

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 26, 2012

The meeting was called to order at 4:03 p.m. by Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Joe Garcia, and Barbara Thomas

ABSENT

Imaan Bilic

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, and Nichole Camac

AUDIENCE

Approximately one (1) people were in the audience

SUBDIVISION APPLICATIONS

PUD-2-2012

Truong Townhome Subdivision

1600 West 3860 South

RM Zone

76 Units

6.54 Acres

11.6 Units/Acre

BACKGROUND

Mr. Russ Platt, representing the property owner, is requesting preliminary approval for a residential development to be known as the Truong Townhomes. The subject property was recently rezoned from the C-2, C-3, R-1-8 and M zones to the RM zone. The subject property is bordered on the north by light industrial uses and the Gates at Kingspointe Condominiums, the east and south by residential uses and the west by commercial properties.

STAFF/AGENCY COMMENTS:

Public Works Department:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.
- Existing and any new street improvements along 3860 South shall be installed in accordance with plan and profiles approved by the Engineering Division.
- Concerns regarding the connection of the private street off of the cul-de-sac. Modify access to connect with the cul-de-sac at a right angle.
- Revisions to plat required.
- Flood control issues to be coordinated with Public Works and UDOT.

Utility Companies:

- Standard Utility Easements required.

Granger Hunter Improvement District:

- Project is subject to all GHID requirements and design standards.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.
- Second access required from the east and along the north side of City park.

Building Division:

- Will require a soils report.

ISSUES:

Project Overview:

The Truong Townhomes will be a residential community consisting of 76 units on 6.54 acres. This equates to an overall density of 11.6 units per acre. As part of the rezoning process, the developer and City negotiated a development agreement that will be made part of this application.

Proposed townhomes will be a combination of 2 and 3 story units. The 2 story units will have 3 bedrooms and will comprise 1,400 square feet. The 3 story units will have 4 bedrooms and will be approximately 1,750 square feet in size. Each unit will have a two car garage accessed from the rear of the building allowing the front of the townhome to face a common green.

The elevations consist of architectural enhancements placed along different planes to create visual depth. This will result in a more attractive building. Steep roof pitches and second floor balconies will add to this concept. The rear elevation has been designed with boxed windows, raised roof sections and building relief to help eliminate the stark look that often accompanies the rear elevation of large buildings. Brick will also be used along the rear elevation to help enhance these elevations. Staff has evaluated this project in regards to the multiple family design standards. In almost all instances, this project meets with the standards outlined in the ordinance. There are however, a few areas that the developer will need to work on. To ensure that these changes have been incorporated into the elevations, final working drawings will be required prior to final plat submittal.

Side elevations are typical for this type of development. Although these elevations have multiple windows, including boxed windows, staff has suggested that additional relief be incorporated on the elevations facing 3860 South. In addition, the developer is willing to add a second color to garage doors, windows in garage doors, and different patterns in the door to enhance the visual appearance as you drive down 3860 South.

Building materials will consist of brick, stucco and hardi-plank. The developer is suggesting that two color schemes be used for this project. The colored variations will need to be substantial enough so that one color does not dominate the project. Final colors for this project will be reviewed by the Planning Commission during the first phase of the project.

As mentioned previously, all townhome units will have a two car garage for parking. The 3 story units will have a driveway while the 2 story units will not. For this reason guest spaces are provided. The total number of spaces required is 145 where 248 are provided in garages and driveways. In addition, 24 guest spaces are provided for units where driveways are not planned.

Setbacks are illustrated on the site plan and are proposed to be 20 feet from the public right-of-way. The side setback for the middle units along the south property line will be 10 feet. Staff has expressed concern regarding the proposed distance between buildings. The distance measured on the plat is approximately 7 feet. The developer has agreed to remove 4 units in these areas which increases this space to approximately 24 feet. These units will be relocated to the eastern portion of the development site.

During the study session, a question was raised regarding the distance between buildings facing the common green. This distance varies between 30 and 35 feet. Staff has asked the applicant to provide a rendering to better illustrate this. We hope to have this for the regular meeting. This area is not intended to be used for recreational space as other spaces will be provided throughout the project. This space will contain covered porches and an interconnecting sidewalk system.

Other matters related to this project:

Access:

Access to the subdivision will be gained from 3860 South. All streets intersecting 3860 South will be private. The preliminary plat shows a street width of 26 feet. It is anticipated that asphalt with a concrete curb will be used for the construction of these roads.

The developer will also dedicate and install the remaining portion of Grasmere Lane located to the east of the City Park. This road was initially installed as part of the Grasmere Acres Subdivision. However, only the east portion of this road was constructed as the developer did not own the west portion.

During the rezone process, residents in the area expressed concern about the completion of this road as it would then provide a through connection with residents in the Kingspointe Subdivision to the north. These roads have always been planned for this connection. With the development of this property, the time for that connection is now. The construction of this road will likely take place when the eastern portion of this project develops.

During the review of this plat, the Public Works Department expressed concern over the connection of the cul-de-sac and the street providing access to the east portion of the development. The turning movements at this connecting point would be unsafe. As a result, the developer will be required to locate this street further to the south thus providing a true 90 degree turn off of the cul-de-sac. Staff has discussed this with the developer and modifications will be made to the plat.

At the present time, the only access to this property is from 3860 South. The Fire Department will require that a second point of access be provided for this development. The Fire Department requires a second point of access when more than 100 multiple family units are proposed. The Gates at Kingspointe to the north has 84 units. Since this project consists of 76 units, the second access will be required. The access road does not need to be a full access, but can be gated. The developer will need to coordinate the installation of this road along with provisions for the gate during the review of the second phase. Coordination will also need to take place with the Parks Department as this access will be positioned along the north side of the City Park.

The east portion of this project has a turnaround for the Fire Department. The width of this turnaround will need to be 20 feet. As a result of this requirement, the developer may end up eliminating the two end units. As mentioned previously, the overall site will undergo slight revisions due to engineering issues and staff recommendations regarding open space. These revisions may or may not allow the density to remain at 76 units. The development requirements of each project will ultimately determine the final density.

Garbage Collection:

The development has been designed with a U shaped street pattern. This will allow all residents to have their own garbage can. Dumpsters will not be needed in this project. The developer will need to coordinate garbage collection with a private agency for collection.

Landscaping:

While landscaping is generally addressed at the final plat stage, staff would like to mention a few things at this point in the review process. The overall open space will need to comprise an area equal to 50% of the project site. The useable open space will need to comprise 15% of the project site. Per the development agreement, the portion of land to be dedicated as a City Park will be included in the overall calculation of open space.

Enhanced landscaping will be installed along the east, west and north sides of the warehouse building. This will help screen the building from residential uses. The plans for this landscaping will be reviewed during the final plat process. Enhanced landscaping will also be needed along 3860 South to help buffer the residential units along this frontage.

The project does include areas for storm water detention. Staff has expressed concern that if these areas are too deep, the space will not count toward the useable space calculation. Suggestions have been made to feather these detention basins out over the whole project thus lessening the depth of these basins. This matter will be more thoroughly addressed as engineering reviews take place.

Entry Feature:

Although not discussed at this point, staff is recommending that an entry feature or features be installed along 3860 South as part of this project. As noted in the past, the City's Police Department has stated that projects which have an identifiable entry marker will help deter crime.

Fencing:

The developer has indicated that a 3-rail fence will be installed along 3860 South. Fencing along the south boundary and along a portion of the west boundary is under discussion. Staff recommends that a new fence be installed along these areas. Fence type will need to be discussed during the final plat process. As part of the development agreement, a 6-8 foot masonry wall will be installed along the east, west and north sides of the warehouse property.

Lighting:

It is anticipated that street lights will need to be installed along 3860 South. The project site warrants additional lighting along the private roads and throughout the open spaces. Staff will recommend that a lighting plan be submitted at final plat.

Soils Report:

Although basements are not planned for this project, a soils report will be required. The developer will need to coordinate findings of the soils report with the Building Division and Engineering Division regarding the construction of housing and street improvements.

Grading:

The property is relatively flat except the portion that will eventually be dedicated to the City for a new park. The developer anticipates taking earth material from the west side to the east side in order to raise the grade of the park. Bringing fill to this area of the property not only benefits the park, but the area immediately to the west of the unfinished Grasmere Lane. All grading and drainage issues will need to be coordinated with the Public Works Department.

Tree Survey:

There are a number of mature trees on the east side of the development site. Those that line the south boundary were likely installed as part of the LDS Church site plan. There are additional trees that line the east boundary as well. Some of these will be removed for the construction of Grasmere Lane. However, trees located in the southeastern area of the property adjacent to lot 8 of the Grasmere Acres Subdivision should be preserved. Not only would these trees benefit the City Park, but they will provide a buffer for the resident to the east. Typically, a

tree survey is done as part of the subdivision process. Staff will require that the developer's engineer illustrate these trees on the preliminary plat.

STAFF ALTERNATIVES:

- A. Grant preliminary approval for the Truong Townhome Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That the Planned Unit Development be subject to the multiple family design standards outlined in the City ordinance, and the development agreement negotiated during the rezoning process.
 3. That a soils report be prepared prior to the final plat review of the first phase.
 4. That the developer provide an overall landscape plan to be reviewed during the first phase of the final plat process. Said landscaping plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 5. That all requirements of the West Valley City Fire Department be satisfied including the hammerhead turnaround, and secondary access.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
 9. That proposed building setbacks be in accordance with the site plan reviewed by the Planning Commission dated September 26, 2012. Based on discussions in this report, certain buildings will be modified to meet the required setbacks along 3860 South.
 10. That specialty lighting be provided throughout the entire development. In addition, the developer will need to coordinate street lighting on 3860 South with the City Engineering Division. Said lighting will be reviewed during the final plat.
 11. That access off of the cul-de-sac be redesigned per the City Traffic Engineer. Also, any existing improvements along 3860 South that are damaged, or may become damaged through construction be replaced.

12. That the developer coordinate storm water issues with both the City Engineering Office and UDOT.
 13. That all conditions noted above be completed prior to the first phase being submitted for final plat review.
 14. That a tree survey be completed. The area of focus shall be on the eastern portion of the proposed subdivision.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Russell Platt
1759 E 4620 S

Discussion: Steve Lehman presented the application. Barbara Thomas asked if there is only one entrance into the entire subdivision from 3860 South. Steve replied that there will be several private streets leading into the neighborhood. Joe Garcia asked if there will be trees planted to allow privacy within the neighborhood. Steve replied that there will be courtyards to allow for outdoor seating and added that there will be vegetation throughout the common areas as well. Terri Mills asked if the units being moved will affect the usable open space. Steve replied that the numbers haven't been calculated yet but the development must meet all requirements and added that if open space becomes a problem a few units will have to be removed. Commissioner Mills stated that she likes the idea of moving the units since the current layout creates a narrow alley way between townhome buildings.

Russell Platt stated that the common space between the units allow residents the ability to interact with one another and indicated that windows within the homes are staggered to create privacy. Mr. Platt explained that landscaping plans are currently being reviewed but there will likely be a mixture of deciduous and other types of trees throughout the development. Mr. Platt stated that the City Park will be easy to walk to for the entire development and indicated that the walkway will be nicely landscaped as well. Mr. Platt explained that there will be a monument sign that will name the development and denote its entrance located near the front of the subdivision. He stated that the west side of the development will have a masonry fence and the southern portion of the project will be chain-link with slats. Jack Matheson asked if hardi-plank will be used for the colored portion of the townhomes. Mr. Platt replied yes and added that there will likely be colored shingles as well. Terri Mills asked if the reds and yellows will be muted. Mr. Platt replied no but indicated that all colors will tie together. Commissioner Thomas asked if each street will have a monument sign. Mr. Platt replied no and indicated that there will be a type of column to indicate each portion of the neighborhood. Joe Garcia stated that there are cars parking in the cul-de-sac currently and

expressed concern with this increasing in the future. Mr. Platt replied that the proposed development has more parking than what is required and any concerns will be worked out as part of the traffic study.

There being no further discussion regarding this application, Chairman Conder called for a motion.

Motion: Commissioner Garcia moved for approval subject to the 14 staff conditions.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -PUD-2-2012- Approved

PLANNING COMISSION BUSINESS

Approval of minutes from September 12, 2012 (Regular Meeting) **Approved**

Approval of minutes from September 19, 2012 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:28 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant