



Planning Commission Open House
March 13, 2008 - 6:00 pm

Commissioners in Attendance: Dale DeLlamas; Mike Davis; Craig Huff; Von Alleman; and Joyce Nolte. Christine Tolman arrived at 6:19 PM

Commissioner s excused: Michael Barker

Staff in Attendance: Director Fred Aegerter; Planner Laura Boyd; Planner Brandon Snyder; Planning Intern Josh Maybry and Secretary Darlene Gray

Chairperson DeLlamas called the meeting to order at 6:04 PM and welcomed everyone and explained the meeting procedure. He indicated that the Commissioner would not be making decisions on the Design Standards, but the meeting was for information purposes. He asked those in attendance to complete the survey and turn it back in to Staff.

Director Aegerter approached the Commissioners and explained that this was the second meeting held regarding the revitalization of Plat A and the proposed Design Standards. He reported that there were over 70 attendees to the August 2007 Open House.

Director Aegerter reviewed the history of development in the area over the past 150 years. He explained that the 1949 zoning ordinance allowed for up to 39 units per acre. Through the next 50 years higher densities were allowed in Plat A, which resulted in the construction of apartments and houses divided into apartment and there was general decline in the area as fewer units were owner-occupied.

In June 2001, the area was down-zoned to a single family residential zone that allowed accessory apartments provided the main residence was owner occupied. This was seen as the beginning of improving the area. Efforts to stabilize the area include public safety programs, public works improvements such as curb, gutter, sidewalks, street lighting, concentrated code enforcement, along with the proposed design standards are means by which the area can be stabilized. He also discussed a proposed incentive package that would look at providing a utility stipend for the first 2 years of owners in homes in Plat A.

Director Aegerter informed the meeting attendees that they received a survey with regards to concept and asked that they complete the survey and turn it in to staff.

Staff then reviewed the proposed general standards: House Orientation; Appropriate Scale; House Elevations; Parking; Primary Building Materials; Porches and Trees. The specific design standards of architectural style and type were then reviewed. They include: Vernacular Classical, Victorian, Period Revival, Bungalow and Ranch.

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Director Aegerter then discussed “Design Standards” and how do they differ from zoning ordinances. He then explained that the standards refer specifically to new construction.

Commissioner DeLlamas thanked Director Aegerter for his presentation and opened the meeting to Public Comments.

Cris Childs presented a Powerpoint presentation. He reported that he owns three vacant lots in Plat A and has a significantly different view than what has been presented. He explained that he is a builder by trade and that he was trying to be constructive and had no intention of being negative. He asked that the Commissioners look at this from a consumer stand point.

Objective:

- Explain how restrictive the proposed ordinance could be
- Demonstrate the economic impact
- Demonstrate the impact of private property rights

Common goals:

- Preserving historic homes
- Protect neighborhoods from poorly designed structures that negatively impact property values.

Pattern Book:

Rare and unpopular practice; only used for highly specialized purpose, such as Park City or Salt Lake City Avenues.

Ordinance proposes to:

- Limits all new homes, additions and remodels to five turn-of-the-century designs
- Eliminate conventional garages
- Dictate acceptable building material, excluding the use of vinyl; limit of stone; aluminum soffit
- Dictate minimum porch depth to 5'
- Limit driveway width
- Dictate the orientation of the home on the lot
- Dictate the orientation of the front door being parallel to the street
- Limit structures to 110% of the size of their neighbor
- Requires that all elevations facing a street have at least 30% window area
- Requires the continuation of the same materials on all sides of the structure
- Prescribes ceiling heights; roofing materials; size and style of pillars
- Specifies fencing materials and styles
- Provides exterior trim details
- Limits the footprint of an addition to half the length of the wall it attaches to
- Forces down the height of the ridgeline on an addition
- Controls the location and spacing of dormer windows
- Prescribe stucco textures

Mr. Child stated that the boundary of Plat A was somewhat arbitrary and included areas with no historical significance.

What is the marketability of these designs? Today's lifestyles are vastly different from those at the turn of the century. He stated that two developments were forced to drastically modify their site development and would cause 30% higher housing costs.

Mr. Child suggested:

Garages can be located to the front of the home. He questioned why the zone require covered parking at all in this zone as many homes in this area have no covered parking. He said the existing ordinance already penalizes front garages.

Relax setback requirement. He said that if you want to encourage rear garages, why not relax the front setback requirement.

He talked about preventing homes from overpowering neighbor properties and said that the size of a building is also a function of the style of the building, roof system, footprint of the building on the lot and the number of stories on the home.

He questioned whether homes that didn't meet the proposed standard would be a 'sore thumb' that would have a negative impact on the property value of existing homes in the neighborhood.

Provide an appeals process

Mr. Child stated that not all historic homes are candidates for preservation. The percentage of rental properties is already decreasing and he felt the City would not improve designs by taking away design tools. He stated that good design could not be legislated; much of the older homes are unsafe; and the limits on private property rights would result in families moving rather than renovating the homes in Plat A.

In closing, Mr. Child presented the following case study:

T J and Judy Miner, who is Mr. Child's daughter, purchased and live in a home in Plat A. Mr. Child counseled them to do as little as possible to the home and when they could, tear down the home and rebuild a new one. He displayed the proposed house elevation. He explained that Mr. Miner went to the Planning Department and the house plan was declined because it didn't meet the new standards. Mr. Child reported that the Miners have purchased the rock for the home, but were still told 'no' for the house design. Mr. Child stated that if the City tries to impose this restrictive ordinance, the Miner's would 'walk'. He added that if the garage would have to be pushed into the back yard, the Miners wouldn't have the back yard that they want.

Commissioner DeLlomas thanked Mr. Child for his presentation.

Bruce Bennett who resides at 164 West 200 South, approached the Commissioners. He explained that he is a resident of Plat A and moved here from Ohio. Mr. Bennett has

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worked with the Historical Society to help make changes to Plat A. Although he appreciates the comments made by the contractor, he explained that he purchased his home in Plat A because it was unique.

With regards to marketability, Mr. Bennett reported that his brother purchased a home in the avenues for \$16,000. He was told the house was not worth anything and that he should replace the old with a new home. Currently the old home is valued at \$400-500,000. He stated that Salt Lake City had drawn a line regarding what was appropriate for the historic district. Mr. Bennett indicated that when residents come to the City with real sound, logical arguments, the staff listens. He stated that the thing to do is to pass the guidelines and if they don't fit on a particular lot the builder can make an argument.

Mr. Bennett reported that six families purchased in his neighborhood with the intention of refurbish the home. There has been a decrease in the rentals and an increase in the appearance of the neighborhood. He stated that Plat A is significantly better than it was seven years ago because the City cares about the historical nature of the community. He indicated that his historical kitchens was not functional for today and was advised to design a more build a modern one. He suggested involving people who care about the history of the area and not just the profit. Mr. Bennett commented that the City has gone through a lot of effort regarding good planning with trying to reverse the trend of rentals in Plat A. He stated that families move into Plat A because they want historic homes. He reported that he and his family wanted a historic home and in looking between Spanish Fork and mid-way though Salt Lake City, Springville had the best historic area throughout all the areas they researched. Mr. Bennett feels that when an older home is replaced with a new home, the character of the neighborhood is destroyed.

Mr. Bennett reported that there are things in guidelines that are restrictive, but if the Ordinance is not passed, the City would spend two to three years trying to figure out where to start. He indicated that he disagreed with the economic argument and felt the design guidelines protect this area. He reported that two historic homes have been torn down in past seven years which was a detriment to neighborhood.

Rell Francis approached the Commissioners to explain that he represents a lot of residents. He stated that the photographs displayed had been used without his permission. Mr. Francis displayed a map of Historic Springville (1851) and stated that the Commissioners had an obligation to the past.

Commissioner DeLlamas expressed his appreciation for their comments.

Jeff Mills who resides at 69 South 400 East approached the Commissioners and expressed his appreciation for comments already made. He stated that he did not know if the guidelines addressed exterior colors. He asked Diane Carr to stand and used the example of her purple sweater in reference to a house located in Plat A that is painted that color. He indicated that he was not sure that the color helped to improve Plat A. Mr. Mills stated that there comes a time where there has to be a starting point and added that the Planning Commission had been dealing with this for 15 years. He asked

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Commissioner DeLlomas why subdivisions have Codes, Covenants, and Restrictions. Commissioner DeLlomas responded that they are created to keep the value of the subdivision. Mr. Mills stated that common sense should be used and if necessary, things could be worked out on an individual basis.

T J Miner approached the Commissioner and stated that he would like to demolish the home he lives in and indicated that he agreed with some of the information presented. He indicated that he the designing of his new home had been one year in the making and didn't want a cookie-cutter house which is why the home was designed to fit the lot. Mr. Miner stated that his back yard is 65 feet and with the standards Director Aegerter presented, ten feet of usable space would be cut from the back yard. With the proposed standards, he would have to remove two mature trees and change his house plans which he cannot afford to do. He indicated it would cost him more to build according to the proposed plan and the home would appraise for less. Mr. Miner stated that individuals who were remodeling their homes were not remodeling to the standards, but were using vinyl and building bigger rooms. He stated that he was not against what the Ordinance was trying to do, but felt a definitive line could not be drawn.

Commissioner Alleman asked Mr. Miner what his lot size was. Mr. Miner responded that his lot was 76.75 feet x 149.25 feet.

Scott Humble who resides at 190 West 300 South approached the Commissioners and indicated that he had purchased his home some time ago and now the home is too small. According to the current Code, he could do what wants to the home, but the new design standards would force them to move. He stated that he did not think the plan presented was unreasonable. Mr. Humble stated that his home was built in 1891 and doesn't resemble an older home because materials used have been stucco and aluminum siding. He stated that he felt there were inconsistencies in the new Ordinance. He indicated that he agreed with the points made by the contractor. If the City wants the historical district to be accurate then cedar shingles should be used. Mr. Humble agreed with the concept of preserving the historical nature of homes, but stated that the new Ordinance was too restrictive.

Diane Carr who resides at 195 East Center Street approached and commended the Planning Commissioners and staff for their efforts. She stated that this was and always has been a hot topic. She stated that when Plat A was down zoned, it made a tremendous change in the neighborhood and she thought it was a great thing. She stated that one reason the lots were sized at 5,000 square feet was to help vacant unbuildable lots. The problem is the fact that developers were trying to expand by maximizing the property and some designs were too restrictive. She stated that she hoped the standards would hold the line on reasonable profit.

Ms. Carr stated that she had problems with existing homes that are not salvageable and are better torn down. She asked that the standards not be so difficult for those who want to live there and asked that the Commissioners think through every aspect of the standards before make a final decision.

Ms. Carr expressed her appreciation to the Commissioners and staff for going through the standards. She stated that she agreed with most of the information and asked that more authority be given to the staff and Commissioners when a particular house doesn't work for the lot. She stated that if the central part of the City deteriorates it affects the whole city. Ms. Carr stated that she appreciated the Commissioners and asked that they continue to improve the center of the city.

Stewart Clark who resides at 310 North 200 East approached the Commissioners and explained that he and his family moved to Springville 18 years ago. They purchased their home which has a front loading garage and questioned if he wanted that across the street from him. He indicated that he would like the neighborhood to come forward to state whether or not they would want that style of house in their neighborhood. He suggested letting the neighbors dictate variances. He stated that open communication makes for good neighbors and added that standards are important, but variances could also be made. He stated that he would like to add on to his home one day and hoped at that time, a variance could be granted to him if needed.

Bruce Bennett approached the Commissioners again and stated that his first new home was in Cincinnati and the Homeowners Association was more restrictive than CC & Rs. He asked why new contractor can have restrictions in subdivision, but not Plat A.

Calvin Bird approached the Commissioners and indicated that he liked the variance idea. He stated that he wanted Springville to keep its historical nature, but also believes in horse sense. He stated that requiring garages to be behind the houses caused real problems. He stated that there should be 'give and take' within the Ordinance for unusual lots and homes. He stated that the 110% rule should be flexible. He asked that the Commissioners not eliminate the possibility of improving Plat A.

Chris Metcalf who resides at approximately 400 North 100 East approached the Commissioners and indicated that her home was built in 1870 and there have been additions to the home. She reported that she approached the City to add on to the home, but was told she could not. She stated that there should be lenience for residents who want to preserve their homes and asked that standards not be so restrictive. Ms. Metcalf stated that she was told she could not remodel her home without a business license, but with a business license, she could not live in the home. She stated that she would like some balance.

Scott Holden who lives at 141 East Center approached the Commissioners and stated that he moved to Springville because of its historical nature and the better value in property sizes. He indicated that he loves old homes and was excited about possible changes. By way of an informal survey he asked those in attendance who thought the proposed Miner home fit in neighborhood. He indicated that he was concerned with additions and wanted to keep the wonderful quality of the neighborhood. Commissioner DeLlamas asked if any of the Commissioners had any comments.

Director Aegerter was asked to summarize what would happen next. Director Aegerter stated that he would compile the comments from the survey sheets and proposed a special work session to refine the standards. He indicated there would be a Public Hearing on March 25, 2008 and the public would be invited. He indicated at that meeting the Commissioners would take action on the Design Standards and then the item would go to the City Council and final action. Director Aegerter asked everyone present to turn in their survey sheets.

Commissioner DeLlamas thanked everyone for attending and expressed his appreciation for their comments.

With nothing further to discuss, Commissioner Tolman moved to close the meeting. Commissioner Nolte seconded the motion. The vote to close the Open House was unanimous

Commissioner DeLlamas adjourned the meeting at 7:44 PM