

1 Providence Historic Preservation Commission Meeting  
2 March 16, 2010  
3 6:00 p.m.

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5 THOSE PRESENT: Karl Seethaler, Adrian Gale, Kaye Lyn Harris, Marie Olsen  
6 OTHERS: Don Calderwood, Linda Goetze  
7 EXCUSED: Alma Leonhardt  
8 Minutes taken by Brenda Nelson

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10 Motion to approve minutes of Feb. 16, 2010 by A. Gale. Second by K. Harris. All in  
11 favor.

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13 **Item 1. Update on CLG grant application**

14 B. Nelson reported that there has been no word on whether or not we were approved for  
15 the grant. She did get a call from Corey Jensen of the Division of State History. He said  
16 he was reviewing the applications. He asked that we have three bids on the intensive level  
17 surveys. I had only included the bid from Korral Broschinsky, since she had done our  
18 previous surveys and expressed an interest in working with us again. I have written to  
19 several other consultants asking for bids, and hope to hear back from them soon. We also  
20 need to decide which properties to use for the surveys if the grant is approved.

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22 **Item 2. Update on possible museum.**

23 B. Nelson stated that A. Leonhardt was unable to be here tonight due to health concerns,  
24 but he called and gave her his report. A. Leonhardt has been working with the owners of  
25 the property at 100 North Main and City officials to see if we can purchase the property  
26 for a museum. He stated that because the appraisal was not completed on the home, this  
27 project was not included in the request for funds from the RAPZ tax. A. Leonhardt  
28 spoke to Skarlet Bankhead, City Administrator, and she said she would try and get the  
29 appraisal done as soon as possible. B. Nelson also reported that S. Bankhead stated that  
30 there is some money left over from the last RAPZ trail project. She will check with Lynn  
31 Lemon, County Executive, to see if that money could be transferred to the museum  
32 project. K. Seethaler felt we need to let the home owners know which direction we are  
33 heading with this project. A. Leonhardt will continue to follow through on this project.

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35 **Item 3. Discussion on proposals by USU Landscape Architect students.**

36 The posters completed by the USU Landscape Architect students were available for the  
37 Commission members to look over. They were very interesting and showed a number of  
38 possibilities for future zoning and traffic flow. There was information about the historic  
39 district and ways to transition from commercial to residential zones. Everyone had a  
40 chance to review the posters and look at the suggestions from the students.

41 K. Seethaler gave everyone a copy of an article he had written recently about developing  
42 a sense of place in Providence City.

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44 **Item 4. Discussion on the Accessory Dwelling Unit Ordinance**

45 Linda Goetze wrote an email stating her concerns with the Accessory Dwelling Unit  
46 Ordinance. She is very concerned that this Commission voted at the last meeting to

1 recommend reinstating the ordinance since it has been repealed. She felt that of all  
2 people in the City, this group should be against allowing apartments within the Historic  
3 District. She was also very concerned that there are members on the Commission who  
4 are not living in Providence, and felt that these members should not have such an impact  
5 on creating ordinances for the District.

6 K. Seethaler also shared an article written about the Accessory Dwelling Unit Ordinance.  
7 He felt that we had a good discussion at our last meeting. The motion that was approved  
8 was to recommend reinstating the Accessory Dwelling Unit Ordinance throughout the  
9 City. He felt like it was a rational decision, but it is not in harmony with other sectors of  
10 City government. We need to work together to create ordinances for the Historic District.

11 K. Seethaler suggested that we form a committee to discuss possible ordinances for the  
12 District. We could coordinate with the Planning Commission and present our  
13 suggestions to the City Council. He asked if anyone was interested on being on such a  
14 committee.

15 K. Harris noted that when we discussed the ADU ordinance there was a concern about  
16 the historic district. The minutes show that she added a stipulation after the vote that this  
17 ordinance would be reviewed again for the Historic District. A. Gale felt like we need to  
18 have the entire commission present before creating an ordinance committee. There are  
19 three missing tonight.

20 K. Seethaler explained that he had had quite a long conversation with Linda Goetze about  
21 this issue. He copied her email for everyone to read. L. Goetze stated that she was  
22 present when the original ordinance was passed in 1994 and spoke against the ADU  
23 ordinance at that time. She commented that she had purchased a historic home and  
24 lovingly restored it. She has been upset with the apartment across the street from her  
25 home, and stated it has given them nothing but trouble. She felt that people who own  
26 apartments do not care who they rent to and people living in apartments do not make as  
27 good of neighbors. She is very interested in preserving her neighborhood and the  
28 Historic District. She is concerned that Jay Hicken is the only member of the  
29 Commission that lives in the Historic District. She is also concerned that the traffic from  
30 the bench areas are creating highways through the Historic District.

31 B. Nelson stated that when the Commission discussed this, they were concerned with  
32 people who needed a caregiver to live in their home. The members did not want to rule  
33 out the possibility of allowing for caregivers. L. Goetze again stated that there should be  
34 more representation on the Commission with people who live in the district. K. Harris  
35 felt it was offensive of her to imply that because members do not live within the district,  
36 they are not concerned with what happens in the City. L. Goetze said it is different when  
37 you live here day in and day out.

38 Don Calderwood is a newly appointed member of City Council. He wanted to explain  
39 why he voted on the ordinance the way he did. He stated that it was his understanding  
40 that a family is defined as three unrelated individuals. Therefore, a person could have a  
41 caregiver in his home, and it would be allowed under the definition of family. He also  
42 understood that you could have any number of family members live with you as long as  
43 you all live together as one housekeeping unit. For this reason, he did not feel we need to  
44 have the ordinance allowing the ADU's.

45 K. Harris wondered what our role in this is. We are not the Planning Commission. We  
46 only make recommendations. We would like to have ordinances separate for the historic

1 district. D. Calderwood explained that the Planning Commission voted to recommend  
2 against reinstating the ADU ordinance. The City Council also voted against the  
3 ordinance 4-1. D. Calderwood said it was a very hard decision, and he has sympathy for  
4 those wanting to rent their property. However, he felt that if he did a survey across town,  
5 the majority would be against apartments.

6 K. Harris stated that her parents are getting older and own a home in the Historic District.  
7 They may someday need a caregiver to live in and help them. There are restrictions in  
8 place by the Building Code that require separate entrances, parking etc.

9 L. Goetze stated that she has a PhD in Economics and she knows that your home is your  
10 greatest investment. They have added a lot of extras in restoring their home and do not  
11 want to move. D. Calderwood said he is all for historic preservation and will do all he can  
12 to help us. He even has an antique piece of furniture that he will donate to the museum  
13 when we get it up and running. A. Gale felt like all present were on the same page with  
14 their feelings. Everyone on the Commission wants to preserve the Historic District.

### 15 16 **Item 5. Review of the Historic Preservation Commission Ordinance**

17 K. Seethaler stated that Dale Astle gave him a copy of the ordinance to look over to make  
18 sure we are in compliance with the Code. Section 2-3-2 states that there should be 5  
19 members on the Commission with competence in areas such as history, archeology,  
20 planning etc. as much as is available within the city. It also states that each member  
21 should serve not less than 2 years. D. Astle told him that he would like to see members  
22 serving on staggered terms so every one isn't replaced at once. That would add  
23 continuity to the Commission. K. Seethaler said he didn't want to do anything about this  
24 tonight but wanted members to be thinking about it. Most of the members have been in  
25 since the creation of this Commission in 2003. He feels that if it isn't broken, don't fix it.  
26 He has been Chairman and would relinquish this position to anyone else who would be  
27 interested. He is happy to continue doing this if everyone wants him to. A. Gale  
28 explained that he has been thinking for a while now about resigning from the  
29 Commission. He is confident that there are other people who would do a good job and  
30 have new ideas. He added that 7 years is a good long run, and he felt that we had  
31 accomplished a lot in that time. M. Olsen added that she, too, has been thinking about  
32 leaving the Commission. Maybe this is a good time to make some changes.

33 K. Seethaler said he didn't think a single member should be changed. K. Harris noted that  
34 we do not have all the disciplines mentioned in the ordinances, but we do have some  
35 expertise. She felt Dale should come and explain his perspective. K. Seethaler said he  
36 would brief Jay Hicken, Alma Leonhardt and Hoyt Kelley who are missing tonight.

37 D. Calderwood said he supports the Commission 100 percent. He would like to come  
38 back another time and hear more about our current projects.

39 B. Nelson added that this group has not been involved in making ordinances. This is the  
40 first time we have been consulted about an ordinance. L. Goetze reiterated the fact that  
41 voting citizens should be on this committee. She offered a list of people who would be  
42 happy to be involved. She felt that other ordinances should be considered for the district  
43 such as animal rights, collector streets, curb and gutter, etc. K. Seethaler stated that we  
44 will look at this again at the next meeting when everyone is present.

1 B. Nelson informed the Commission that the oral histories have been copied and spiral  
2 bound into books. She will be taking them to the Special Collections, and there will be  
3 copies at the City Office to check out. B. Nelson also told the Commission that we have  
4 had some good comments about the website. One person who was doing genealogy found  
5 the cemetery section of the website very helpful. Another person said she has some  
6 artifacts to put in the museum when we get it ready. It is good to see that people are  
7 looking at the website.

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9 Motion to adjourn by K. Harris. Second by A. Gale. All in favor.  
10 Meeting adjourned at 7:35 p.m.

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12 Next meeting April 20 at 6:00 p.m.

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17 Karl Seethaler, Chairman

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17 Brenda Nelson, Secretary