

MINUTES  
PRESERVATION COMMISSION  
MAY 20, 2015  
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: Brent Bogen, Sue Swords, Anthony Heddlesten, Craig Kavensky, John Strieter, Lo Milani

MEMBERS ABSENT: None

ASSOCIATE MEMBERS: None

STAFF PRESENT: Ben Griffith, Brandy Howe

CALL TO ORDER: Chairman Bogen called the meeting to order at 5:02 PM.

AN ORDER APPROVING THE WRITTEN AGENDA

**MOTION:** Swords made a motion to approve the written agenda. Kavensky seconded the motion. **The motion carried on a vote of 6-0.**

AN ORDER APPROVING THE MINUTES OF THE APRIL 15, 2015 MEETING

Chairman Bogen asked if there were any corrections to the minutes of the April 15, 2015 meeting. Streiter made a motion to approve the minutes as presented. Heddlesten seconded the motion. **The motion carried on a vote of 6-0.**

REVIEW AND PROVIDE COMMENTS TO THE CITY COUNCIL ON A SPECIAL USE PERMIT FOR 1202 21<sup>ST</sup> STREET

Chairman Bogen asked Howe to provide a report. Howe reported that an application was submitted by Mr. Clayton Peterson to amend an existing special use permit that has allowed the operation of a tailor, quilting and alteration business out of the downstairs dwelling unit of a duplex in an R-3 district. The proposed amendment would allow quilting classes to be conducted out of the same downstairs dwelling unit by the non-resident employee of the previously approved alteration business. Classes would take place from 10:00 a.m. to 2:00 p.m. and from 5:00 p.m. to 8:00 p.m., Mondays and Wednesdays and from 10:00 a.m. to 4:00 p.m. on the first Saturday of each month. There is a two-car detached garage provided for parking on-site and one space at an adjacent property (1206 21<sup>st</sup> Street). No additional signs are proposed. Howe indicated that it is staff's opinion that the proposed special use permit will have no negative impact to the historic district and that it is in the powers and duty of the Preservation Commission to provide comments to the City Council on this request.

Chairman Bogen asked if Mr. Peterson would like to make a presentation to the Commission. Mr. Peterson indicated that the adjacent property owner at 1206 21<sup>st</sup> Street is no longer willing to allow the use of the parking space for the business. Griffith indicated that Alan Fries was informed of this new information and it will be included in the staff report to City Council. Heddlesten asked if staff received a letter from adjacent neighbors Barb and Bob Braun in the Broadway District. Griffith indicated that he spoke with Ms. Braun and she indicated that she would be submitting a letter of support for the special use permit request. Griffith noted that her letter will be from her as a neighbor, instead of as a representative for the Broadway Board. Heddlesten indicated that the Broadway Board chose not to provide any comments on this issue.

Mr. Peterson clarified that the proposed sewing classes would be better described as a sit and sew with an expert. There will be no additional advertising or other publicity. He also added that previous complaints related to the business were related to an instance where a wedding party of six individuals,

each arriving in separate cars, arrived at the business at the same time a sewing class was being conducted. He also added that the sewing instructor is investigating other options to conduct the sewing class, such as Hobby Lobby. Heddlesten indicated that the church near his home takes up much of the on street parking once a week and implied that the occasional use of on street parking by this business was no more onerous than the church use. Heddlesten added that he would prefer for the business to stay in the neighborhood rather than relocate to Hobby Lobby. Chairman Bogen reminded the Commission that parking is not an issue for the Commission to discuss, but rather the potential negative impact on a Historic District. Heddlesten suggested that the proposal would have a positive impact on the Historic District because it would bring in customers that may not otherwise venture into the Broadway Historic District.

Chairman Bogen asked for any additional comments. Hearing none, Chairman Bogen asked for a motion. Heddlesten made a motion that the Preservation Commission recommend approval of the proposed use as it would not negatively impact the historic district, but rather bring visitors to the neighborhood in a positive manner. Kavensky seconded the motion. **The motion carried on a vote of 6-0.**

#### OTHER BUSINESS

Chairman Bogen asked if there was any other business to discuss. Hearing none, Chairman Bogen asked staff if there was any news on the CLG grant. Howe reported that staff received the contract back from the state and had issued an RFP for consultant services. Proposals are due on May 22, at which time staff will review the proposals and ultimately make a recommendation for City Council to approve.

Bogen asked if there was any further business to discuss. Griffith stated that no landmark applications or applications for a certificate of appropriateness have been submitted. Griffith reminded everyone to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

#### ADJOURNMENT:

Chairman Bogen asked for a motion to adjourn. Strieter moved to adjourn. Heddlesten seconded the motion. **The motion carried on a vote of 6-0.** The meeting was adjourned at 5:17 p.m.

Minutes submitted by Brandy Howe