



**AGENDA**  
**CITY OF CEDAR FALLS, IOWA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**WEDNESDAY, MAY 10, 2023**  
**5:30 PM AT CITY HALL, 220 CLAY STREET**

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**Call to Order and Roll Call**

**Approval of Minutes**

1. Planning and Zoning Commission Regular Meeting Minutes of April 26, 2023

**Public Comments**

**Old Business**

**New Business**

2. **Land Use Map Amendment (LUMA) and Rezoning from C-1 to PC-2 for property at 702 LeClair Street (RZ23-002). LUMA from "Low Density Residential" to "Neighborhood Commercial and Mixed Use" (LU23-001)**  
**Petitioner:** Randy Howe, Owner; Bradley Best, Applicant  
**Previous discussion:** None  
**Recommendation:** *Introduction and Discussion*  
**P&Z Action:** *Discuss and set a date of public hearing*
  
3. **Zoning Code Text Amendment – Vinyl Siding Allowance in CD-DT (TA23-003)**  
**Petitioner:** Cedar Falls City Council  
**Previous discussion:** None  
**Recommendation:** *Introduce and discuss the referral from City Council*  
**P&Z Action:** *Discuss and set a date of public hearing*

**Commission Updates**

**Adjournment**

Reminders:

- \* May 24 and June 14 - Planning & Zoning Commission Meetings
- \* May 15 and June 19 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
April 26, 2023  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on April 26, 2023 at 5:30 p.m. at City Hall. The following Commission members were present: Grybovych, Hartley, Larson, Lynch and Moser. Crisman and Leeper were absent. Karen Howard, Planning and Community Services Manager, Jaydevsinh Atodaria, Planner I, and Chris Sevy, Planner I were also present.

- 1.) Chair Lynch noted the Minutes from the April 13, 2023 regular meeting are presented. Mr. Hartley made a motion to approve the Minutes as presented. Ms. Grybovych seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.
  
- 2.) The first item of business was a HWY 1 District site plan review for the southeast corner of Brandilynn Boulevard and Winterberry Drive. Chair Lynch introduced the item and Mr. Sevy provided background information. He explained that the applicant is proposing a Popeye's Restaurant in the HWY-1 zone next to the Collins Community Credit Union. He discussed requirements for the district and showed that those requirements have been met. He displayed the elevations for the proposed building and renderings of what it would look like as well as the façade elements. He displayed a proposed mural on the side of the drive through on the north side of the building and stated that the Commission should discuss and determine whether this meets the definition of a sign, which includes being viewable from the street. Wall signs in the HWY-1 District can only be on two building elevations. The South and West elevations have signs, so another wall sign on the north side would not be allowed. An effort has been made by the applicant to provide berm and screening enough on the north side so that the mural is not generally visible from the street, so would not meet the definition of a sign. Staff invited the Commission to discuss and confirm whether this mural should be considered a sign or not. With that said, Staff recommends approval of the site plan subject to the condition that the developer's plan conforms to all City staff recommendations and technical requirements in addition to any comments or direction from the Planning and Zoning Commission.

Bart Turk, Civil Engineering Consultants in Des Moines, came forward to speak on behalf of Popeye's. He stated that staff has been very helpful and spoke about the process of getting the layout set up in a way that complies with code requirement and some challenges they had with this particular site given the size and shape.

Mr. Larson asked for confirmation on the process for putting a mural on the wall and if it will come back for approval. Mr. Sevy explained that if it is approved at this meeting and by Council that it will be approved by staff when it comes through for a permit and will not be brought back to the Commission.

Mr. Hartley felt that it would be an improvement to the back side of the building.

Mr. Larson made a motion to approve the item. Mr. Hartley seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

- 3.) The next item for consideration by the Commission was an MU District site plan review at 4520 Rownd Street. Chair Lynch introduced the item and Mr. Atodaria provided background

information. He explained that Valley Lutheran School would like to amend the existing landscaping plan and update the location of the signage with a new monument sign. He provided background of the property and compliance issues with the original site plan. He displayed a rendering showing the developed area of the lot and explained that the amendments would focus on just that area. The proposed plan is in substantial compliance with the approved plan from 2001 and the applicant has acknowledge that when additional areas of the site are developed, a site plan must be submitted for review that meets all city code requirements. Mr. Atodaria showed the landscaping plan and noted that all tree planting, as per the proposed plan, will be completed in the 2023 growing season.

Mr. Atodaria went on to discuss the signage proposal, noting the measurements and components of the sign, which include a non-lighted lower area, a middle area with a digital display and the top area with a translucent backlit cabinet. Staff has noted that the digital display lighting should be adjustable, so it does not create a driving hazard due to glare. He also discussed the technical comments from staff. Staff recommends approval of the site plan subject to compliance with the conditions noted in the staff report and any comments or direction from the Commission.

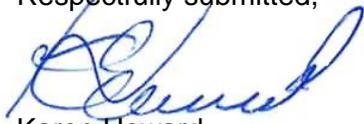
Pastor Lindberg, member of the Eastern Iowa Lutheran High School Association Board, stated his appreciation for staff and their help with the project and noted that he is available for questions.

Mr. Hartley made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

- 4.) As there were no further comments, Ms. Moser made a motion to adjourn. Mr. Hartley seconded the motion. The motion was approved unanimously with 5 ayes (Grybovych, Hartley, Larson, Lynch and Moser), and 0 nays.

The meeting adjourned at 5:53 p.m.

Respectfully submitted,

  
Karen Howard  
Community Services Manager

  
Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
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### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning & Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), City Planner I  
**DATE:** May 4, 2023  
**SUBJECT:** Rezoning Request for property at 702 LeClair Street (RZ23-002)  
 Land Use Map Amendment (LU23-001)

**REQUEST:** Amend Future Land Use Map to reflect commercial use of the property. Rezone property from C-1 Commercial District to PC-2: Planned Commercial District.

**PETITIONER:** Randy Howe, Owner; Bradley Best, Applicant

**LOCATION:** 702 LeClair Street

#### PROPOSAL

The proposal is to rezone a 2.26-acre (94,446 SF) parcel owned by Randy Howe from C-1 Commercial District to PC-2 Planned Commercial District.

#### BACKGROUND

The subject property is Lot 21 of the Star View subdivision platted in 1950. The first building on the subject property was a 1-story office building built in 1965, located on the north portion of the parcel. The owner has operated a wholesale business, Advanced Technical Services, on the site for several decades. Wholesale businesses are not allowed in the C-1 Zone, so the current business is a nonconforming use. In 2011, a 3,600 sq. ft. warehouse/storage building was added on site, southwest of the office building.

With changes ongoing in the business including general supply chain issues in the market, and the associated need for pre-ordering and warehousing of materials and equipment for clients, the applicant would like to add another approximately 7000 square foot storage building on site that will help in operation of the business. However, The C-1 district has restrictions on the amount of storage allowed on the site and with the current storage building the site already exceeds that limit.

Therefore, Mr. Howe has requested a rezoning of the property from C-1 Commercial to the PC-2 Planned Commercial District to continue the ongoing business on the property at 702 Le Clair Street. A master plan for the site has been submitted for review along with supplemental materials for the project.

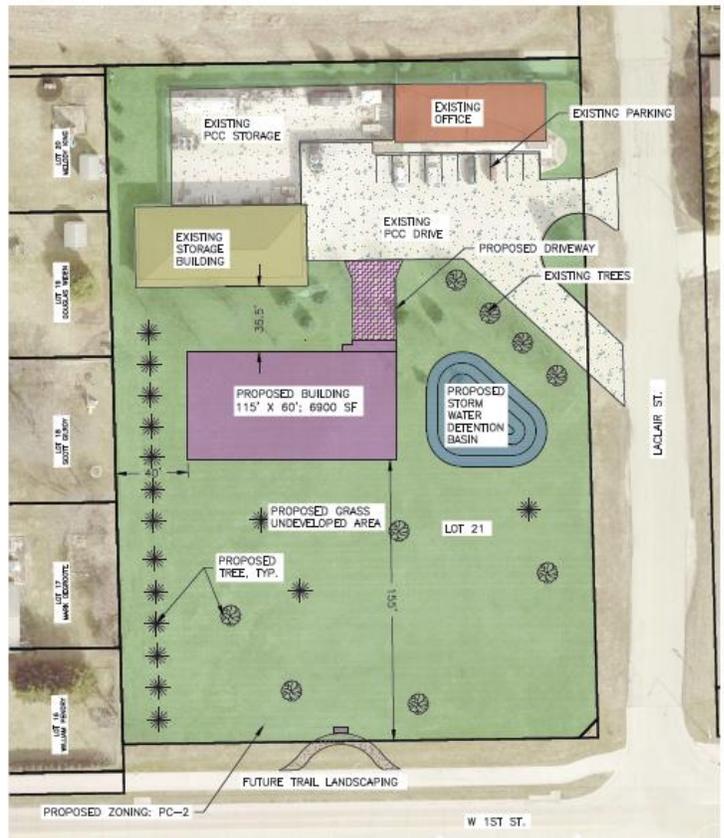
ANALYSIS

CURRENT ZONING

The purpose of the C-1 Commercial District is to provide commercial uses to nearby residence districts which support the daily needs of the nearby residents. The subject property and two properties east of LeClair Street are zoned C-1, one of which has a business/professional office allowed in the district and the other is vacant.

PROPOSED ZONING

The PC-2 Planned Commercial District Zone will allow the applicant to add a 6,900 square foot, one-story building to expand his business. The purpose of the PC-2 Planned Commercial district is to facilitate imaginative and comprehensively planned commercial developments that are harmoniously designed to complement the surrounding community. As per the PC-2 district guidelines, smaller tracts are eligible for such zoning if the site is amenable to long-term planning and in cases where careful site planning is needed. As part of the process, the PC-2 district requires the preparation of a master plan and a developmental procedures agreement that will allow more controlled development on the site, keeping in mind the adjacent uses. The developmental procedures agreement establishes the anticipated use of the site and any specific requirements, restrictions, or limitations to guide development of the site.



The PC-2 zone allows any use that is allowed in any commercial zone with some limitations. Looking at the uses allowed in other commercial zones, “wholesale warehouse or business” is an allowed use in the C-3 Commercial District, so would also be allowed in PC-2. However, staff also notes that the PC-2 Zone prohibits “any use with physical and operational characteristics or requirements that generate substantial truck traffic, noise, odor, dust, glare, heat or vibrations, or of a character not compatible with the high aesthetic standards of the district.” One of the examples of prohibited uses is “wholesaling/warehousing motor freight terminal.” The applicant has provided information about the operation of the site and limited amount of truck traffic, so staff finds that the proposed use is reasonable and does not have the same intensive industrial characteristics of a warehousing and freight terminal, so could be an allowed in the PC-2 Zone, provided the master plan and developmental procedures agreement notes conditions and limitations to ensure that it remains compatible with its

adjacency to residential areas.

The proposed master plan (image above) includes the existing and proposed buildings located on the site, the driveways used to access the site, the stormwater detention basin, and landscaping. The master plan also shows a future trail extension with a bench to provide a bike path amenity for the public. The applicant has no plans currently for the area south of the proposed new storage building, so will maintain this as landscaped greenspace.

The master plan has been well thought out and includes elements like landscape screening, stormwater detention basin, and greater setback from adjacent residential uses to the west of the property, which all align well with PC-2 district regulations. In addition, the applicant has presented renderings of the proposed building (see below), to give an idea about the scale of the building and its proportion to the existing site and immediate surroundings. The proposed renderings don't show any details about the building materials, openings, and other architectural details, which all will be reviewed when the site plan for the new building is submitted to ensure its compliance with the PC-2 district regulations.



Staff also took some existing site pictures (See images to right and below) that show the buildings on site with existing landscaping around them, just to give an idea about the proposed project and existing site context.



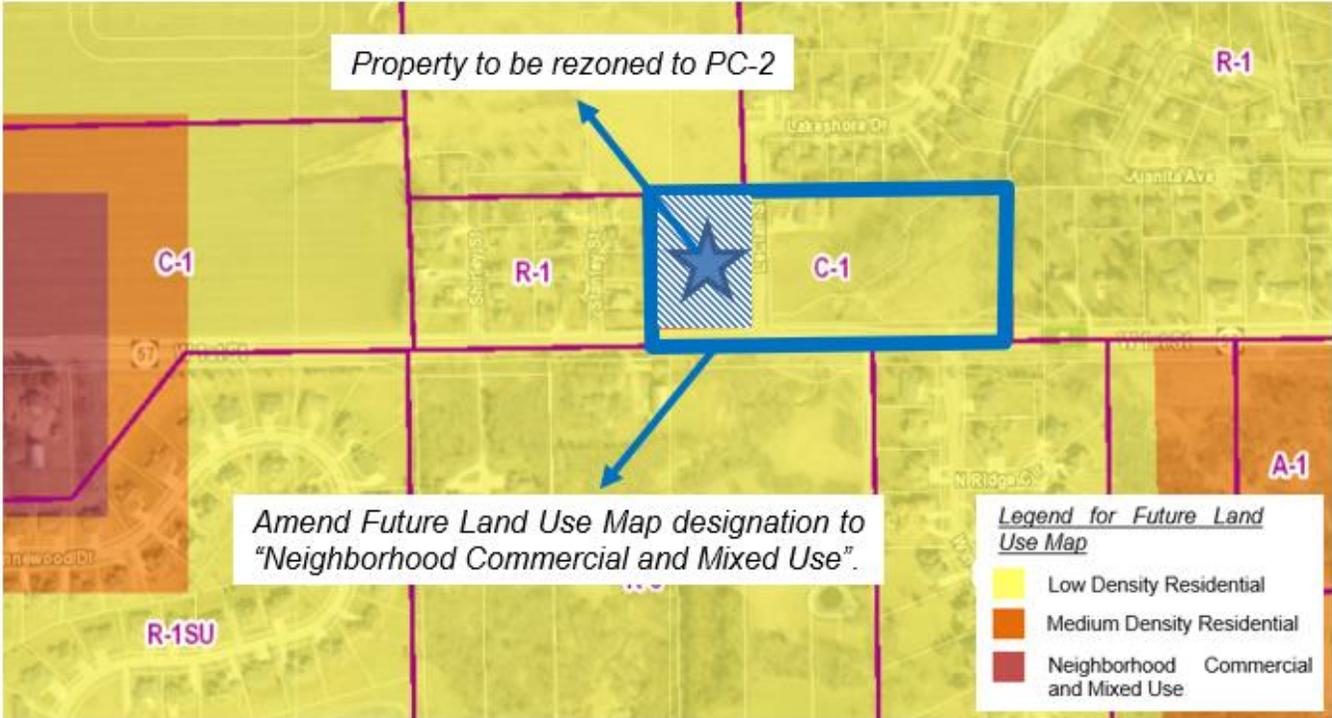
The applicant held a neighborhood meeting on April 5th, 2023 to discuss the proposed project and has included several suggestions from the neighbors in the proposal including reducing the height of the building, adjusting security lighting to eliminate glare, adding a bike path amenity, and will also be offering neighbors to have some input about landscaping plan along the west side of the property. These items are stated in the letter of intent submitted as part of

the rezoning application. Staff notes that some of the site plan level details including building design, architectural characteristics, landscaping plan, etc. will be reviewed in detail when the site plan for the proposed building is submitted for review, to ensure its compliance with the PC-2 district regulations.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The Future Land Use Map identifies the subject parcel as low density residential with typical densities of 1 to 4 units per acre. In this case, both the current zoning C-1 Commercial Zoning district and the proposed PC-2 Planned Commercial Zoning district are not consistent with the Comprehensive Plan and Future Land Use Map.

The subject property, in addition to two properties east of LeClair Street, are currently zoned C-1 and two have commercial uses and the other is an undeveloped parcel. These properties are designated as low-density residential on the Future Land Use map. To align with the C-1 Commercial District and the proposed PC-2 Planned Commercial District, the entire area outlined in blue, inclusive of the subject property (marked by hatched area and a star), will need to be amended to "Neighborhood Commercial/Mixed Use" designated by pink color on the future land use map.



A proposal to amend the Future Land Use Map concurrent with the rezoning consideration will make the current and proposed zoning of these properties and the Future Land Use Map consistent. The "Neighborhood Commercial Mixed Use" designation includes a range of low-impact commercial uses, providing a variety of neighborhood services. As per the comprehensive plan, the "Neighborhood Commercial Mixed Use" designation should be located along major streets, promotes buffering to eliminate negative effects on surrounding residential areas, and have good landscaping for enhancement of the site as well as provide a visual buffer. With the proposal of the master plan that aligns with the intent of the "Neighborhood Commercial Mixed Use" designation and keeping in mind the uses in the immediate surroundings of the site, this change will be a more appropriate land use

designation for the site and the area east of LeClair Street currently zoned C-1.

### ACCESS TO PUBLIC SERVICES

The property is in a developed area of the city and has access to all utilities and public services on site.

### ACCESS TO ADEQUATE STREET NETWORK

The property is located on the NW corner of LeClair Street and W. 1<sup>st</sup> Street. The property currently has access from LeClair Street.

To eliminate any traffic concerns, the applicant has provided a traffic summary of how the site is used currently, with local delivery/pickup trucks approximately three times per week and about two to three semis per week. With the proposal for a new building, the applicant is expecting the traffic volume to remain unchanged.

### PUBLIC NOTICE

City staff mailed letters to the surrounding property owners notifying them of the rezoning request on May 2, 2023.

### TECHNICAL COMMENTS

The city technical staff, including Cedar Falls Utilities, have no concerns about the proposed rezoning request. Staff notes that the PC-2 Planned Commercial Zoning district requires a development agreement at the time of rezoning that spells out any condition or agreement about the proposed master plan and the land use anticipated. For this case, staff recommends adding language to restrict the uses to only those allowed the C-1 District plus the wholesale and associated warehouse space. With this limitation, any future use of the property would be of a lower intensity consistent with its current C-1 zoning and adjacency to residential but will allow a long-time business to continue in its existing location. This development agreement must be finalized prior to the public hearing at the City Council.

The PC-2 Planned Commercial Zoning District requires all site plans in the district to be approved by the Planning and Zoning Commission and City Council. If the rezoning is approved, the applicant will submit a site plan application that that is consistent with the submitted master plan and meets all PC-2 district regulations.

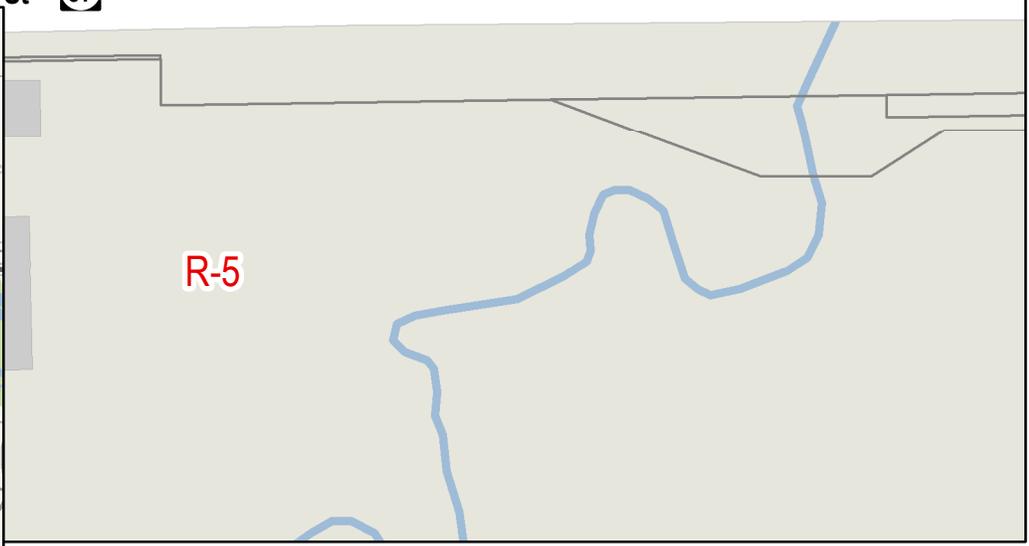
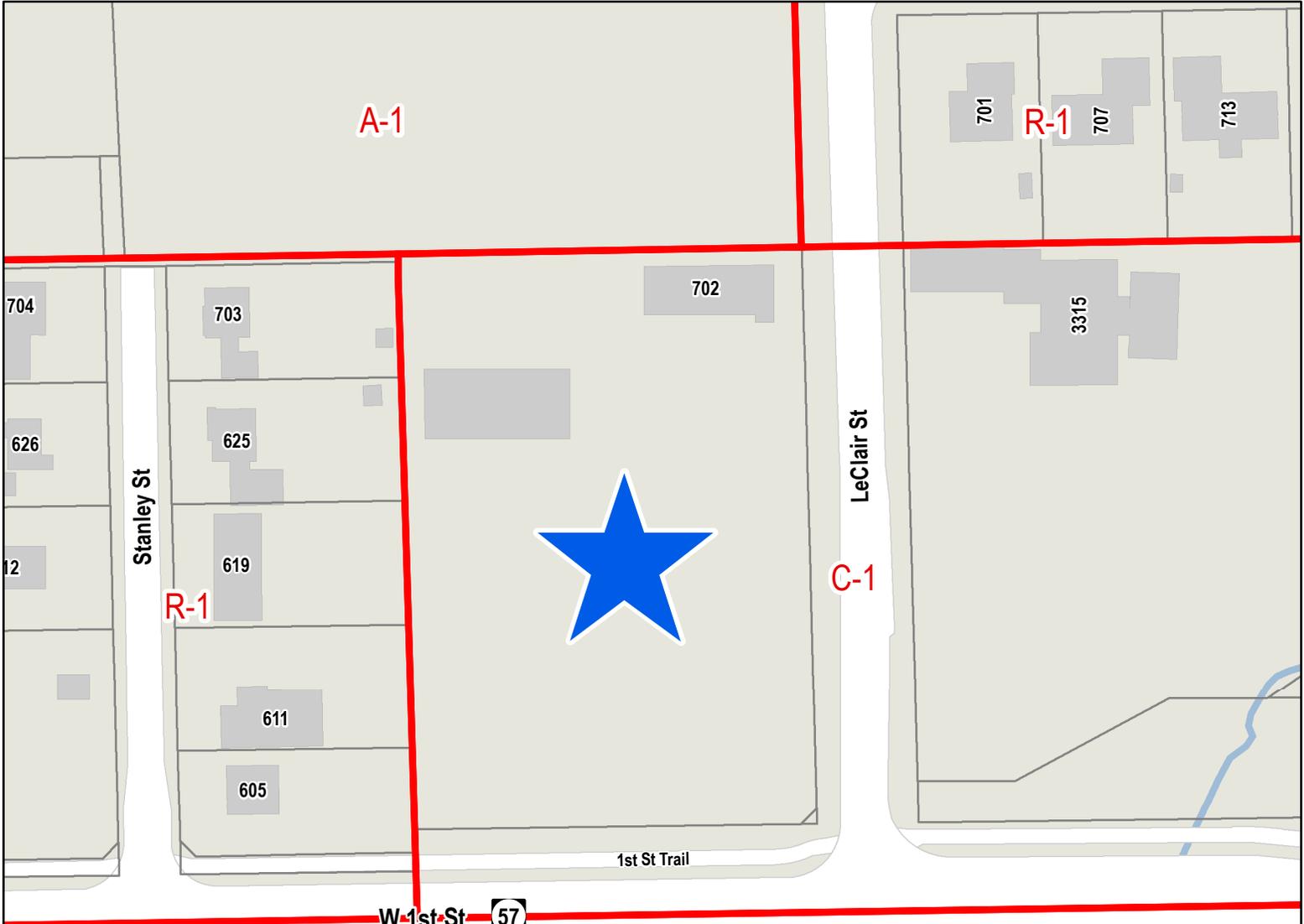
### STAFF RECOMMENDATION

Staff recommends setting a date of public hearing for 24<sup>th</sup> May 2023, to discuss amending the Future Land Use Map to "Neighborhood Commercial and Mixed Use" as noted in the staff report and to rezone the property at 702 LeClair Street from C-1 Commercial District to PC-2 Planned Commercial District.

Attachments:    Location Map  
                       Rezoning request letter  
                       Legal Description  
                       Master Plan  
                       Renderings  
                       Rezoning Plat

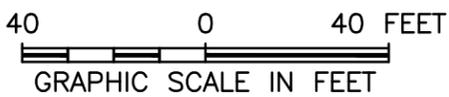
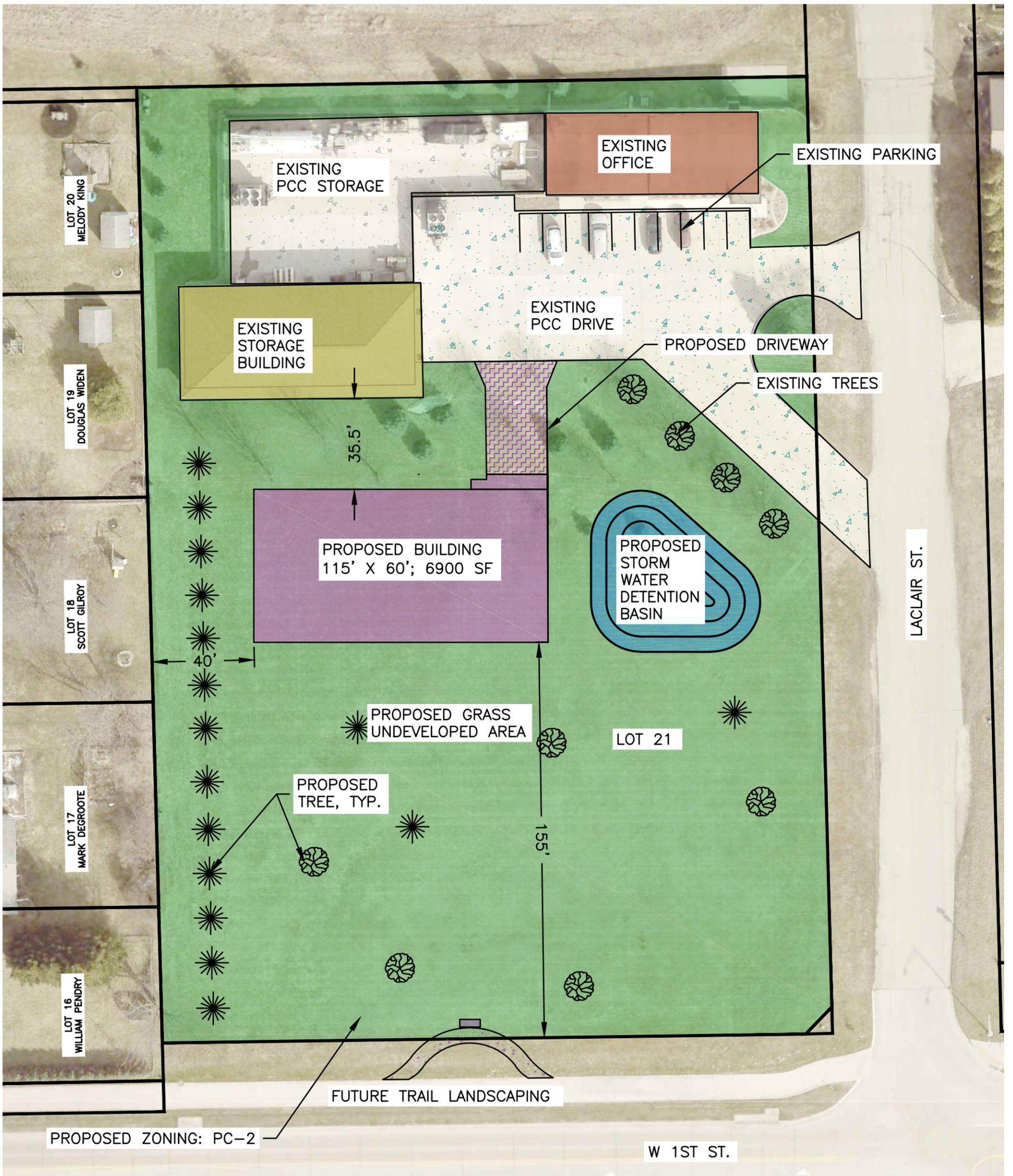
# Cedar Falls Planning and Zoning Commission May 10, 2023

Item 2.



**Rezoning from C-1 to PC-2  
702 Le Clair Street  
(SP23-003)**

# SITE DEVELOPMENT PLAN LOT 21, STAR VIEW ADDITION

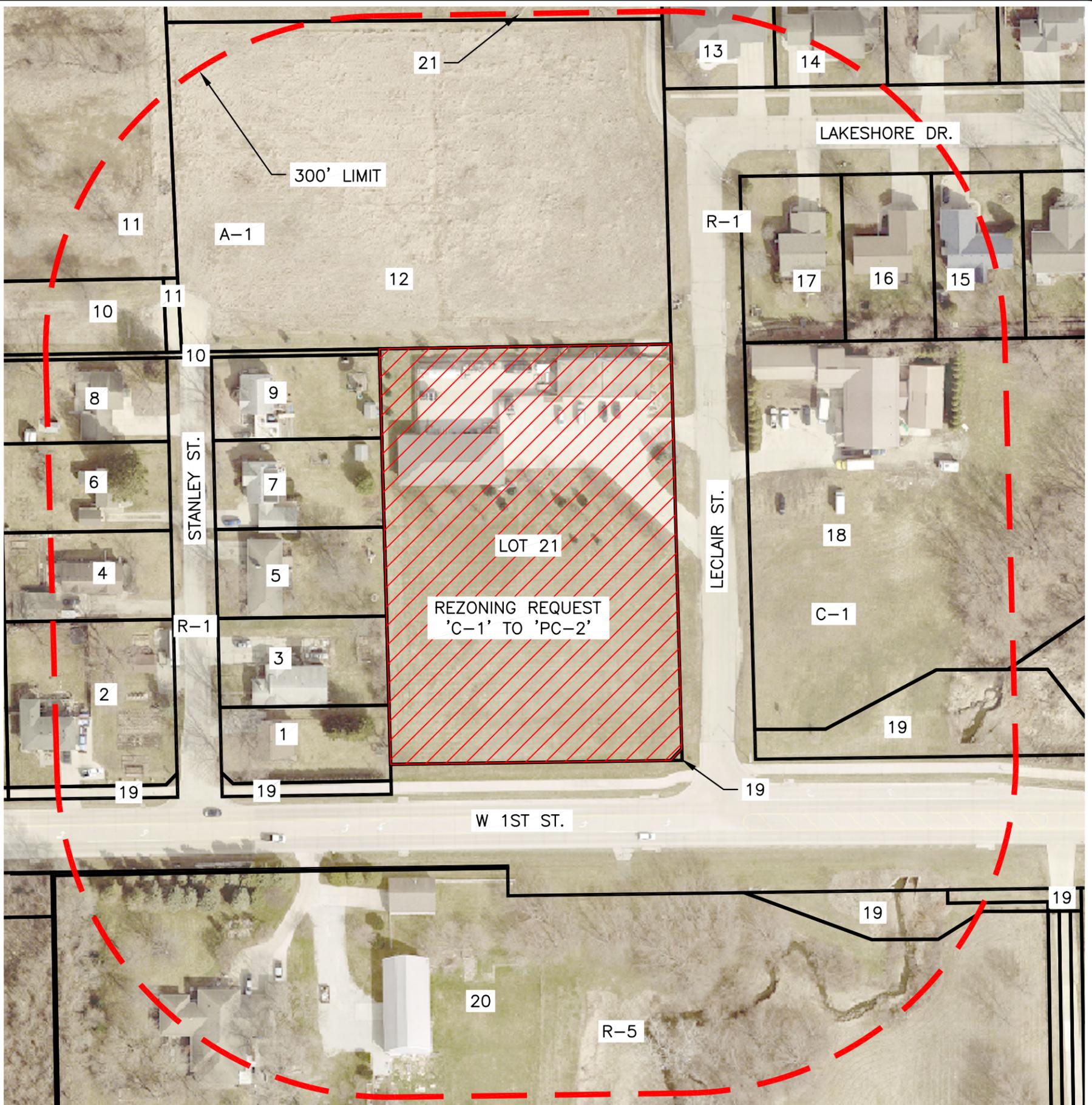


**OWNER**  
 RANDY HOWE  
 2314 SUNSET BLVD  
 CEDAR FALLS, IA 50613

APRIL 6, 2023

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN

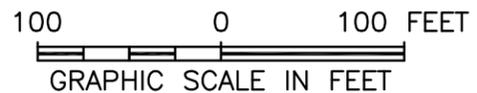
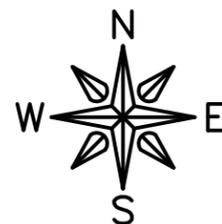


**DESCRIPTION**

LOT NO. TWENTY-ONE (21) IN STAR VIEW, BLACK HAWK COUNTY, IOWA, EXCEPT THE SOUTH TWENTY-SEVEN (27) FEET THEREOF; AND EXCEPT BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 21; THENCE NORTH 00° (DEGREES) 57' (MINUTES) 40" (SECONDS) WEST ON THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET, 27.00 FEET TO THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF WEST 1ST STREET, BEING THE POINT OF BEGINNING; THENCE SOUTH 89°04'09" WEST ON THE PRESENT NORTHERLY RIGHT-OF-WAY LINE OF WEST 1ST STREET, 10.50 FEET; THENCE NORTH 44°08'07" EAST, 14.83 FEET TO THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET; THENCE SOUTH 00°57'40" EAST ON THE EASTERLY LINE OF SAID LOT 21, ALSO BEING THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF LE CLAIR STREET, 10.47 FEET TO THE POINT OF BEGINNING; CONTAINING 55 SQUARE FEET. THE EASTERLY LINE OF SAID LOT 21 IS ASSUMED TO BEAR NORTH 00°57'40" WEST FOR THE PURPOSE OF THE DESCRIPTION.

**PROPERTY OWNER / REQUESTOR**  
 RANDY HOWE  
 ADVANCED TECHNICAL SERVICES  
 702 LECLAIR ST.  
 CEDAR FALLS, IOWA, 50613  
 (319) 227-5400

**OWNER'S LISTING  
 FOR  
 REZONING REQUEST  
 'C-1' TO 'PC-2'  
 PART OF SE 1/4 OF THE SW 1/4  
 SEC. 03-T89N-R14W  
 CEDAR FALLS, IOWA  
 APRIL 2023**



APRIL 5, 2023

**FEHR GRAHAM**  
 ENGINEERING & ENVIRONMENTAL

ILLINOIS  
 IOWA  
 WISCONSIN





Advanced Technical Services, Inc.  
PO Box 825, Cedar Falls, IA 50613  
Phone: 319/277-5401

To: Cedar Falls Department Of Community Development

Date: April 7, 2023

As you are aware, Advanced Technical Services is completing an exterior building upgrade project to our existing office building and would like to proceed with the next steps in the enhancement and support of our business. Recent times have required changes in our business including the need for pre-ordering and warehousing of materials and equipment for our clients. Because of this, we are exploring options for the construction of an additional storage building onsite, just south of our existing buildings and driveway. In order to construct this building per City Code, we have been advised to pursue rezoning of our property from C-1 (Commercial District) to PC-2 (Planned Commercial District). Please see our proposed site plan and preliminary building concepts attached to this application letter.

Our understanding of the intent of PC-2 zoning, per Section 26-187 (a) of the city code is: The purpose of the following provisions are to promote and facilitate imaginative and comprehensively planned commercial developments which are harmoniously designed to complement the surrounding community. It is further the purpose of these regulations to encourage high standards of building architecture and site planning which will foster commercial development that maximizes pedestrian convenience, comfort and pleasure.

As suggested on April 5<sup>th</sup> we had a neighborhood meeting at which all neighbors within 300' of the property were invited to attend, and a minimum of 7 of the adjacent owners came and received an overview of the project at which time proposed site plans and new building renderings were shared. After discussion and their feedback we have incorporated the following revisions from our original concept plan to assist in mitigating their concerns. These accommodations include the following:

1. Shift east wall of proposed building over 5' toward the east
2. Reduce overall east-west size/dimension of building down from 120' to 115' (reduce from 7,200 sqft building to 6,900 sqft)
3. Change roof slope to 4/12 (was currently planned for 5/12, existing storage building is 6/12)
4. Lower finished floor elevation of building by 0.75' to reduce amount of building projection out of the ground
5. Reduced interior clear height inside the building by now utilizing a low head room overhead door operator that will allow us to have an interior clear ceiling height of just under 15'-6". So we revised the design to have a truss bearing height of 15'-6"
6. We will look at adjusting existing security lighting to eliminate glare on to the western neighboring properties.
7. Add bench and off trail access sidewalk in center of south property as a bike path amenity
8. Allow path way through or on to northwest ATS property for underground drainage to help assist Stanley St residents from sump pump discharge runoff issues on their street
9. ATS will offer neighbors to have some input of suggestions to the landscaping plan along the west side of the property once the site plan is closer to being complete.

Thank you for your assistance thus far in working through this progress if you have any questions or need any additional information please let me know.

Thank you,

Randy Howe  
Advanced Technical Services

Traffic Summary  
Advanced Technical Services, 703 LeClair Street, Cedar Falls, Iowa

Existing Site

Advanced Technical Services has operated from this location (702 LeClair Street) for several decades with the most recent site improvements made in 2011. The site consists of an office building with outdoor and indoor equipment storage areas. Currently, six employees work at this location. Traffic to this property can be summarized as follows:

- UPS delivery in morning and afternoon, daily
- FedEx delivery approximately three times per week
- Local delivery/pickup trucks approximately three times per week
- Approximately one customer per day to the office
- Typical employee traffic for lunch, errands, etc..
- Mowing service one time per week during warm weather months
- Two to three semis per week

Altogether, approximately fifteen vehicles per day visit this location.

Two driveways exist on the site. These were sized to allow a semi to enter, exit and work well – see attached exhibit indicating a vehicle path. Equipment/materials are loaded/unloaded from the driveway area and moved to either indoor or outdoor storage areas. There are parking spaces for nine plus vehicles (employees and customers). This has proven to be an adequate amount for the current operation.

Proposed Improvements

The proposed project will construct a storage building to protect some of the materials and equipment currently stored outside. A driveway will connect the existing driveway, interior to the lot, to the existing paved driveway area. No new street access is proposed.

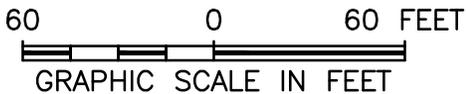
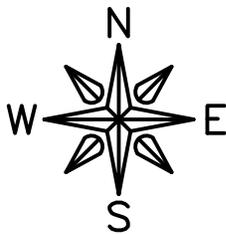
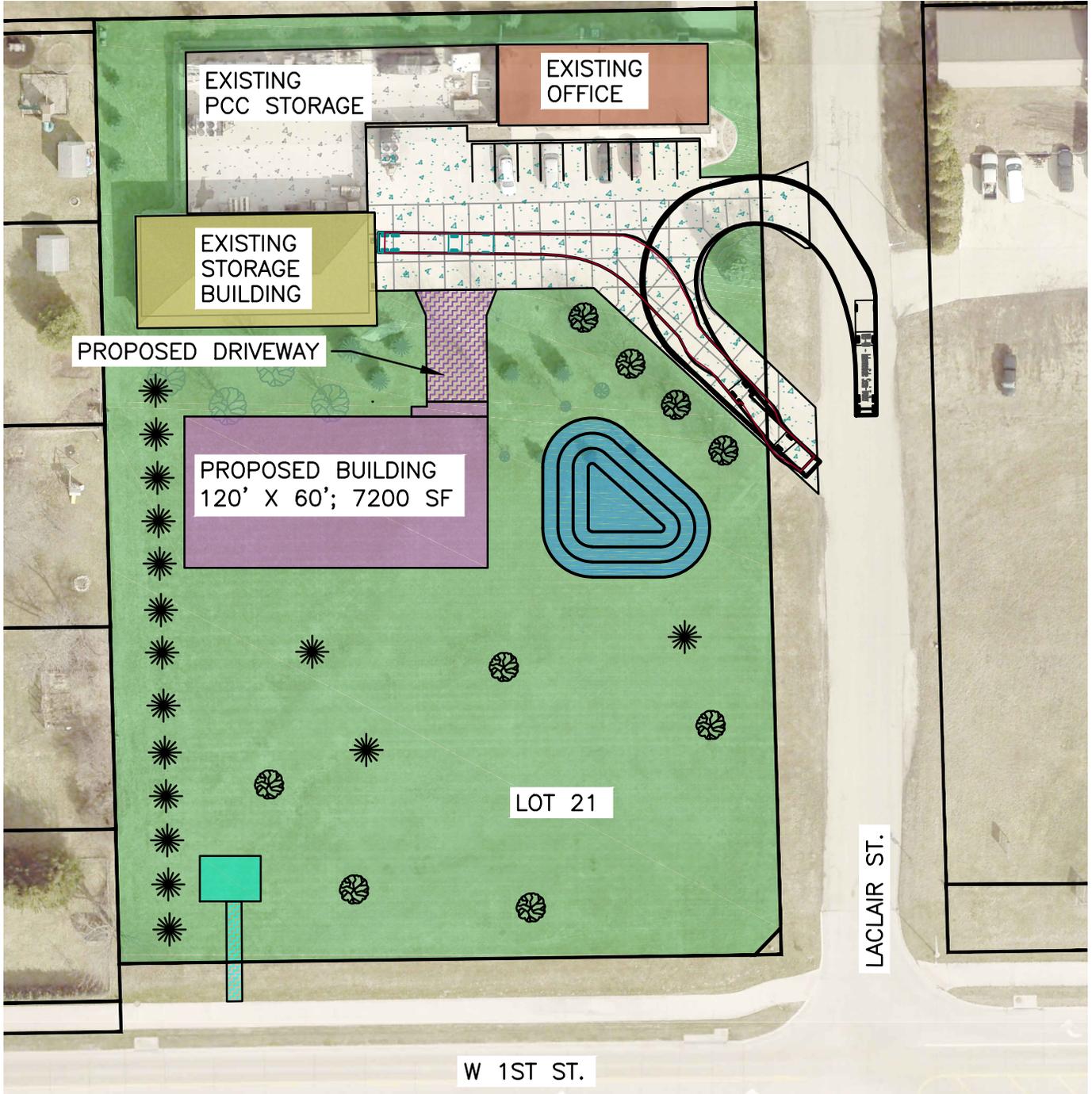
The number of employees is not changing with this project nor is the type of work. There will be no manufacturing taking place. Delivery and employee/customer traffic are expected to remain the same as existing, with approximately fifteen vehicles per day.

Conclusion

Traffic volume and type of traffic to 702 LeClair Street are expected to be unchanged with the proposed project. The driveway and parking infrastructure are satisfactory for the current and proposed use.

TRAFFIC SUMMARY EXHIBIT  
702 LECLAIR STREET

Item 2.



TRAFFIC DESCRIPTION  
SEMI PULLS INTO NORTH DRIVEWAY,  
TURNS INTO SOUTH DRIVEWAY TO  
BACK INTO LOADING AREA, WHERE  
THEY CAN THEN EXIT SOUTH DRIVE.

OWNER  
RANDY HOWE  
2314 SUNSET BLVD  
CEDAR FALLS, IA 50613

**FEHR GRAHAM**  
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## DEPARTMENT OF COMMUNITY DEVELOPMENT

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### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission

**FROM:** Karen Howard, AICP, Planning & Community Services Manager

**DATE:** May 10, 2023

**SUBJECT:** Petition from City Council to amend the Downtown Character District (TA23-003)

In 2022 City Council made several referrals to the Planning and Zoning Commission requesting consideration for various changes to the Downtown Character District Code. The Planning and Zoning Commission has been systematically working through each of those referrals over the last year. This memo is to introduce one of those petitions from the City Council related to the building materials standards in the code, specifically the allowance for vinyl siding in the Neighborhood Frontage Areas.

#### **Background**

The previous Central Business District (CBD) Overlay had building materials standards for new buildings, which did not include an allowance for vinyl siding for commercial, mixed-use and multi-unit residential buildings containing more than 6 units. In neighborhood areas surrounding downtown that were not in the CBD Overlay, there were previously no standards for exterior building materials.

The adopted Downtown Character District Code prohibits vinyl siding in the Urban General, Urban General 2, and Storefront Areas. During public review of the new code prior to adoption, the Planning and Zoning Commission had several discussions about allowance for vinyl siding in the Neighborhood Frontage Areas and considered the pros and cons (see attached excerpt of the decision matrix). At that time, the Commission decided not to allow vinyl siding on any new buildings. However, the Commission decided that vinyl siding should be allowed on any existing single-unit dwelling, even if it is not currently clad in vinyl siding. For example, a homeowner could replace the wood siding on their existing house with vinyl siding. In addition, for any existing building that is currently clad with vinyl siding, that siding may be replaced or repaired with vinyl siding and any addition(s) may be clad with vinyl siding.

#### **Council Petition**

The Council indicated they would like to maintain the prohibition of vinyl siding in the downtown core areas – Urban General, Urban General 2, and Storefront frontage areas in the Downtown Character District similar to what was disallowed in the previous CBD Overlay. However, the Council indicated that they would like the Commission to consider allowing vinyl siding on any new single unit dwelling and also consider allowing for new construction of other small residential

buildings, such as duplexes, townhomes, and small apartment buildings up to 6 units.

**Staff Recommendation**

Staff recommends that the Commission discuss the Council petition and provide direction to staff on any code amendments related to the use of vinyl siding in the Downtown Character District.

PLANNING & ZONING COMMISSION MINUTES

Introduction

05/10/23

Public hearing and

Vote

6/14/2023

<p>10</p>	<p>Requestor: Planning &amp; Zoning Commission and questions from several members of the public.</p> <p>Consider the inclusion of vinyl siding as an approved wall material in Neighborhood Frontages</p>	<p>There is concern that prohibiting vinyl siding in the Neighborhood Frontages could be cost prohibitive and encourage disinvestment in existing residential properties.</p> <p>The intent of the proposed prohibition was to promote more durable and environmentally sustainable building materials. (The issue is not one of aesthetics).</p> <p>Pro: Reduce the up-front cost of building construction and maintenance</p> <p>Con: Higher long-term costs for maintenance and upkeep; concerns related to durability and fire-resistance; environmental impacts of PVC, i.e. produces toxic smoke when it burns and melts at a fairly low temperature; damaged or melted siding often ends up in the landfill and is not biodegradable. While it is possible to recycle it, there are often issues of contamination from dirt, nails, and mixed-in aluminum flashing. In contrast, wood, brick or stone have a life cycle of more than 100 years. The life span of vinyl is 15 to 20 years before it becomes brittle from ultraviolet light and is easily damaged.</p> <p>If change to the ordinance is desired, following are some options:</p> <ol style="list-style-type: none"> <li>1. Maintain the prohibition of vinyl siding for new construction.</li> <li>2. Permit the use of vinyl siding to replace or repair existing vinyl siding.</li> <li>3. Permit use of vinyl siding that meets higher minimum standards for quality, maintenance, and durability, based on industry standards to replace or cover over other types of siding on existing single family dwellings.</li> <li>4. Delete the prohibition on vinyl siding from the code altogether, so it would be allowed on all existing and new buildings in the Neighborhood Frontages.</li> </ol>	<p>Consultant/staff are particularly concerned about the long term consequences of allowing vinyl siding related to the noted environmental concerns, so recommend prohibiting vinyl siding for new construction.</p> <p>With regard to the second bullet point, the current draft already allows replacement of like material with like material for maintenance purposes. Consultant/staff would be in support of adding some additional language to make sure this is clear.</p> <p>Consultant/staff are <u>not</u> supportive of allowing vinyl siding to replace existing environmentally sustainable building materials, such as wood, stone, or brick. We feel that the long term costs outweigh the short term savings.</p> <p>Consultant/staff strongly recommend against listing vinyl siding as a generally allowed building material.</p>	<p>Commission directed staff to move forward with making changes consistent with 1, 2, and 3, but did not support option 4.</p> <p>Bullet points 1 and 2 were supported unanimously. Bullet point 3 was supported by a majority.</p> <p>With regard to bullet 1, the Commission requests that the language be clarified to indicate that for additions to existing buildings that have vinyl siding that vinyl siding can be used for the addition. We will need to discuss how to fit that into the trigger chart.</p> <p>Bullet point 4 was rejected by a majority.</p>	<p>Amendments Approved according to bullet points 1, 2, and 3. Majority of the Commission does not support 4.</p>
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