

REGULAR MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, JULY 31, 2019, AT 6:00 PM, AT THE FLORENCE TOWN COUNCIL CHAMBERS, 775 N. MAIN STREET, FLORENCE, ARIZONA

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm

ROLL CALL

Present: Wheeler, Adam, Smith, Reid, Novotny, Knight, Michael and Council Liaison Cordes.

PLEDGE OF ALLEGIANCE

DISCUSSION/APPROVAL/DISAPPROVAL of the meeting minutes for the regular meeting conducted on June 26, 2019.

On motion by Chairman Wheeler, seconded by Commissioner Novotny, and carried 7-0, to approve with changes the regular meeting minutes of June 26, 2019.

NEW BUSINESS

- A. Adjourn to a Work Session regarding potential amendments to Development Code § 150.066 Overlay Districts; Historic District**

On motion by Vice-Chair Adam, seconded by Commissioner Reid, and carried 7-0, to adjourn to a Work Session.

Community Development Director Larry Harmer asked the Commissioners to suggest changes to the Overlay text. Any changes must go through the Planning and Zoning Commission and the Town Council. Vice-Chair Adam asked if there was a reason to better define the code. Mr. Harmer stated a better definition of administrative approval and other items would give clarity. Vice-Chair Adam asked how to decide whether to change the guidelines or the code. Mr. Harmer said if Commissioners want to change design details, then they need to edit the guidelines.

Mr. Harmer said he will look into Mid-Century Modern definitions and guidelines that are listed in Phoenix since they include this style. Commissioner Smith stated that Phoenix has a district for Mid-Century Modern because those homes were built in groups, and they are difficult to upgrade. She mentioned that you cannot do one house by itself unless it is significant. Commissioner Reid said Cactus Forest might be a good candidate. Mr. Harmer agreed, but said they are outside the Town limits and annexation is up to landowners.

Vice-Chair Adam discussed the paragraph on enlarging districts and how prop 207 made this more difficult. She explained it is unlikely to enlarge the district until after the first test cases, but the section can be left for now.

Vice-Chair Adam mentioned that Flagstaff asked for the applicant to submit full plans for demolitions. The Commissioners agreed the statement that says the Commission has to find a new buyer is not the function of HDAC. Mr. Harmer agreed to reword the demolition section. Liaison Cordes clarified that HDAC does not have to find the buyer but has 180 days to advertise for a property they deem savable. The Commission agreed HDAC should not be part of attracting a future buyer, but the Town does need to be proactive.

Commissioner Reid brought attention to one section on the first page that discussed new or redeveloped homes “harmonizing” with the surroundings. She asked for the code to define the word or have the paragraph refer to the guidelines. Vice-Chair Adam asked about current height restrictions and Mr. Harmer replied each zoning districts have their own height requirements. The Commission agreed to have the code refer more to the design guidelines. Chairman Wheeler asked for further clarification of the word rhythm. Mr. Harmer explained that rhythm is a street view perspective where the buildings flow in height and design.

Vice-Chair Adam stated the code only needs a few edits, but the guidelines will be more important because of its flexibility. Mr. Harmer said the guidelines can be completed through a committee, or it can be done through a regular work session.

Commissioner Novotny asked about the first section on the first page. Mr. Harmer stated that the section was on how the historic district was originally set up. Commissioner Michael asked if a homeowner could find more details on the styles listed in the code. Mr. Harmer said specific details for each style can be found in the guidelines.

On motion by Commissioner Smith, seconded by Commissioner Novotny, and carried 7-0, to adjourn from the Work Session and reconvene the Regular Meeting.

B. Discussion lead by Council Liaison Cordes regarding future HDAC presentation to Town Council

The following key points have been derived from the overall conversation.

- Liaison Cordes stated after gathering information from the conference and the Commissioners, she has returned to the Commission for suggestions on how to present the information to Council.
- Liaison Cordes suggested a work session with Council to lay out goals and road map. One goal was to show Council the value of the Historic District Advisory Committee (HDAC) and restoring the historic district.

- Liaison Cordes mentioned attaching emotion to buildings has not worked and it comes down to the dollar.
- Vice-Chair Adam wants investment in downtown, but Council needs to give direction. Commissioner Knight wants to use the information to give value and worth to these buildings.
- Other towns have trained building inspectors for historic homes and the Town inspectors should have the opportunity to go to these sessions.
- Tourism is a major economic driver and every small Town needs to use what they have to provide something people are willing to drive for. What attracts people to Florence and creates a sense of place?
- Mr. Harmer reminded the Commission that it takes time for growth, but the Commission needs to work out the definition of Oldtown Florence and try not to be something Florence is not.
- Commissioner Smith reminded the Commissioners that Florence is admired as one of the true territorial towns in Arizona.
- Commissioner Reid mentioned one goal is working with the builders to help development go smoother.
- Liaison Cordes stated a work session over a formal meeting session would be best and have fire and building participate in the conversation.
- Other departments need to participate in the discussion in order to come up with effective and innovative ideas to present to the Council that make the historic district more appealing.
- Vice-Chair Adam said the Town needs to tie economic development with the historic district and provide a presentation on how the historic district is an economic driver.
- Vice Chair Adam said a presentation by an expert like Kimber Lanning would be best. She would be a good candidate because her focus is on Arizona and she has done this type of process before.
- A disconnect seems to exist between HDAC and the Council, mostly when it come to a future vision because most people see the district or downtown as a group of old buildings.
- The Town puts on most of the events and the evolution has been the Town takes on events from the Chamber or volunteers.
- Big lack of communication between the Town and businesses and the Chamber of Commerce. Businesses need to understand that they need to help market and promote themselves.
- Have a conversation with Kimber Lanning and delve into a work group to decide future plans. Chairman Wheeler stated to do this presentation in an informal setting or a retreat to be out of day-to-day routine.
- The plan is to have Mr. Harmer meet with Kimber Lanning to discuss the situation, and then invite her for a day to meet business owners and Staff and give a presentation to Council at the end of the day.
- Presentation with Kimber Lanning may be within the next couple of months as residents return, but the Commission will continue with guideline updates.

COMMUNITY DEVELOPMENT REPORT

A. Code Compliance Update

Mr. Harmer noted that Community Development has issued about one hundred citations over the past few months and about half have complied to date. Code Enforcement and the Town Attorney will send out follow up letters to make sure these properties are maintained. Staff will continue with a more aggressive code enforcement.

B. Future Agendas

No action items on the agenda at this time.

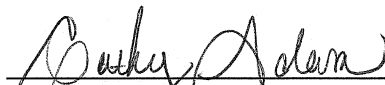
CALL TO THE PUBLIC/COMMISSION RESPONSE

CALL TO THE COMMISSION-CURRENT EVENTS ONLY

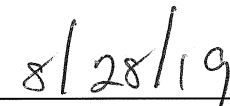
The Commissioners agree that there is positive momentum happening for the historic district. Liaison Cordes discussed the United Way Peanut Butter and Jelly drive. The collected jars will be distributed throughout the school district for various drives and events for students. Collection bins can be found throughout the Town.

ADJOURNMENT

On motion by Vice-Chair Adam, seconded by Commissioner Knight, and carried by a 7-0 vote, to adjourn the regular meeting at 7:47 pm.



Betty Wheeler
Chairman



Date