



Twin Falls Historic Preservation Commission Minutes

Monday, June 27, 2022, 3:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS SPECIAL MEETING

Members: Samra Culum Chairperson, Doug Baughman Vice Chairperson, Jennifer Shaffer, Ben Woodbury, Lisa Maas, Lisa Buddecke

Council Liaison: Spencer Cutler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Culum called the meeting to order at 03:00 PM
A quorum was present.

Members Present: Culum, Maas, Woodbury, Shaffer, Baughman, Cutler (Liaison)

Staff Present: Strickland, Ebersole, Zollinger

2) Consent Calendar

MOTION: Commissioner Maas moved to approve the Consent Calendar, as presented.
Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- a) Approval of minutes from the following meeting: May 2, 2022 and June 6, 2022

3) Certificate of Appropriateness

- a) Request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110)

Staff Presentation:

Request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application.

The Historic Preservation Commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness.

The Commission may approve or deny the request.

Any conditions placed by Commission shall be specifically listed on the Certificate and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

The property is located within the Downtown Historic District and is zoned CB; Central Business was constructed circa 1921 and was listed as a contributing building on the National Historic Registry as contributing in 2000. The space has a long history of retail use. The proposed use for the building is a Golf Simulation business for customers to practice their golf skills.

The proposed change to the building requires a Certificate of Appropriateness and is evaluated using the general downtown and facade improvement guidelines. The building was listed as contributing 22 years ago, but facade changes have been made to the building since 2000 and prior to the adoption of the historical design guidelines. The proposed new entryway would be placed across from an existing entryway within an alcove located on the side of the building. This change will not be on the front facade of the building and staff would consider it to be minor. The commission can approve or deny the request.

Per the Twin Falls Downtown Historic Guidelines the following apply: 2.1 General Guidelines for Downtown and 4.1 Facade Improvements. These guidelines have been provided in the staff report packet.

Should the Commission approve the request, staff recommends the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Applicant Presentation:

Colby Ricks, representing applicant, presented the request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. He explained the reason for the request. He explained the reason for the design, including ADA access issues.

HPC Questions & Comments:

- Commissioner Woodbury asked for clarification of the request and the fire hydrant.
- City Planner Strickland stated the request is only for the new entrance at this time and stated the fire hydrant issues will be addressed with the building permit.
- Commissioner Maas asked when the other door was installed.
- Vice Chair Baughman stated the alcove was installed in 1941 according to the National Registry.
- Commissioner Woodbury asked about the other alcoves.
- Mr. Ricks answered what the other alcoves access.

MOTION: Commissioner Shaffer moved to approve the request for approval of a Certificate of Appropriateness for a facade improvement to add a second entry on property located at 161 2nd Ave N. c/o Laurie Skrederstu Laughlin Ricks Architects (PZ22-0110). Commissioner Woodbury seconded the motion.

Unanimously Approved by a vote of 5 to 0.

- b) Request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)

Staff Presentation:

Request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)

The Certificate of Appropriateness process requires a public meeting in which interested persons can be heard, with regards to the application. The historic preservation commission shall review the "design guidelines" as they exist or as amended for compliance before issuing a certificate of appropriateness. The Commission may approve or deny the request.

Any conditions placed by the Commission shall be specifically listed on the Certificate and shall be completed as part of the approval. Any decision of the Commission may be appealed to the City Council.

The property is located at 125 Main Ave W and is zoned CB; Central Business District, located in the Downtown Historic District. The primary use for this property has been retail and Magic Valley Brewing Pub on Main will be a new retail space within the building.

Approval of a Certificate of Appropriateness is required by the Commission, staff has provided the necessary information and the applicable guidelines for a decision to be made. The building is a non-contributing building and was constructed circa 1907. The goal for the Downtown Historic District is to maintain and enhance the unique historical character. As we consider the character of this building and the character of this area within the downtown district, the proposed sign is going to be located within the features of the facade and will be wall mounted. The sign will look very similar to the neighboring businesses along the block and staff does not foresee any negative impacts should the commission approve the sign as presented.

Per the Twin Falls Downtown Historic Guidelines, the following chapters apply: 2.1 General Downtown Guidelines 3.5 General Guidelines for Signs. These guidelines have been provided in the staff report packet. Should the Commission approve the request, staff would recommend the following conditions:

1. Subject to site plan amendments as required by City Codes and standards.
2. Subject to the applicant obtaining permits as required by City Codes and standards.

Applicant Presentation:

Richard White, applicant, presented the request for approval of a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. He stated the blade sign on the building will stay and explained the signage materials and how it will be placed and built. He stated they will color match the existing stucco.

Discussions Followed:

- Commissioner Woodbury asked about the existing signage coming down and new signage replacing it. He asked if same backing will be used and if there will be back lighting.
- City Planner Strickland explained the installation of the sign and the materials being similar to the Perrine Man Press signage next door.
- Chairperson Culum asked how the other tenant sign will be placed on the building.
- City Planner Strickland stated the new tenant will need to come back for a Certificate of Appropriateness when they are ready to install their sign.

MOTION: Commissioner Woodbury moved to approve the request for a Certificate of Appropriateness for new signage on property located at 125 Main Ave W. c/o Richard White on behalf of Magic Valley Brewing (PZ22-0113)

Commissioner Shaffer seconded the motion.

Unanimously Approved by a vote of 5 to 0.

4) Old Business

a) Sip N Cycle "History in Motion"

City Planner Strickland gave the commission an update on the project.

She reviewed the routes for the tour and stated the owner will take the commission on a mock ride of the tour. Proposed time: 6:30 - 7:30pm on Tuesday with one district per month. She stated the owner will take care of all of the registration and advertise on her Facebook page. Possibly coordinate with City

Park events.

Action Item: City Planner Strickland to coordinate with Sip n Cycle for a dry run on July 18th.

b) CEG Grant "Digitizing Photos"

- Deadline for Draft July 11, 2022
- Deadline for Submittal July 18, 2022

Commissioner Woodbury got quote on digitizing the 900+ photos and may have access to SHPO digitized photos per Dan Everhart.

Discussion ensued regarding the logistics of the project.

Action Item: Commissioner Woodbury to contact Dan Everhart regarding SHPO photos. and send grant draft to City Planner Strickland for completion.

Lobby Photos - ready for pick up.

c) Public Open House - July 13, 2022 5:30 pm -7:30 pm

Discussion ensued regarding the upcoming Public Open House regarding create new Historic districts.

- City Planner Strickland stated SHPO will send a representative to the meeting.
- Notices were sent out to the occupants/owners of the Friends of the Avenues area.
- City Planner Strickland explained what will be covered at the Open House: creation of a local historic district, guidelines, etc. Question and Answer session as well.
- City Planner Strickland stated there will be a Public Hearing in August with City Council to discuss the issue.
- Chairperson Culum asked if there should be representation from the commission at the Open House to field questions.
- City Planner Strickland stated they can come, but there may be ex parte communication issues if anything discussed comes back to the commission for review and decision. This is not a Historic Preservation Commission meeting, so there cannot be a quorum attending the meeting. She explained how the law reads as far as getting information prior to official meetings and how it can be considered bias.
- City Council member Cutler explained how ex parte communication issues may arise and the advice he has received from the City Attorney. He suggested meeting with staff prior to the Open House to get an orientation of what will be discussed at the Open House.
- Staff stated the Open House will be recorded and held in Council Chambers.
- Chairperson Culum asked who will be fielding questions at the event.
- City Planner Strickland stated SHPO and City staff, including Planning and Zoning, City Attorney and City Manager offices, will be there to answer questions.
- City Planner Zollinger reiterated that the Open House will cover current zoning ordinances and how it relates to the Idaho State Statute as far as Historic Districts, and how it relates to development and current and future projects in the area.
- Chairperson Culum asked if this will be coming back to the Historic Preservation Commission prior to City Council.
- City Council member Cutler stated he would like to speak with the City Attorney and Jonathan Spendlove, Planning and Zoning Director about the agenda of this Open House.
- Chairperson Culum stated she feels it is appropriate to have representation from the commission who regularly sees and vote on Certificate of Appropriateness items, to answer the public's questions. She stated she does not want to be just seen through the lens of the City staff, but from someone who actually goes through the process.
- City Planner Zollinger reiterated that this topic could be a future decision-making item for the

Historic Preservation Commission in the future.

- The original recommendation to City Council was reviewed and how it has been handled moving forward to this point.
- Chairperson Culum asked if Jonathan Spendlove has already presented the cost analysis to City Council.
- City Planner Zollinger stated he did present the costs to City Council, and Council instructed staff they would like more public input and an informational Open House prior to making a decision on creating a new historic district.
- Commissioner Maas asked why all of City Council and Historic Preservation Commission will not be at the Open House to hear what the residents want regarding a new district.
- Council Member Cutler stated that will come at a later date and be advertised as a Public Hearing. He reviewed the original recommendation to City Council from the Historic Preservation Commission (to ask for permission to work on creating the district) and what staff has been working on, as directed by Council. He explained the next steps moving forward if Council approves working on creating a district. He stated creating a district has not been recommended and/or approved by the City Council yet. City staff has been directed by City Council to gather more information and get public input on the matter.
- Commissioner Woodbury asked if Jonathan Spendlove has presented his findings to Council.
- Planning Technician Ebersole stated that at that Public Meeting, City Council was not ready to make a decision on moving forward with working on creating a new district and instructed staff to have an open house to make sure the public understands the historic district process and what it will mean for them, as well as get input from the public on this topic. Mailers were sent to all residents/owners in the potential proposed district.
- Chairperson Culum stated her concern with not having a member from the commission at this Open House to field general questions regarding creating historic districts. She asked that the City Attorney be consulted as to the reason why a commission member should not be in attendance at the Open House.
- City Planner Zollinger stated they will consult with the City Attorney with what is appropriate and get back to the commission. He stated that staff is still in the process of gathering information for Council on the original recommendation from the Historic Preservation Commission.
- City Council member Cutler stated they want to get all the details as to make sure no open meeting laws are violated.
- Commissioner Maas stated she believes City Council should be there to hear the public input.
- City Council member Cutler stated that is why the comments are being recorded and will be presented to Council at a future Public Hearing.
- Commissioner Woodbury stated he would like to attend the Open House, if possible.
- City Planner Strickland stated she will consult with the City Attorney, and that local Transparency laws state there cannot be more than two commissioners together without calling for a Public Meeting. All commissioners would be allowed to attend the City Council Public Hearing. She stated she is able to explain the Certificate of Appropriateness process.
- She stated the Open House will be a Q & A session, not for Public Testimony.
- City Council member Cutler shared his understanding the commission's concerns and frustrations. He stated it is probably best for commission members or councilmembers to answer questions, as it is city staff's job to know the technical rules and is better equipped to answer the questions regarding city code and local and state laws.

5) Upcoming Meeting(s)

- a) Monday, July 18, 2022

6) Adjournment

The meeting adjourned at 04:14 PM

Kelli Ebersole

Kelli Ebersole, Technician