



## Twin Falls Historic Preservation Commission Agenda

Monday, June 1, 2026, 2:00 PM

203 Main Ave East  
Twin Falls, ID 83301

Council Chambers

**Members:** Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe, Philip Hubbs

**Council Liaison:** Greyson Stone

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
  - a) Request to approve minutes from the following meeting: May 11, 2026.
- 3) Election of Chairperson and Vice-Chairperson
  - a) **ACTION ITEM:** Election of Chairperson and Vice-Chairperson  
By:
- 4) Certificate of Appropriateness
- 5) Old Business
  - a) **PRESENTATION:** Walking tour debrief  
America 250 update  
By:
- 6) New Business
  - a) Creation of Historical Information Signs for the Historical Rail Car and Gazebo.
- 7) Upcoming Meeting(s)
  - a) July 6, 2026.
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

**Public Hearing Procedures for Zoning Requests**

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
  2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
  3. A City Staff Report shall summarize the application and history of the request.
  4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
    - **A complete explanation and description of the request.**
    - **Why the request is being made.**
    - **Location of the Property.**
    - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
  5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
  6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
  7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
    - **Individuals are not permitted to give their time to other speakers.**
    - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
    - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
  8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
  9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
  10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- \* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



## Twin Falls Historic Preservation Commission Minutes

Monday, May 11, 2026, 2:00 PM

**Members:** Chairperson, Jennifer Shaffer Vice Chairperson, Terry McCurdy, Sharon Dowdle, Gary Sipe  
**Council Liaison:** Greyson Stone

### 1) Confirmation of Quorum/Call Meeting to Order

Vice-Chairperson Shaffer called the meeting to order at 02:00 PM

Members Attending: Shaffer, Sipe, McCurdy

Staff Attending: Strickland, Klaver, Green

### 2) Consent Calendar

- a) Request to approve minutes from the following meeting: April 27, 2026.

**MOTION:** Commissioner McCurdy moved to approve the minutes from the April 27, 2026, meeting. Commissioner Sipe seconded the motion.

**Approved 3 to 0.**

### 3) Certificate of Appropriateness

- a) Request for a certificate of appropriateness for the installation of a sign on property located at 123 6th Ave S. c/o Paul Smith (PZ26-0063)

Staff Presentation:

Planner Strickland presented the request for a certificate of appropriateness for the installation of a sign on property located at 123 6th Ave S. c/o Paul Smith (PZ26-0063)

#### **10-4-2: B. CERTIFICATE OF APPROPRIATENESS APPLICATION**

Historic Preservation Commission review is required for the approval of a Certificate of Appropriateness. The Twin Falls City Historic Preservation Commission shall review the Design Guidelines as they exist or as amended for compliance before issuing a Certificate of Appropriateness. The Historic Preservation Commission shall make its determination within 15 business days after submission of the application. Such a certificate is to be issued by the Administrator prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A Certificate of Appropriateness shall be required whether a building permit is required. A decision of the Historic Preservation Commission regarding an application for a Certificate of Appropriateness may be appealed by the applicant to the City Council.

#### **GENERAL DECISION CRITERIA**

- Consistency with District: The proposed change must be consistent with the architectural period, style, and character-defining features of the historic building.
- Compatibility with District: The proposal should be compatible with adjacent properties and the overall character and streetscape of the historic district.

- **Preservation of Features:** The work should not destroy or adversely affect important architectural, historical, or cultural features. Existing historic features should be repaired rather than replaced where possible.
- **Visual Qualities:** The colors, textures, materials, height, scale, massing, and construction methods proposed must be appropriate for historical context
- **Materials / Texture / Color:** Appropriateness
- **Repair vs Replacement:** Considerations for repair vs replacement
- **Design Guidelines:** The proposed change is consistent with and supported by the applicable design guidelines
- **Signage:** Size, Placement, Illumination, Lettering & Colors

This sign is an interpretive sign dedicated to the history of the canals that gave the valley the opportunity to become an agricultural community.

**Placement:** The signs will be located on private property adjacent to a street front for easy visibility. Staff finds the proposed placement to be appropriate.

**Scale:** The sign will consist of a 32"x52" panel sign along with a display of two carts used during tunnel construction. The scale of signage is appropriate for the placement and location.

**Illumination:** No illumination is proposed for the sign.

**Mounting Method:** The sign will be a freestanding permanent sign.

**Color and Design:** The proposed signage represents standard colors found for interpretive signs in this area and is similar in color to the grain elevators, complying with recommendations found in the design guidelines.

Upon conclusion, staff has reviewed the request and would recommend approval with the following conditions.

1. Subject to site plan amendments as required by the City Code.
2. Approval of this request from the Historic Preservation Commission does not preclude the applicant from obtaining the required permits and/or licenses needed to complete the project.

Applicant Presentation:  
Paul Smith

HPC/Questions & Comments:

- Commissioner Sipe feels the location is better than the original placement.
- Commissioner McCurdy asked about the tunnels.
- Paul Smith replied that Joe Webster was an employee of the Twin Falls Canal Company and made the sign. He then gave the history of the sign and the tunnels under the city.

Discussions Followed:

**MOTION:** Commissioner Sipe moved to approve the request for a certificate of appropriateness for the installation of a sign on property located at 123 6th Ave S c/o Paul Smith (PZ26-0063). Commissioner McCurdy seconded the motion.

**Approved 3 to 0.**

- b) Request for a certificate of appropriateness for the replacement of outdoor amenities and landscape improvements for the City Park located at 400 Shoshone St. (PZ26-0061)

Staff Presentation:

Senior Planner Klaver presented the request for a certificate of appropriateness for the replacement of outdoor amenities and landscape improvements for the City Park located at 400 Shoshone St. (PZ26-0061)

#### **10-4-2: B. CERTIFICATE OF APPROPRIATENESS APPLICATION**

Historic Preservation Commission review is required for the approval of a Certificate of Appropriateness. The Twin Falls City Historic Preservation Commission shall review the Design Guidelines as they exist or as amended for compliance before issuing a Certificate of Appropriateness. The Historic Preservation Commission shall make its determination within 15 business days after submission of the application. Such a certificate is to be issued by the Administrator prior to the issuance of a building permit or other permit granted for purposes of construction or altering structures. A Certificate of Appropriateness shall be required whether a building permit is required. A decision of the Historic Preservation Commission regarding an application for a Certificate of Appropriateness may be appealed by the applicant to the City Council.

#### **GENERAL DECISION CRITERIA**

- Consistency with District: The proposed change must be consistent with the architectural period, style, and character-defining features of the historic building.
- Compatibility with District: The proposal should be compatible with adjacent properties and the overall character and street-scape of the historic district.
- Preservation of Features: The work should not destroy or adversely affect important architectural, historical, or cultural features. Existing historic features should be repaired rather than replaced where possible.
- Visual Qualities: The colors, textures, materials, height, scale, massing, and construction methods proposed must be appropriate for historical context
- Materials / Texture / Color: Appropriateness
- Repair vs Replacement: Considerations for repair vs replacement
- Design Guidelines: The proposed change is consistent with and supported by the applicable design guidelines
- Signage: Size, Placement, Illumination, Lettering & Colors

In 2021, amended in 2022, the City of Twin Falls worked with Mosaic Community Planners on the creation of a 5-year Consolidated Plan. As part of this plan, Staff has worked with federal, state, and local partners and came to a conceptual design or plan to rebuild the City Park restroom, rebuild the playground, and create an outdoor learning space between the library

and City Park. City Staff is wrapping up construction on the City Park restroom and looking towards the next phase, which would be the outdoor learning space, along with replacement and expansion of the playground equipment. As part of the conceptual plan to create an outdoor learning space, it was proposed/contemplated on closing Hansen Street from 4th Avenue East and 5th Avenue East.

- **Compatibility with Historic Character:** The primary criterion is whether the proposed outdoor amenity is compatible with the architectural period and character-defining features of the historic building and the surrounding district.
  - Playground equipment has evolved over time in how they were constructed, materials, and play elements. The equipment will utilize modern materials to ensure safety and longevity. However, the motifs and play elements will be a nod to the historical significance of Twin Falls. The older kid equipment will have historical play elements such as a merry go round and will be colored with greens, and browns in an effort to blend into the park environment. The younger kid play equipment will be a direct nod to the historical Shoshone falls rail car
- **Adherence to Design Guidelines:** Decisions are based on historic preservation design guidelines are simple, durable, and compatibl
- **Impact on Significance:** The project should not destroy or adversely affect important architectural, historical, or cultural features of the resource or the district
  - Staff has worked hard to ensure design enhance the historical park features and not detract from them. Staff believe this proposal will do tha
- **Material and Finish Compatibility:** The colors, textures, and materials used should be consistent with the historic period or compatible with adjacent structures. High-quality durable materials are often preferred.
- **Tree Protection/Removal:** Consideration should be made based on the health of trees. Determining if the tree is dying, dead, diseased, or posing a safety hazard to the public
  - Staff has worked with the Parks department on location of amenities to be compatible with the existing landscape. The Parks Superintendent specifically placed the location of the new locations where no trees were going to be removed or the tree was dying and was necessary to be removed

The Commission may approve, approve with conditions, table the decision for additional information, or deny the application. Staff finds the proposed modification to City Park to be appropriate and would recommend approval.

#### HPC/Questions & Comments:

- Vice-Chairperson Shaffer asked about the space they are using and will it affect special events that take place in the park.
- Senior Planner Klaver responded pointing out the area that is used most of the time and showed where the playground is going.
- Commissioner Sipe asked where the train car will go.
- Senior Planner Klaver showed it on the map.

**MOTION:** Commissioner McCurdy moved to approve the request for a certificate of appropriateness for the replacement of outdoor amenities and landscape improvements for the City Park located at 400 Shoshone St. (PZ26-0061). Commissioner Sipe seconded the motion.

**Approved 3 to 0.**

**4) Old Business**

- a) Walking Tour Final Planning  
Reminder it starts at 11 at The Depot Grill.
- b) America 250

**5) New Business**

**6) Upcoming Meeting(s)**

- a) June 1, 2026

**7) Adjournment**

The meeting adjourned at 02:31 PM

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Jody Green, Planning Technician



**Date:** Monday, June 1, 2026  
**To:** Historic Preservation Commission  
**From:**

## **PRESENTATION**

**Request:**

Walking tour debrief  
America 250 update

**Time Estimate:**

**Background:**

**Approval Process:**

**Budget Impact:**

**Regulatory Impact:**

**History:**

**Analysis:**

**Conclusion:**

**Attachments:**

None



**Date:** Monday, June 1, 2026  
**To:** Historic Preservation Commission  
**From:** Lisa Strickland, City Planner

## **INFORMATIONAL**

**Request:**

Creation of Historical Information Signs for the Historical Rail Car and Gazebo.

**Time Estimate:**

5-10 minutes

**Background:**

**Approval Process:**

**Budget Impact:**

**Regulatory Impact:**

**History:**

**Analysis:**

**Conclusion:**

**Attachments:**

None