



**Planning Commission
March 19, 2008**

Commissioner in attendance: Michael Barker; Dale DeLlamas; Mike Davis; Joyce Nolte; Christine Tolman; and Von Alleman

Commissioner excused: Craig Huff

Staff in attendance: Director Fred Aegerter; Planner Brandon Snyder and Planning Intern Josh Maybry

The meeting began at 6:00 PM.

Commissioner Davis asked what kind of flexibility could be written into the Design Standards Code. Director Aegerter explained that the Code must be specific in order to protect the City. He reviewed the compiled statistics from the survey distributed at the March 13, 2008 Open House. Director Aegerter indicated that the two major reasons that individuals choose to live in Plat A are affordability and character. He explained that there are two different groups of people that can generally be characterized by their reasons for moving to Plat A. The two groups are opposite in many of their views, but tend to agree with regard to house orientation and scale. Commissioner Tolman noted that many of the newer residents to Plat A agree less with many of the design standards compared to the residents that have lived in Plat A longer.

Director Aegerter continued to review the survey question related to making the standards advisory or mandatory. He reviewed the slides presented at the Open House and discussed the concept of housing orientation. He also discussed elevations and the issue of house scale and how it relates to the historic district and infill. Other items reviewed included one covered parking space. Director Aegerter indicated that the Parking Ordinance would have to be amended if one covered parking space was approved in the Design Standards.

Commissioner Tolman questioned some of the homes in Plat A and how the standard would relate to them. Director Aegerter discussed the appropriate scale for homes and how it relates to lot width indicating that taller houses are found on wider lots.

Commissioner Tolman asks what types of laws are required to get the type of effect where large homes don't dominate the street. Director Aegerter explained setbacks and stated that larger setbacks allow larger houses that don't look like they are dominating the street. Commissioner Nolte agrees with the idea of larger homes being appropriate on larger lots.

Commissioner Alleman arrived at 6:35 PM.

Director Aegerter explained the difference between historic preservation in some communities and neighborhood preservation and how there seems to be a shift toward neighborhood preservation. He discussed maximizing the lot according to the zoning especially in relation to Salt Lake City and noted that increased setbacks allow for greater height. Commissioners Alleman, Nolte and Tolman agreed.

Director Aegerter discussed the Design Standards in relation to current market conditions. Commissioner Alleman suggested that the City could extend incentives for historic redevelopment. Commissioner Tolman stated that she wanted to make sure that the historic district retains the same feel even if all the homes were not historic homes. She commented how important it was to revitalize Plat A and guarantee that interests of the homeowners are protected; similar to CC & R's for a new development.

Director Aegerter continued to review the standards and asked the Commissioners how they felt about the parking guidelines. Commissioner Nolte asked if there were other options with regard to parking. Discussion included requiring reduced setbacks for garages and carports on narrow lots.

Director Aegerter discussed:

- > subdivisions with larger lots and what could be done with the homes on larger lots
- > the principles of infill development in relation to neighborhood preservation using examples from outside of Springville

Commissioner Tolman stated the general feel from the public is that people in Springville don't want to be limited on the type of materials they can use; vinyl siding versus Hardie board versus aluminum siding. Commissioner Nolte commented that she thought Hardie board is 'great stuff.' The Commissioners discussed the use of different materials specific to additions on the back of the home. Commissioner Tolman questioned if the City should allow only certain grades of vinyl to ensure that materials used maintain integrity and appearance. Commissioner Nolte indicated that she thought new construction in Plat A should have a high standard of material used, but additions to the back of an existing home could use different materials. Commissioner Alleman questioned if the City should differentiate materials for corner lots.

Commissioner DeLlamas indicated that he liked the idea of neighborhood preservation. Commissioner Alleman indicated that there are some areas of the historic district that have limited historic homes. The Commissioners discussed stability of the neighborhood and how stability decreases the risk of owning a home in the area and how that relates to reinvestment.

Commissioner Tolman questioned what standards the City wanted to enforce and what is the goal in relation to historic preservation or was it neighborhood preservation. Karen

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Director Aegerter discussed the overview of a design review group and the review process. They indicated that the standards help reduce or eliminate arbitrary and capricious decisions being made.

The Commissioners returned to the discussion regarding materials that are appropriate on new construction, additions, and new construction with portions that look like additions. Commissioner Tolman asked how the City could achieve a historic look with different types of materials and added that different materials should not be allowed until the design standards were approved.

Director Aegerter continued discussing the Design Standards as standards or as guidelines and how the general standards might be required while the specific standards may be advisory. The Commissioners agreed.

The meeting adjourned at approximately 8:30 PM.