



Twin Falls Historic Preservation Commission Agenda

Monday, January 29, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

SPECIAL MEETING

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffaloe

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of Minutes: 01-16-18
- 3) Certificate of Appropriateness
 - a) Request to consider appropriateness to construct and install an ATM Island with Drive-up window and construct and install various signs on the proposed building located on the property at 215 Shoshone Street South in the Downtown Historic District. c/o Wells Fargo (app. 18-001)
- 4) Old Business
 - a) Idaho Certified Local Government Grant 2017
- 5) New Business
- 6) General Input/Announcements - Public/Staff
- 7) Upcoming Meeting(s)
 - a) February 20, 2018 **(Tuesday)**
- 8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, 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. 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.
 4. 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.
 5. A City Staff Report shall summarize the application and history of the request.
 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 Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select 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 Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and 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

Tuesday, January 16, 2018, 12:00 PM

203 Main Ave E
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum

Council Liaison: Ruth Pierce

Affiliate Volunteer Advisor: Darrell Buffalo

1) Confirmation of Quorum/Call Meeting to Order

Called meeting to order

2) Election of Officers

Motion:

Commissioner Wills nominated Commission Taylor as Chairperson. Commission Lattin seconded the motion.

Unanimously Approved

Motion:

Commissioner Culum nominated Commissioner Kemp as Vice-Chairperson. Commissioner Wills seconded the motion.

Unanimously Approved

3) Consent Calendar

- a) Approval of Minutes: 12-14-17

Motion:

Commissioner Wills made a motion to approve the consent calendar, as presented.
Commissioner Kemp seconded the motion.

Unanimously Approved

4) Certificate of Appropriateness

None

5) Old Business

- a) Idaho Certified Local Government Grant 2017

Member Taylor explained the commission needs to find another person to assist with the development of the Historic Master Plan, this project needs to be completed by April 2018. She will work with Idaho Historic Society to see if they have a list of contacts that can help with the project.

Member Samra explained she has been in contact with the CSI and she will have dates for

presenting the information soon so that the Commission can assist with the presentation regarding the brochure design.

b) Idaho Certified Local Government Grant 2018

The grant for 2018 is on hold and there needs to be some planning & discussion about what the Commission wants to work on. There has been a decision to forgo the 2018 grant request so that the Commission can really focus on a request for the next year.

c) Summit Creek, 205 Shoshone St N, The Ballroom

- Planner I Weeks explained that when the commission reviewed the demolition of the building located next to the ballroom. The permit application has been submitted for the ballroom and she wanted to present the elevations that are planned for the building. She displayed on the overhead the elevations for the side of the building once it has been remodeled. The question is it does the HPC feel it is necessary to come back before the commission.
- Member Wills explained she is confident that this is a company of integrity and their plans that have been shown look correct with the time period.
- Member Easterling explained he agrees.
Member Taylor agreed it is not necessary for them to come back through.

6) New Business

None

7) General Input/Announcements - Public/Staff

8) Upcoming Meeting(s)

- a) February 5, 2018—Rescheduled for January 29, 2018
February 20, 2018

9) Adjournment

Lisa A. Strickland, Administrative Assistant



HISTORICAL PRESERVATION COMMISSION STAFF REPORT

DATE: January 29, 2018, Historic Preservation Commission Meeting

To: Historic Preservation Chair and Commission

From: Wells Fargo, 215 Shoshone Street South, Andrea Rios

Request

To consider appropriateness to construct and install an ATM Island with Drive-up window and construct and install various signs on the proposed building located on the property at 215 Shoshone Street South in the Downtown Historic District.

Background:

The property is listed on the National Register of Historic Places. The property is listed as a parking lot. The lot located at 215 Shoshone Street South is located within the boundary of the Twin Falls Downtown Historic District.

The property came before the Historic Preservation Commission on October 16, 2017. The commission denied the Certificate of Appropriateness due to the design not complying with the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District.

Analysis:

The property is located in the CB, Commercial Business, zoning district with a P-1 Parking overlay. It is in the Downtown Historic District. 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.

The proposed ATM Island with a Drive-up window is approximately 14' wide. The total height including sign will be 11'6". This ATM Island is to alleviate ATM usage at the Main Ave S, Addison Ave E and Blue Lakes Blvd N ATM locations. The applicant feels this use will not cause any adverse impact on adjacent properties. The proposed colors of the ATM Island are red and yellow. The applicant is proposing the ATM being framed by a 2'6" wide brick column on either side. There will be a pitched roof on top of the columns covering the ATM machine and protecting the users from the weather. They have muted the red and yellow. City Code 10-10-10(B) states that an escape lane shall be provided for any use containing a drive-through facility. An escape lane shall be 9' wide and shall provide access around the drive-through facility. An escape lane may be part of a circulation aisle. The ATM Island with a drive-up window will have to go through a Special Use Permit process with

planning and zoning for the drive-up window before a building permit can be issued. Signage is a separate permitting process from the building permit.

The proposed site plan does not show any landscaping. Landscaping in the CB zone is 5% of the total parking area. There is no required parking in the P-1 overlay. The commission may wish to place a condition on this Certificate of Appropriateness that requires some landscaping and how much.

Design Guidelines for new construction start on Page 32 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. New construction should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district. Wall materials should be consistent with historical materials used in the district. They should use similar roof forms, slope rations and materials drawn from historic structures in the district.

Should the Commission want to look at this as an accessory structure, the design guidelines start on Page 45 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. Accessory structures should be designed to be compatible with the main structure in design, materials and colors.

Signage is discussed on page 19 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. They are proposing a wall sign and a canopy sign. I cannot determine if they are illuminated or not. The proposed sign should not obstruct character-defining features of a building. I do not have enough information to determine if the signs will comply with the zoning sign code or not at this time.

Regulatory Impact:

Approval of this request will allow the applicant to proceed with process to construct and install the new ATM Island with a drive-up window and construct and install various signs on the building located on the property located at 215 Shoshone Street 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 special use permit.
2. Subject to the applicant obtaining the necessary building permits.
3. Subject to the applicant obtaining the necessary sign permits.

Attachments:

1. Certificate of Appropriateness Application
2. Narrative
3. Aerial Map
4. Site Plan
5. Revised Proposed ATM Island
6. Proposed ATM Island
7. Minutes of 10/16/17 HPC meeting



**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: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Cell Phone: _____ E-mail: _____
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

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OFFICIAL USE ONLY:

HPC: (ONLY)

PUBLISH DATE: _____ NOT PUBLISHED

HEARING DATE: _____



Tuesday, October 10, 2017

City of Twin Falls
Community Development Department
324 Hansen St. E.
Twin Falls, ID 83303

Request: Special Use Permit to allow ATM Drive-Up Island. (section 10.7.2.(B).6.a)

Wells Fargo is proposing to install a new drive-up island automatic teller machine at 215 Shoshone St. S. in the Wells Fargo extended parking lot adjacent to Apricot Home store. Twin Falls Townsite, Lots 1, 2, 3 Block 118, (16-10-17).

At present the nearest Wells Fargo ATMs are 0.09 miles North-East at 102 Main Ave S, 0.91 miles North-East at 1303 Addison Ave E and 2.85 miles North at 1864 Blue Lakes Blvd N. The purpose of the new drive-up island ATM is to alleviate ATM usage at the afore noted ATM locations and provide closer access to ATM services and reduce traffic to and from the afore noted ATM locations.

The use will not cause an adverse impact on adjacent property or properties in the area. Adverse impacts would include, for example: a significant increase in vehicular or pedestrian traffic in adjacent residential areas; emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions; contribution in a measurable way to the deterioration of the area or contribution to the lowering of property values.

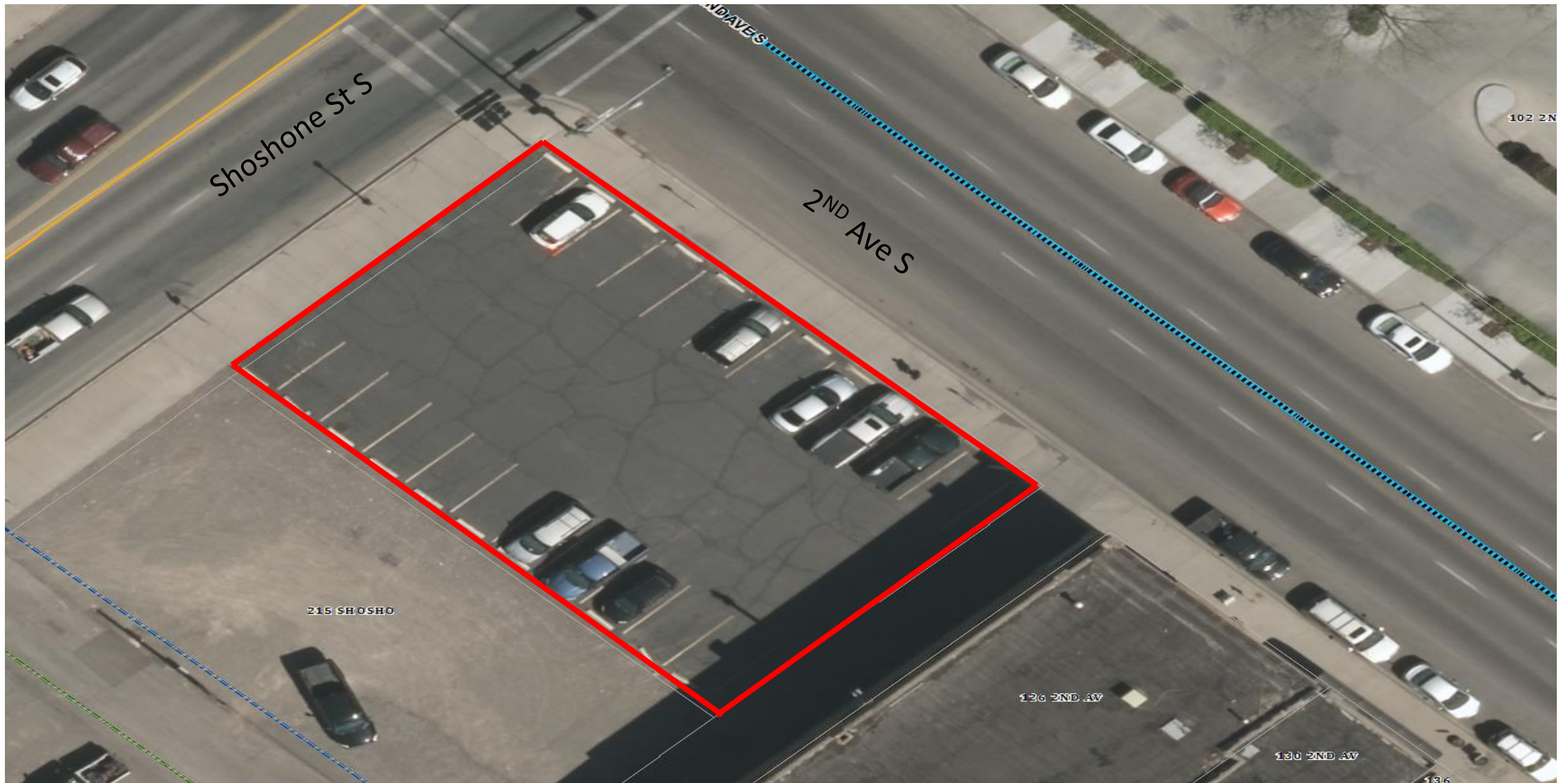
The use will be in compliance with all provisions of the Zoning Codes and the laws of the City of Twin Falls.

Yours Sincerely,

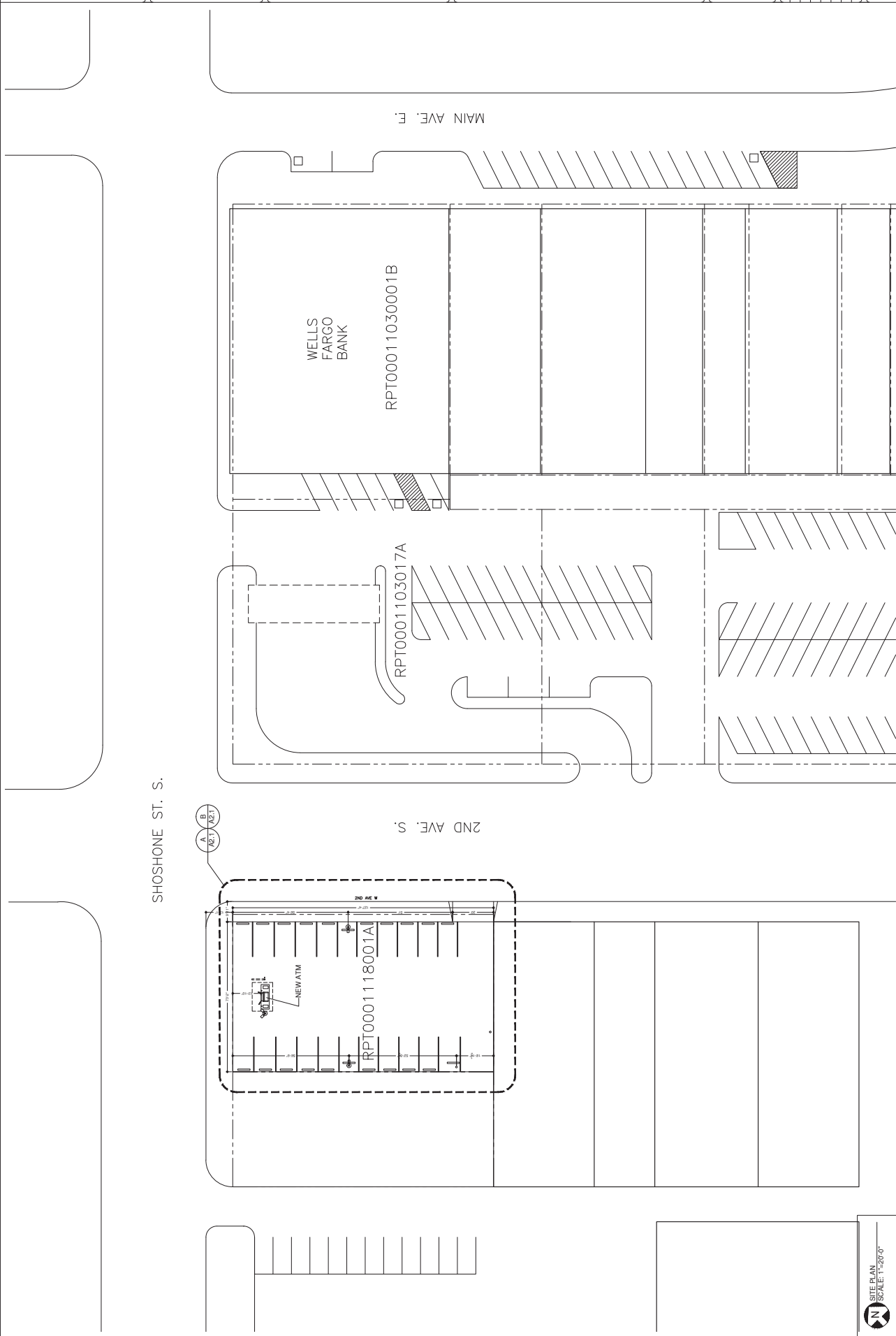
A handwritten signature in black ink that reads 'James Spix'.

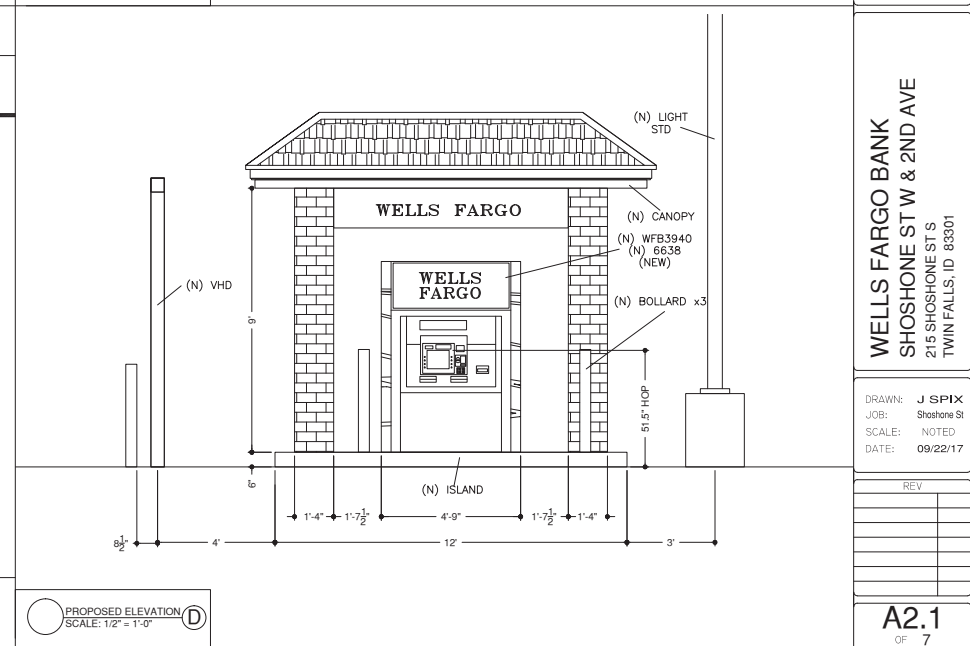
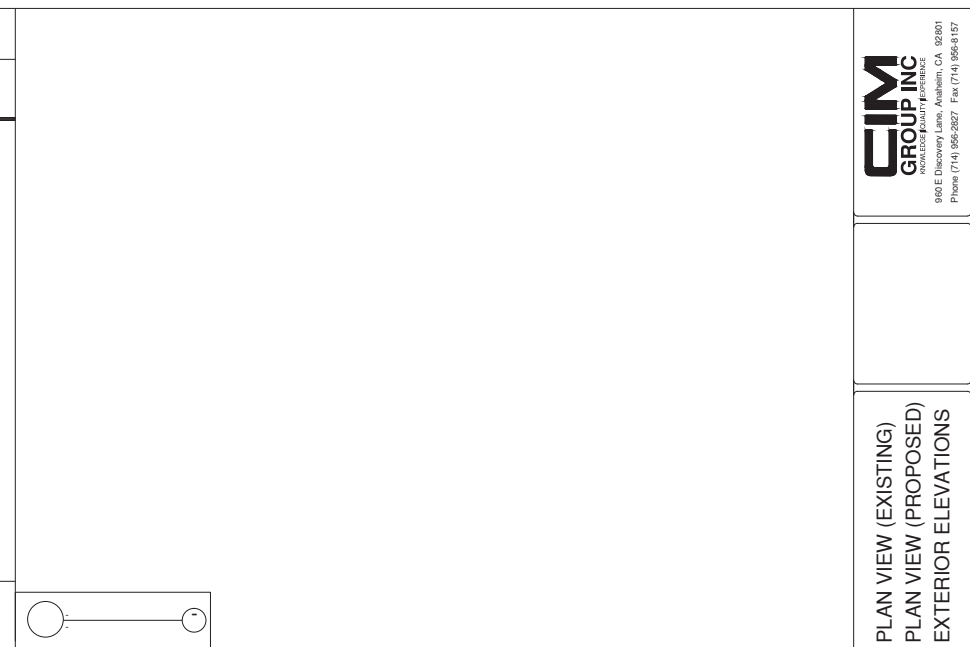
James C Spix
Engineering Project Manager

AERIAL MAP



REV	





Rendering of Previous Request



960 E Discovery Lane, Anaheim, CA 92801
Phone (714) 956-2827 Fax (714) 956-8157



Shoshone St W & 2nd Ave
215 Shoshone St. S
Twin Falls, ID 83301

PID: P2039
T1411
-
RENDERING

REVISED
08/11/17

OPTION D
ISLAND DU

SCALE:
Not To Scale
6/22/2017
Page 6 of 6

Twin Falls Historic Preservation Commission Minutes

Monday, October 16, 2017

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for property located at 104 2nd Avenue South for an ATM Island Drive-Up and signs. c/o Andrea Rios on behalf of Wells Fargo (app. 17-012)

Presentation:

Planner I Weeks reviewed the request on the overhead and stated this property is listed on the National Register of Historic Places. The property is listed as a parking lot. The lot located at 104 2nd Avenue South is located within the boundary of the Twin Falls Downtown Historic District.

The property is located in the CB, Commercial Business, zoning district with a P-1 Parking overlay. It is in the Downtown Historic District. 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.

The proposed ATM Island with a Drive-up window is approximately 4'7" wide. The total height including sign will be 11'11". This ATM Island is to alleviate ATM usage at the Main Ave S, Addison Ave E and Blue Lakes Blvd N ATM locations. The applicant feels this use will not cause any adverse impact on adjacent properties. The proposed colors of the ATM Island are red and yellow. The ATM Island with a drive-up window will have to go through a Special Use Permit process with planning and zoning for the drive-up window before a building permit can be issued.

Design Guidelines for new construction start on Page 32 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. New construction should be congruous with both the immediate context in which the new construction is located, as well as the overall character of the district. Wall materials should be consistent with historical materials used in the district. They should use similar roof forms, slope ratios and materials drawn from historic structures in the district.

Should the Commission want to look at this as an accessory structure, the design guidelines start on Page 45 of the Design Guidelines for the Twin Falls Downtown Historic District and Twin Falls City Park Historic District. Accessory structures should be designed to be compatible with the main structure in design, materials and colors.

Discussion Followed:

- Commissioner Taylor asked about the ATM that is located across the street at the existing building.
- Planner I Weeks explained that the bank branch that is located across the street is closed and the ATM will be removed. The request is to replace that ATM at this location. She explained the signs shown in the proposal has not been verified for compliance. There was

not enough information provided to verify that the sign is located 30' from the property line.

- Commissioner Easterling stated that the signage looks fairly modern which does not really meet the intent of the Historic Preservation Commission Design Guidelines. This property is in the historic district even as an ATM there should be some kind of tribute to history. Wells Fargo has history, with this being a prominent corner it is important that the historic design be included.
- Commissioner Kemp stated she has seen other cities that have made the color of the ATM be compliant with the City's color scheme.
- Commissioner Taylor explained the Wells Fargo stage coach is historic if they could do something that was a tribute to their history it would be better.
- Planner I Weeks explained if the cabinet for the ATM was stick built or had an overlay of bricks to blend in with the surrounding historic buildings that would be an improvement.
- Commissioner Culum stated even the lighting could be designed to look more historic.
- Commissioner Easterling explained the bright yellow make it even worse.
- Commissioner Taylor stated this can be better, it is a prominent location and the only thing on the lot, they can be more creative.
- Commissioner Kemp stated that it needs to be aesthetically pleasing and blend in with the downtown historic design guidelines.
- Commissioner Easterling stated it needs to be more historically appropriate and that it belongs there.
- Commissioner Kemp explained that this is the purpose of the Commission.

Motion:

Commissioner Easterling made a motion to approve the request for certificate of appropriateness. Commissioner Kemp seconded the motion. All members present voted against the motion.

Denied