PRESERVATION COMMISSION

Commissioner Taylor asked staff to follow up on the following items.

- Sound System
- Cell Towers installed on the grain elevators
- Historic Preservation Conference -Moscow

Commissioner Horsley reported the progress being made regarding downtown revitalization.

VII. UPCOMING MEETINGS/SCHEDULE: MONDAY, February 23, 2015 at 12:00 PM

VIII. ADJOURN MEETING:

Chairman Watson adjourned the meeting at 12:40 pm.

Lisa A Strickland
Administrative Assistant
Planning & Zoning Department