



**HISTORIC PRESERVATION COMMISSION
AGENDA**

**Wednesday, December 4, 2024 - 4:00 PM
Council Chambers, 2nd Floor, City Hall
209 Pearl Street**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC HEARING**
- 1. OTHER BUSINESS**

A. Title 16: Historic Preservation Discussion of Changes

The 2024 Council Bluffs Historic Preservation Commission Work Plan identified updating Title 16: Historic Preservation of the Council Bluffs Municipal Code as one of the seven work projects for the year. Over the past year, the Title 16 Subcommittee has analyzed the existing ordinance, researched best practices, and drafted an updated Title 16 for your review.

2. ADJOURNMENT

Any questions or concerns regarding this agenda and/or requests for special accommodations at this meeting should be directed to the Community Development Department at (712) 890-5350 or email at cgibbons@councilbluffs-ia.gov.

Council Communication

Department: Community
Development
Case/Project No.:
Submitted by: Christopher N.
Gibbons, Planning Manager

Title 16: Historic Preservation
Discussion of Changes

Council Action: 12/4/2024

Description

The 2024 Council Bluffs Historic Preservation Commission Work Plan identified updating Title 16: Historic Preservation of the Council Bluffs Municipal Code as one of the seven work projects for the year. Over the past year, the Title 16 Subcommittee has analyzed the existing ordinance, researched best practices, and drafted an updated Title 16 for your review.

Background/Discussion

Memo attached.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Memo	Other	11/26/2024

MEMO

TO: Council Bluffs Historic Preservation Commission
FROM: Christopher Gibbons, Planning Manager
DATE: November 27, 2024
SUBJECT: Title 16: Historic Preservation

The 2024 Council Bluffs Historic Preservation Commission Work Plan identified updating Title 16: Historic Preservation of the Council Bluffs Municipal Code as one of the seven work projects for the year. Over the past year, the Title 16 Subcommittee has analyzed the existing ordinance, researched best practices, and drafted an updated Title 16 for your review.

Much of the language from the current Title 16 has remained. The primary areas of proposed updates to the Title aim to:

- Provide greater clarity on preservation terminology utilized within the ordinance;
- Establish standards for review of exterior modifications;
- Create additional opportunities for preservation through new context sensitive tools; and
- Establish a review process for demolitions of historic structures.

The draft ordinance has undergone a preliminary review by the State Historic Preservation Office (SHPO). Staff is in the process of reviewing these comments and implementing any necessary edits. Additionally, on November 19, 2024, staff met with planners from the City of Dubuque and the City of Iowa City to discuss the proposed conservation district ordinance. Planners from both cities complemented the clarity and flexibility of the proposed ordinance and provided overall positive feedback.

CG

Attachment