

Amendments to the Zoning Code regarding Historic Preservation

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 Wed 9/23/2020 10:38 AM
 To: Molinar, Tess; Sue Mossman; Johnson, Kevin; White, Leon

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Please provide this to the Planning Commission to be read out loud.

Subject: Recommendation on the amendments to the Zoning Code regarding the Historic Preservation

Please consider the Historic Preservation Commission's (HPC) recommendations regarding revisions to the Historic Preservation provisions of the Zoning Code. The staff did a great job of developing the recommendations and explaining them to the Commission. The HPC recommended approval of all the substantive amendments that the staff recommended.

However, the HPC did not recommend approval of amending the Zoning Code to relocate the terms and definitions related to Historic Preservation into Chapter 17.42 (Historic Preservation). Currently, these are located in Article 8 entitled, Glossary of Specialized Terms and Land Use Types.

Please consider approving the HPC recommendation for the following reasons:

The intent of the Zoning Code is to centralize definitions into a single chapter for easy access, to eliminate redundancy and confusion, and to ensure consistency throughout the Zoning Code. Specialized terms are located into a single chapter when they apply only to that Chapter and not to the remainder of the Code.

The specialized definitions for Historic Preservation are utilized in several chapters. Relocating the definitions to Chapter 17.42 could create confusion as some definitions (more generalized terms) will remain in Article 8. Users of the Code will have to flip back and forth between Chapter 17.42 and Article 8 to get the full meaning.

Staff's argument is that these definitions are difficult to locate. However, the HPC recommended that a provision be added to Chapter 17.42 that refers the reader to Article 8 and specifically the definitions for Historic Preservation. The HPC also recommended that since most users utilize the on-line code, a link could be created with this new provision. There would provide immediate access to the Historic Preservation terms as well as all other definitions.

Thank you for considering the HPC's recommendations.

Denver Miller