



Twin Falls Historic Preservation Commission Agenda

Monday, December 17, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

AMENDED (Item #3 added)

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: 11-19-18
By:
- 3) Certificate of Appropriateness
 - a) **ACTION ITEM:** Request for a Certificate of Appropriateness for a free standing sign for a Drive Up ATM on property located at 215 Shoshone Street South. (app. PZ18-0104)
By: Brock Cherry, City Planner
- 4) New Business
 - a) **ACTION ITEM:** Community Council of Idaho "El Milagro" - Follow up meeting with HPC for preservation of history (app. PZ18-0018)
By: Brock Cherry, City Planner
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** 01-07-19
 - b) **INFORMATIONAL:** 2019 HPC Meeting Calendar
- 7) 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

Monday, November 19, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman, Shane Cook

Council Liaison: Chris Reid

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Taylor called the meeting to order at 12:01 PM. She confirmed a quorum present and introduced city staff.

Members Attending: Taylor, Culum, Lattin, Easterling, Cook

Staff Attending: Ebersole, Cherry, O'Connor

2) Consent Calendar

- a) Approval of Minutes from the following meeting: 11-05-18

Motion:

Commissioner Lattin made a motion to approve the consent calendar, as presented.

Commissioner Easterling seconded the motion.

Unanimously approved

3) Certificate of Appropriateness

- a) Request for a Certificate of Appropriateness for a trash enclosure for property located at 205 Shoshone Street North Elks Lodge (app. PZ18-0091)

Staff Presentation:

City Planner Cherry presented a request for a Certificate of Appropriateness for a trash enclosure for property located at 205 Shoshone Street North Elks Lodge (app. PZ18-0091)

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

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. 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 building was constructed by BPOE in 1922 to serve as the Elks Lodge. Over time the storefronts have housed various businesses, including Hoosier Furniture and the Public Library during the 1930's. It is listed on the National Register of Historic Places as a contributing property.

This is a request to grant a Certificate of Appropriateness for the property located at 205 Shoshone Street North for a trash enclosure. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The proposed trash enclosure will be placed near the northwest corner of the property. The trash enclosure will include steel posts and would horizontal boards stained to match the traffic guardrails along the basement patio area.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

HPC/Questions & Comments:

- Chairperson Taylor asked if it is for one trash container.
- City Planner Cherry stated the enclosure is for one trash container, and per Title 10 code, the enclosure will be covered. The building is in the Historic Downtown District, so the design of the enclosure needs to be approved by Historic Preservation Commission.

Discussions Followed: Without Concerns

Motion:

Commissioner Culum motioned to approve the request for a Certificate of Appropriateness for a trash enclosure for property located at 205 Shoshone Street North Elks Lodge. Commissioner Easterling seconded the motion.

Unanimously approved.

- b) Request for a Certificate of Appropriateness for a window sign and projecting sign for property located at 119 Shoshone Street North. (app. PZ18-0092)

Staff Presentation:

City Planner Cherry presented a request for a Certificate of Appropriateness for two window signs for property located at 119 Shoshone Street North. (app. PZ18-0092)

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

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. 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.

This is a request to grant a Certificate of Appropriateness for the property located at 119 Shoshone Street North for two window signs. The subject property is located within the C-B

(Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The first proposed window sign will be located on the door window, matching the attached sign graphic. The second window sign will have black lettering and a natural wood background. The second window sign will be inside the front window. The materials meet the requirements of the Historic Downtown District.

If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.
3. The proposed window sign will not exceed twenty-five (25%) of the square footage of the window in which the sign is located
4. A minimum of nine feet (9') shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign

HPC Questions & Comments:

- Commissioner Easterling asked if the decal sign is already on door of the store.
- City Planner O'Connor stated it is already on door because applicant did not realize the decal needed approval from the Historic Preservation Commission.
- Chairperson Taylor asked if both signs would have the same font and type of business.
- Applicant Koffer (owner) stated this is a retail store. For main sign, a different font will be used with black background and white lettering. Sketches of sign included in packet.
- Chairperson Taylor asked if the whole sign will be painted on wood.
- Applicant concurred.
- Commissioner Lattin asked where the hanging sign will be placed.
- Applicant stated that it will be hung inside the large front window across most of the width of the window.
- Commissioner Easterling asked what materials would be used.
- Applicant stated that it would be made from pine board, painted black and distressed. IM Fell is font used for wood sign. Stainless chains used to hang cauldron from. Cauldron will have no wording.
- City Planner Cherry stated that the application was updated from having projecting sign to two window signs.
- Commissioner Culum liked scale of sign, and seems appropriate with window. No concern according to commission guidelines.

Discussions Followed: Without Concerns

Motion:

Commissioner Easterling motioned to approve the request to grant a Certificate of Appropriateness for the property located at 119 Shoshone Street North for two window signs. Commissioner Lattin seconded the motion.

Unanimously approved

4) Old Business

a) Certificate of Appropriateness Review Checklist

- City Planner Cherry reviewed information needed on forms. Comments will be posted and will be used for other applicants to review and effectiveness.
- City Planner Cherry asked for input on the form. The form is still a work in progress, and will be updated as needed.
- Commissioner Culum liked the idea of consolidating form into one document and suggested using a rubric style.

Other Items

- Commissioner Culum asked if the commission has flyer or other material with a review list of items that need to come before Commission for approval. Something to send to the business owners within commission's purview to be proactive and not reactive.
- City Planner O'Connor stated there is a pamphlet stating the rules and that this type of incident isn't unique for business owners not to understand the Planning and Zoning rules across the city. There could be an agenda item added at a future meeting for feedback on how to be more effective as a commission. The Certificate of Appropriateness is still a new process.

Lobby photos:

- Chairperson Taylor and Commissioner Culum have come up with photos for lobby. Range from old to newer farming plus Japanese internment camp photos. Photos will be ready to display soon.

Jensen Jewelers sign

- There was a question regarding the Jensen Jewelers projecting sign at the last meeting. City Planner Cherry stated that it was investigated and the sign has been there for a long time, before a Certificate of Appropriateness was needed.

5) New Business

6) General Input/Announcements - Public/Staff

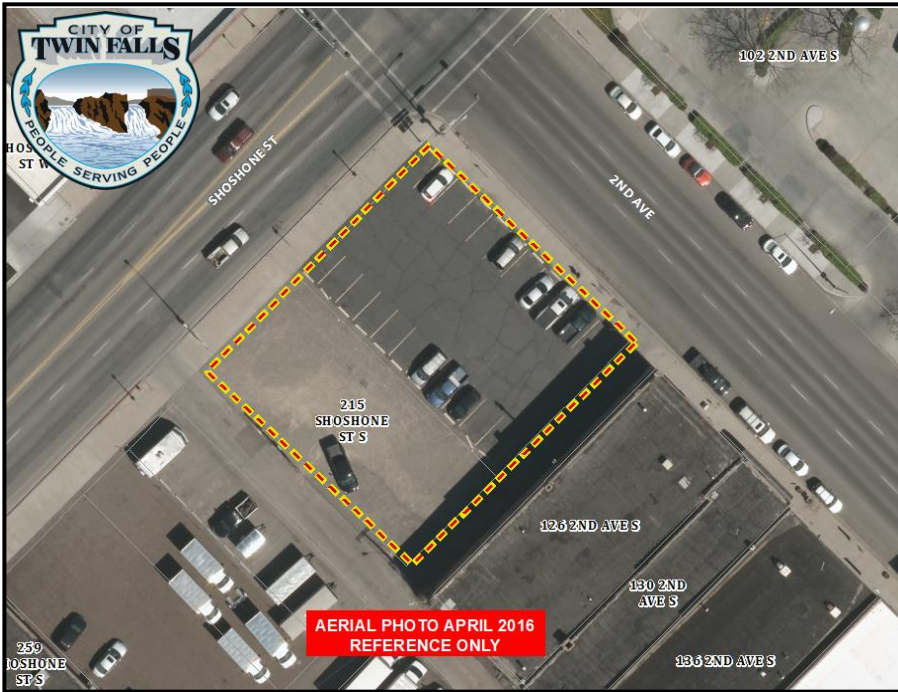
- City Planner O'Connor stated time for applying for grants is coming and staff will not have time to put anything together for this coming year.
- Chairperson Taylor stated it was decided a few months ago to forgo applying for grants this year.
- City Planner O'Connor stated that on an upcoming agenda, discuss grant ideas for 2020.
- Chairperson Taylor stated review of the Master Plan may bring up ideas for grants.

7) Upcoming Meeting(s)

- a) December 3, 2018
 - Meetings dates handed out for 2019.

8) Adjournment

Kelli Ebersole, Administrative Assistant



Comprehensive Staff Report

To: Historic Preservation Commission
 Presenter Brock Cherry, City Planner
 Request: To grant a **Certificate of Appropriateness** for the property located at 215 Shoshone Street South for a free-standing sign.

Application: PZ18-0104

Applicant & Representative:

Aim Sign Company on behalf of Wells Fargo

11880 W. President Dr. STE G

Boise, ID 83713

208-343-7525

dave@aimsign.com

Public Hearing: December, 17th 2018

Analysis

This is a request to grant a Certificate of Appropriateness for the property located at 215 Shoshone Street for a free-standing sign. The subject property is located within the C-B (Commercial Business) Zoning District and the Twin Falls Downtown Historic District.

The applicant proposes a free-standing sign which will be in conjunction with a drive-thru ATM machine. The proposed free standing sign will be painted aluminum.

Approval Process

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

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. 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.

History

The subject property has been utilized as a parking lot since the early 1980's. Further, the parking lot is not a contributing historic structure.

The Historic Preservation Commission approved the drive-thru ATM design in January 2018.

A Special Use Permit for the drive-thru ATM was granted by the Planning & Zoning Commission on September 9th, 2018.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

Per the Twin Falls Downtown Historic Guidelines the proposed wall sign needs to meet Twin Falls Downtown General Guidelines.

Further, the proposed free-standing sign will be required to conform to specific guidelines in regards to signs, including: sign location, pedestrian orientation and scale, materials, and lighting.

Staff has determined that the applicant meets the applicable specific standards, in particular the location, scale and materiality of the sign.

Conclusion

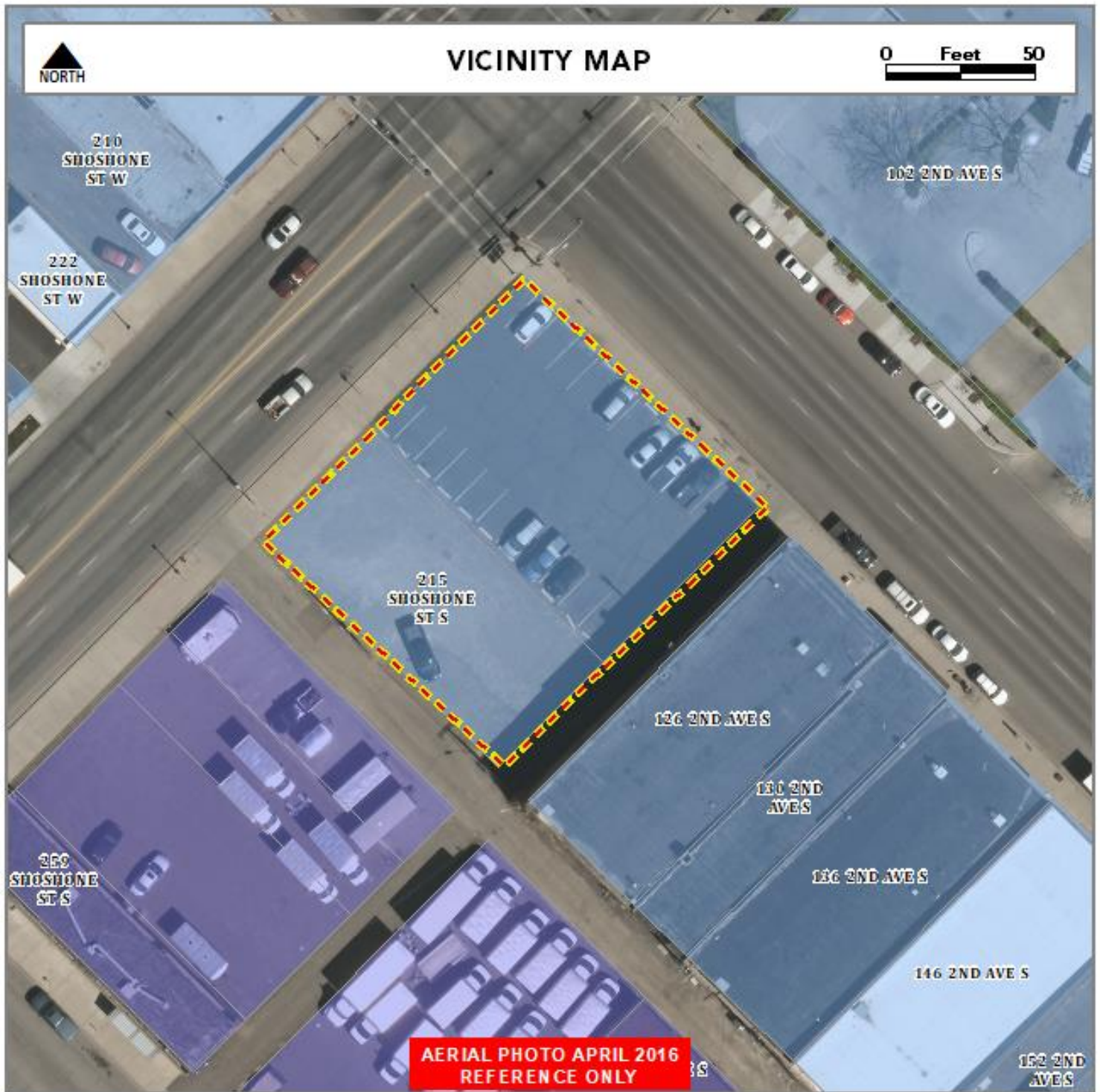
If the Commission approves this request as presented, then staff recommends the following conditions.

1. Subject to site plan amendments as required by City Code Standards.
2. The applicant apply for all required permits as required by City Code Standards.

Attachments

1. Vicinity Map
2. Narrative
3. Site Plan
4. Elevations
5. Photos

Public Hearing: December, 17th 2018



C-B **O-T**

Current Zoning & Land Use:
C-B; Parking Lot
Comprehensive Plan:
Downtown

Adjacent Zoning & Land Uses:
North West:
C-B; Retail
South West:
C-B; Retail
North East:
C-B; Parking Lot
South East:
C-B; Retail



**11880 W. President Dr.
Suite G
Boise, ID 83713**

RE: Certificate of Appropriateness Application

Wells Fargo
215 Shoshone St

A drive-up ATM Machine will be installed at this location under a separate permit. We are requesting a ~~directional~~ sign be installed to direct customer traffic to this ATM.
free-standing

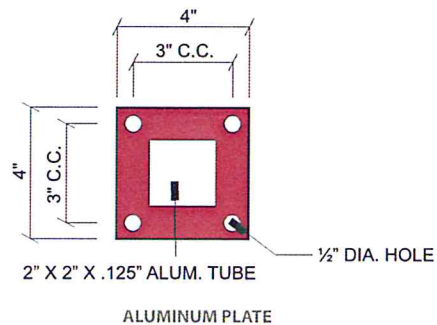
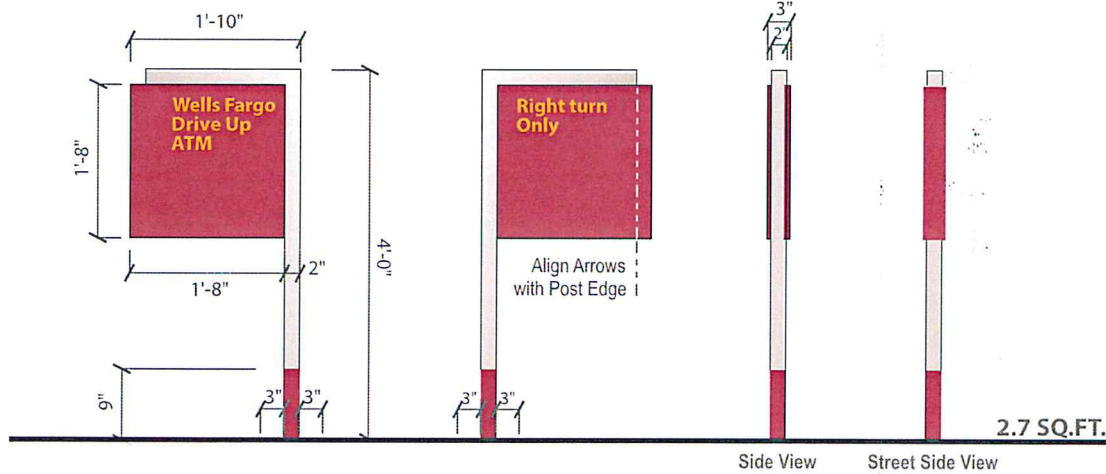
There is no impact to adjoining property.



NE01 DS-20-48 (Qty 1) Custom



NOTE: RECOMMENDED EXISTING WHEELS STOPS REMOVED BY OTHERS TO ELIMINATE THOSE AREAS AS DEDICATED PARKING SPACES.



Revisions:

R1- Refer To Pathfinder	08-21-17	RR
R2- Refer To Pathfinder	08-24-17	RR
R3- Refer To Pathfinder	08-31-17	DC
R4- Refer To Pathfinder	12-12-17	HA

CUSTOMER APPROVAL

Customer Signature

Date

Date: 07-07-17

City/State: Twin Falls, ID

Designer: RR PM: ST

Address: 215 Shoshone St. S

Drawing # **PRJ-WLFR-118589**

Site ID **Shoshone St.**

File: 118589.dwg Date: 07-07-17 User: RR



NE Corner Looking SW



NW Corner Looking SE

Certificate of Appropriateness Action Sheet

CITY OF TWIN FALLS HISTORIC PRESERVATION COMMISSION

APPLICATION PZ18-0092



Request: To grant a [Certificate of Appropriateness](#) for the property located at 215 Shoshone Street South for a window sign and a projecting sign.

I voted _____ FOR _____ AGAINST for the following reasons:

General Guidelines:

- Per TF Downtown Historic Guidelines (pg. 10), which states "[it is generally appropriate to maintain the prevalent historic and architectural styles of the district](#)", the applicant **does/does not/somewhat** meets the required design guideline.

Specific Guidelines:

- Per TF Downtown Historic Guidelines (pg. 19), which states "[it is generally appropriate to scale and orient signs based on pedestrian traffic](#)", the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally appropriate to use painted/enameled metal signs, or wooden signs”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to install internally lit/backlit plastic signs”, the applicant **does/does not/somewhat** meets the required design guideline.

- Per TF Downtown Historic Guidelines (pg. 19), which states “it is generally not appropriate to include plastic on the exterior of a sign”, the applicant **does/does not/somewhat** meets the required design guideline.

Other notes, thoughts, or recommendations for the applicant:

Historic Preservation Commission Member:

Signature: _____ Date: _____



Comprehensive Staff Report

To: Planning & Zoning Commission

Presenter: Jonathan Spendlove

Editor: Jonathan Spendlove

Authored by: Steve O'Connor

Request The Commission's recommendation on a request for a Zoning District Change and Zoning Map Amendment from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. Community Council of Idaho c/o Terry Blom

Application: PZ18-0018

Public Hearing: June 26th, 2018

Analysis

This is a request to rezone, with a Zoning Development Agreement, the El Milagro Housing Project from R-4 PUD to R-4 & NCO ZDA on property located at 1122 Washington St. S. The current facilities are aging and the Community Council of Idaho (CCI) wishes to redevelop the property to better serve it's residents and the surrounding community as a whole.

The ZDA proposes a low impact commercial element to this project, with the addition of the NCO zone allowing non-profits and other service to be onsite to assist residents and other community members as well as make a private school a permitted use and building a new "Head Start" facility.

The residential development will be updated 4-plexes with garages. CCI also wishes to preserve several older residential buildings to memorialize the history of the site as a migrant camp.

The proposed development is similar to the currently developed density and is complementary to the surrounding neighborhoods.

All access to this property will be from the adjoining Washington Street South arterial Roadway. No vehicle access is shown to any of the surrounding neighborhoods.

History

El Milagro has a long history of providing low cost housing options in Twin falls since it was established in the mid 20th century as a migrant camp for transient farm workers. The property established a Head Start early childhood education center in 1989 and has expanded that operation several times over the years.

Approval Process

The applicant is required to present a preliminary review to the Planning and Zoning Commission in which the commission may give suggestions and ask questions of the applicant about the proposed ZDA. A public hearing shall be held before the Commission for a recommendation to City Council to; amend the zoning district and the zoning map, amend with recommendations or deny the request.

Applicable Regulations or Codes

Per City Code 10-6: Zoning Development

Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list all requested deviations from city code. The council may add other requirements they deem appropriate.

Per City Code 10-7-20: Public Hearing

Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

Potential Impacts

The proposed uses of this ZDA are not anticipated to increase the overall impact on the surrounding properties at full build out. The proposed changes are similar to the current use other than the increase in commercial uses. However, the increase in those services are consistent with the Comprehensive plan and land uses along Washington St. S.

Vehicular impacts will be minimal on surrounding areas, due all access for this project being from Washington Street South.

Conclusion

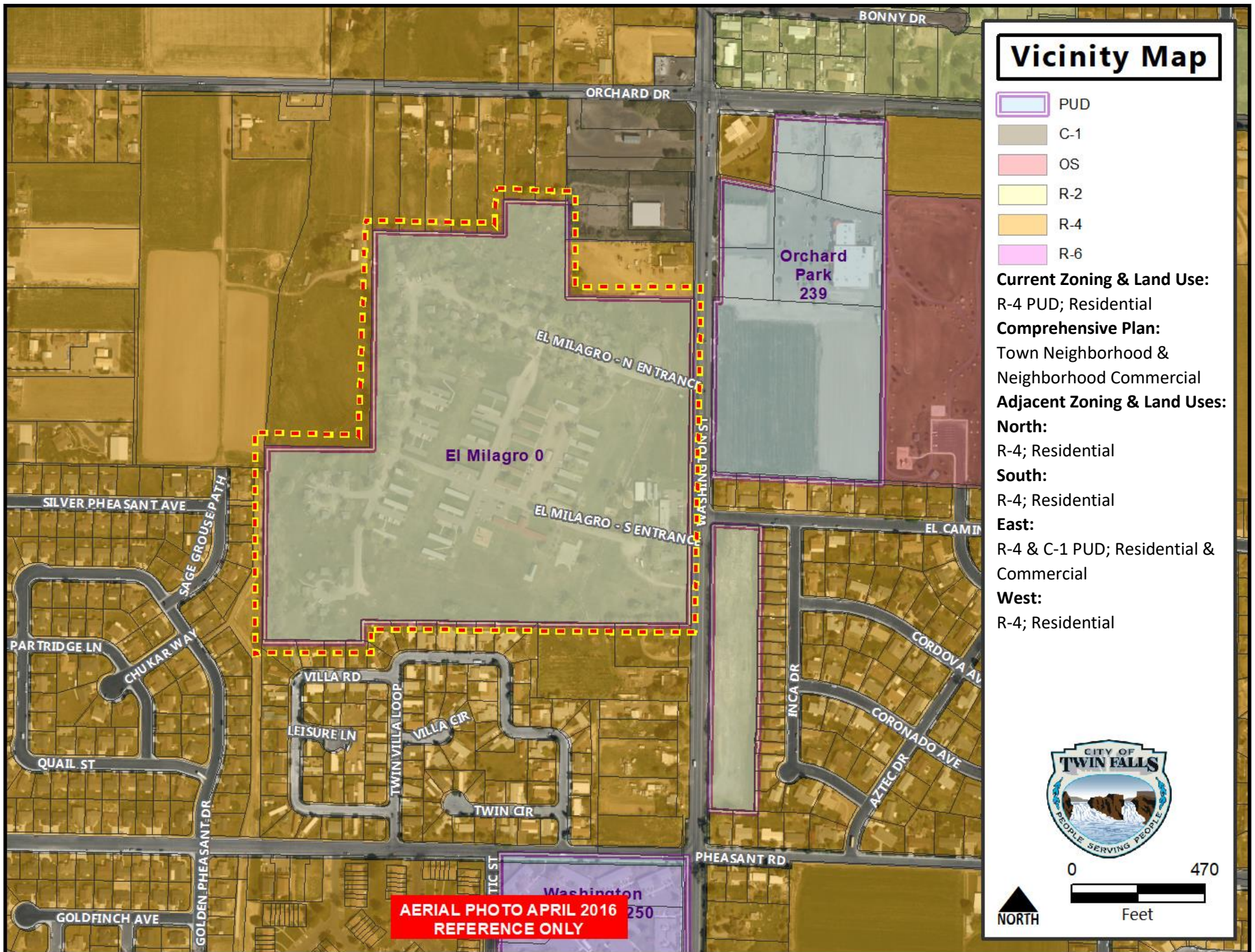
If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Public Hearing: June 26th, 2018

Attachments

1. Vicinity Map
2. Aerial
3. Narrative
4. Draft ZDA
5. Conceptual Master Development Plan
6. Elevations
7. Photos





City of Twin Falls
Planning & Zoning Department
P.O. Box 1907
203 Main Ave E.
Twin Falls, ID 83301

P: 208.735.7267
F: 208.736.2641

12/##/2018

Valerie Willis
Idaho Housing and Finance Association
P.O. Box 7899, Boise, ID 83707
Delivered via email to ValerieW@IHFA.ORG

RE: El Milagro Family Apartments, Re-Development of Affordable Housing, Twin Falls, Idaho

Dear Ms. Willis,

The purpose of this letter is to notify you of any information of concerns that the Historic Preservation Commission may have related to archeological, historical or cultural resources regarding the El Milagro Project.

The City recognizes the project site as a former farm labor camp, which provided housing for Japanese American Internment Prisoners and Jamaican Mexican Migrant Workers.

The Community Council of Idaho in their project presentations to both the City of Twin Falls Planning & Zoning Commission and the City of Twin Falls City Council expressed their desire to preserve older residential buildings to memorialize the history of the project site.

It is the City's expectation and hope that the project site's complete historical narrative continues to be told whether through preserving historical components of the site, interpretive signage, or similar historic preservation mediums.

Regards,

Twin Falls Historic Preservation Commission

November 27, 2018

Historic Preservation Commission
City of Twin Falls
203 Main Ave East
Twin Falls, ID 83301

RE: El Milagro Family Apartments, Re-Development of Affordable Housing, Twin Falls, Idaho

Dear HPC,

Idaho Housing and Finance Association (IHFA) has received a request to work on a project that will use Federal funds to demolish and reconstruct an affordable housing complex in Twin Falls, Idaho. An Environmental Assessment must be completed before funding can be made available. As part of the historic preservation portion of the Environmental Assessment, IHFA requests Historic Preservation Commission consultation on the proposed project.

The project's proposed site is currently developed land consisting of approximately 40 acres located at 1122 Washington St S., Twin Falls, ID 83301. The proposed project will demolish 87 housing units dating back to 1939. The new construction plans will provide an overall 180 units of residential housing and community amenities/services. Enclosed are pictures showing the perimeter of the site and various interior pictures of the eclectic development. (The *tiny* fire hydrant does not show scale.)

El Milagro was originally constructed in 1939 by the Farm Security Administration as a labor "city" providing housing, recreation facilities and a community center for migrant farm laborers. During WWII the camp housed Jamaican and Mexican migrant laborers and Japanese Americans from the Minidoka (ID) and Manzanar (CA) internment facilities as seasonal workers. Today, the 40-acre site provides affordable housing to 87 families located in single family and barrack style apartment buildings. The Community Council Idaho ("CC Idaho") also run programs at the campus such as Migrant Seasonal Head Start, Housing Youth Build, Employment and Training Classes and have a partnership with WIC. These buildings were not designed to be long term housing and many buildings are dilapidated and are in need of structural upgrades and modernization (for energy efficiency). Additionally, aging infrastructure hamper the renovation efforts.

We would appreciate any information or concerns related to archeological, historical or cultural resources regarding this proposed project.

Thank you for your assistance. You may contact me with any information or questions. Please respond within 30 days of letter receipt.

Sincerely,

Valerie Willis | Environmental Review Specialist
Idaho Housing and Finance Association
P.O. Box 7899, Boise, ID 83707-1899
Phone 208-331-4793 | ValerieW@IHFA.ORG
www.idahohousing.com

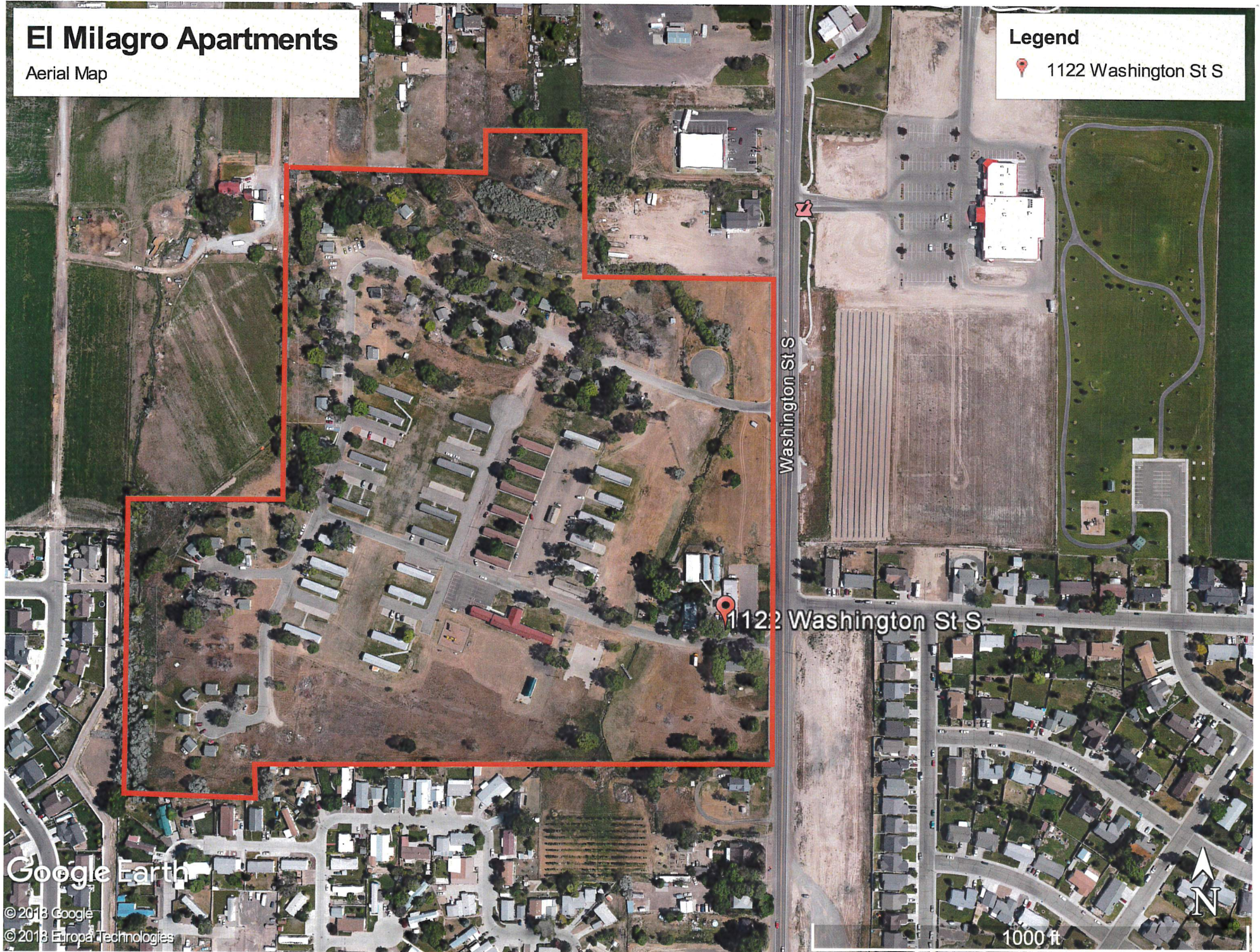
[Enclosures]

El Milagro Apartments

Aerial Map

Legend

1122 Washington St S



Google Earth

© 2018 Google
© 2018 Europa Technologies

WETLANDS - OPEN
SPACE

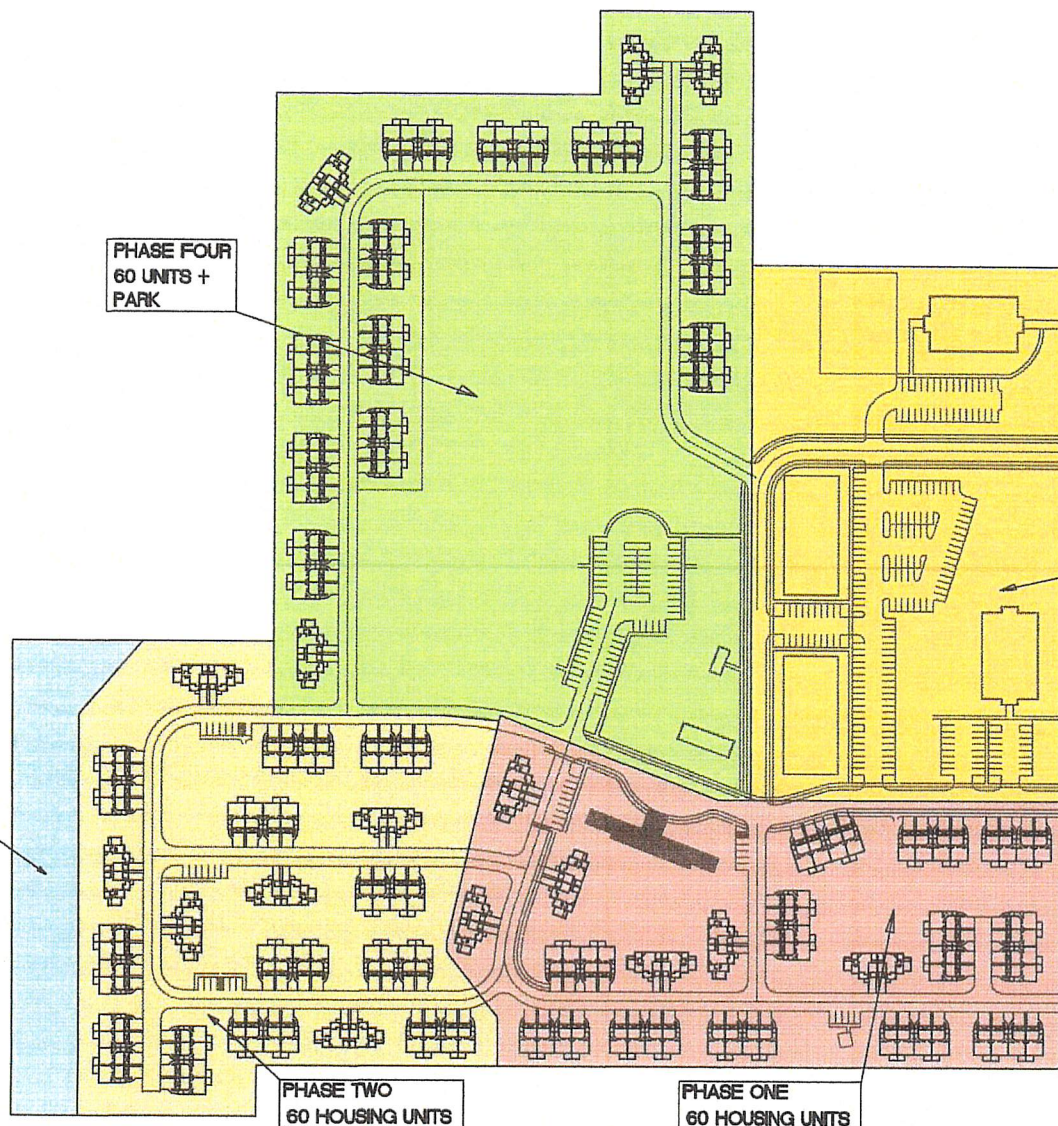
PHASE FOUR
60 UNITS +
PARK

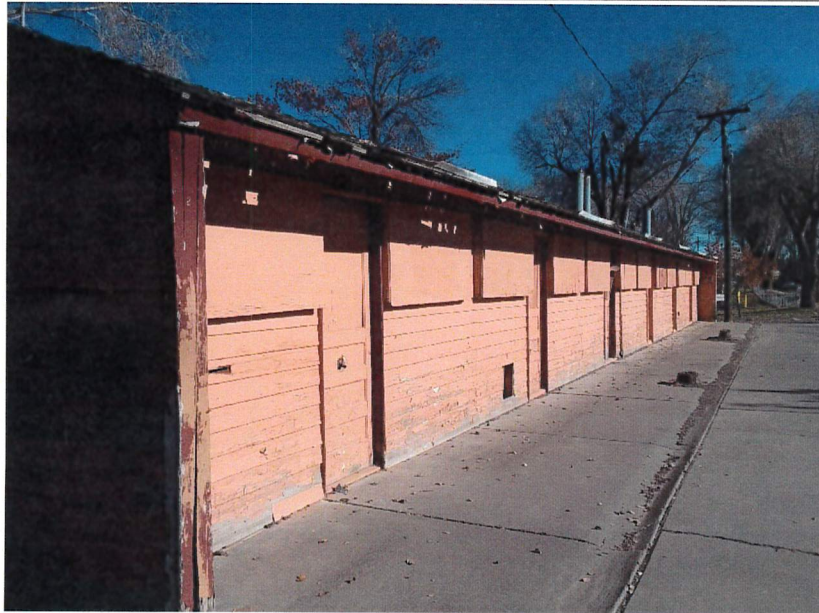
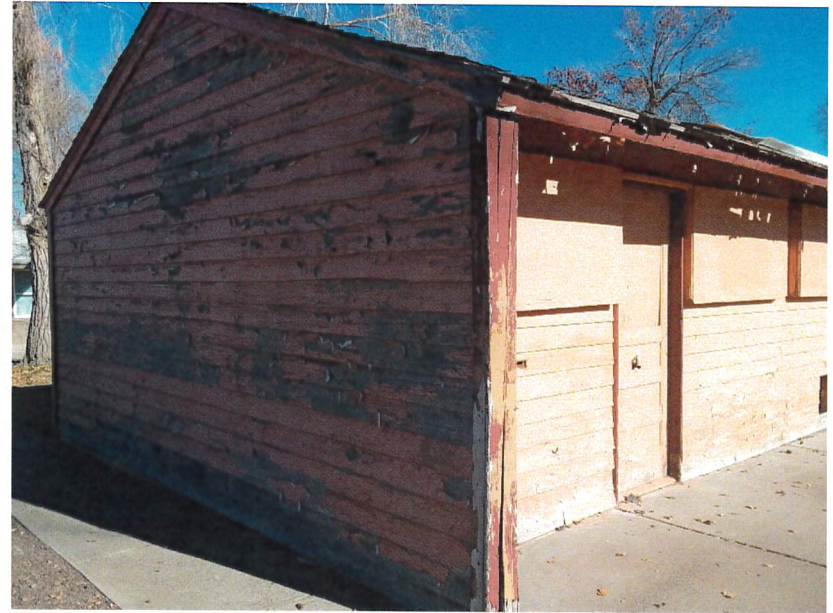
PHASE THREE
OFFICE / RETAIL
NON-PROFIT CAMPUS

PHASE TWO
60 HOUSING UNITS

PHASE ONE
60 HOUSING UNITS

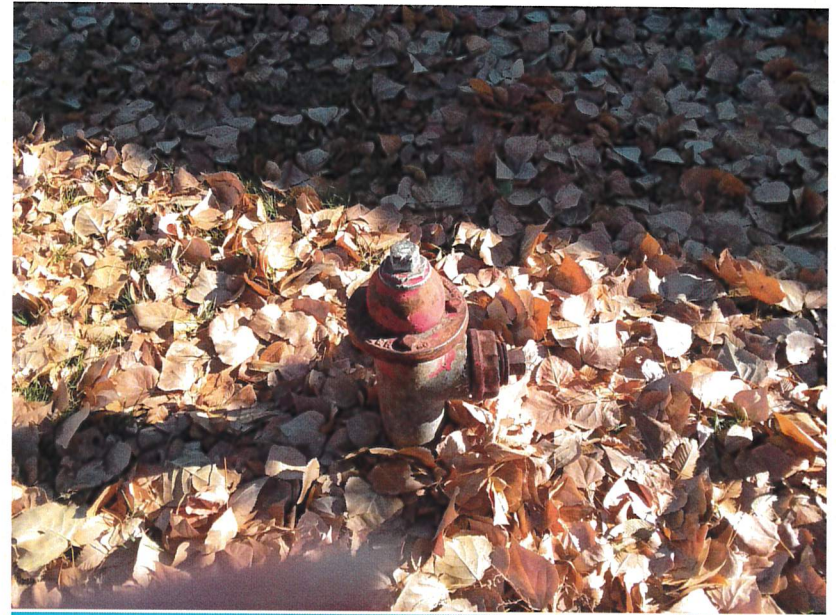
MASTER SITE PLAN
SCALE: 1" = 80'-0"













1. Looking along the southern fence line from southeast corner



2. Looking along southern property line



3. Looking along southern fence line from southwest corner



4. Looking at southern fence line from southwest corner



5. Looking west from southwest corner



6. Looking west from west property line



7. Looking northwest from the southwest corner of property



8. Looking north from the north fence line of property



9. Looking north from the northeast corner



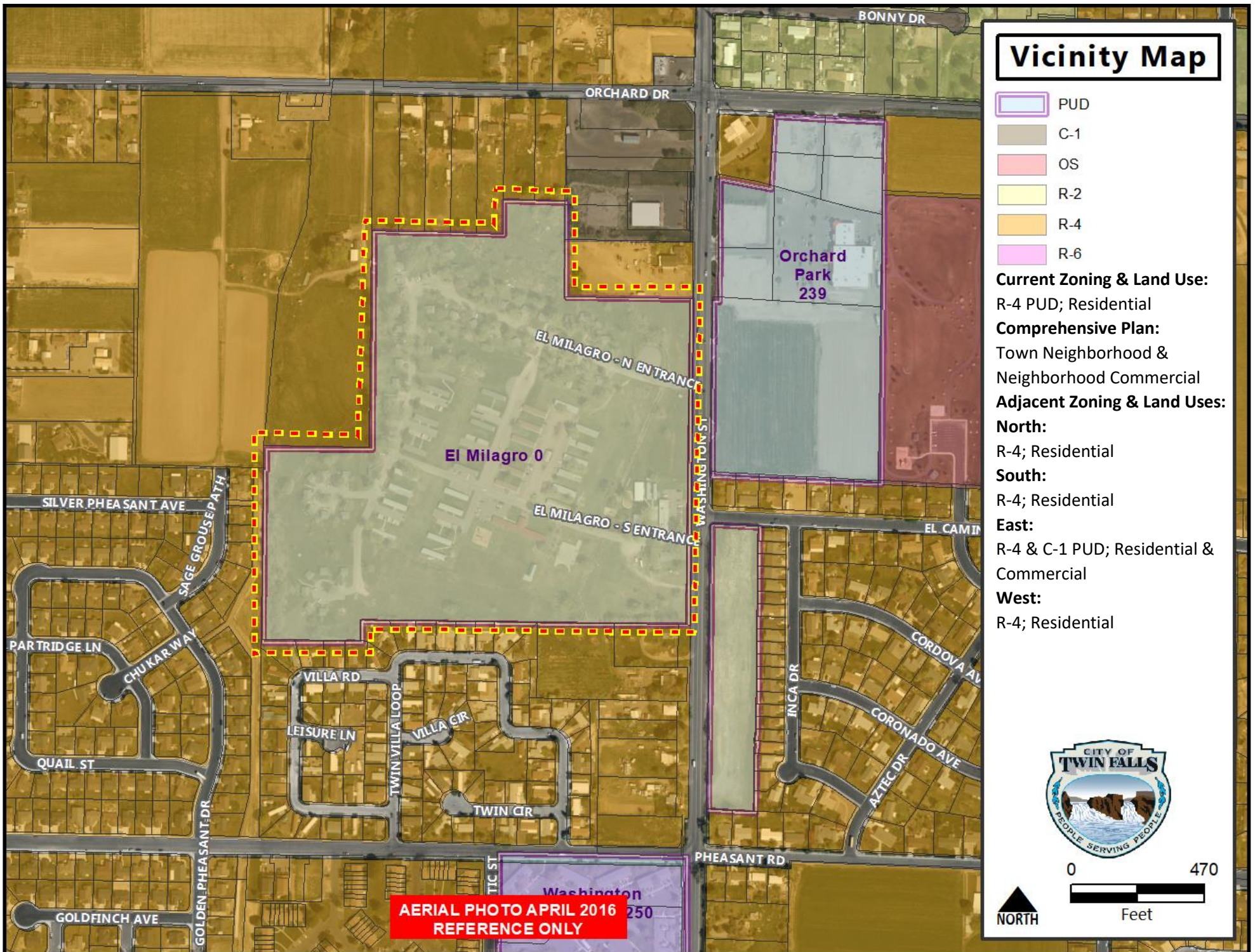
10. Looking northeast from east side of property



11. Looking east from east side of property



12. Looking southeast from east side of property



The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 & 4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Housing (Areas 1, 2 &4)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial Development (Area 3)

The El Milagro Project

A Multi-use Development of Affordable
Multifamily Residential & Non-Profit Community
Campus



Sample Elevations – Commercial (Area 3)

City of Twin Falls, Idaho
Historic Preservation Commission
Schedule of Regular Meetings & Public Hearings
Year 2019



The following is a schedule for **2019** Historic Preservation Commission meetings. The Historic Preservation Commission meetings are held on the 1st and 3rd Monday of every month unless otherwise posted. The regular meetings start at 12:00 P.M. All meetings are held in the

City Council Chambers, 203 Main Avenue East.

Meeting date
January 7
January 22 (3 rd Tuesday)
February 4
February 19 (3 rd Tuesday)
March 4
March 18
April 1
April 15
May 6
May 20
June 3
June 17
July 1
July 15
August 5
August 19
September 16
October 7
October 21
November 4
November 18
December 2
December 16