

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

August 9, 2017

The meeting was called to order at 4:01 p.m. by Commissioner Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Mathew Lovato, Clover Meaders, Cindy Wood, and Harold Woodruff

ABSENT

David McEwen, Darrick Porter, and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Steve Pastorik, Brenda Turnblom, and Casey Walrath

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were 9 people present in the audience.

GPZ-1-2017

Brad Reynolds Construction

4530 S 2700 W

General Plan change from non-retail commercial to medium density residential

Zone Change from A to RM

15.61 acres

Brad Reynolds Construction has submitted a General Plan/zone change application for a 15.61 acre parcel located at 4530 S 2700 W. The property is currently zoned A (agriculture, minimum lot size ½ acre) with a General Plan designation of Non-Retail Commercial. The proposed zone is RM (multiple unit dwelling residential) and the proposed General Plan designation is medium density residential (7 to 12 units/acre).

Surrounding zones include R-1-8 (single family residential, minimum lot size 8,000 square feet) to the north, R-2-8 (residential duplex, minimum lot size 8,000 square feet) to the west, A to the south and PO (Professional Office) to the east in Taylorsville. Surrounding land uses include single family homes on 8,000+ square foot lots to the north, single family homes on lots averaging less than 5,000 square feet to the west, a State owned driver training course to the south and office buildings to the east in Taylorsville. Aside from animal use, the subject property is vacant.

The applicant is planning to develop the property into a 149-unit townhome project. The density of the project is 9.5 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. Also included are photos of the proposed townhomes that have been built in Riverton at approximately 12700 South Redwood Road. The photos represent all of the units to be built except those along the north and west sides of the property where there is a significant grade change. For these units, the applicant's architect is working on renderings that would have a similar look to the other townhomes proposed. More details about the proposal are covered below under the development agreement discussion.

By way of background, the City Council changed the zoning on this property last year from A to RM for a senior condo project. However, the developer did not pursue the project and so the City rezoned the property back to the A zone shortly thereafter.

According to the City's zoning ordinance, zone changes to the RM zone can only be considered by the City if the following three conditions are met:

1. For properties without existing structures which are proposed to be developed, the property must be a minimum of two acres and the density must not exceed twelve units per acre. For properties with existing structures proposed to be redeveloped, there is no minimum acreage requirement, but the density must not exceed twenty units per acre.
2. The property shall either i) have access and frontage on a street with a planned right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan or ii) be adjacent to existing multi-family residential development on two sides.
3. A development agreement must be proposed with the zone change application that addresses dwelling unit sizes, exterior materials, architecture, landscaping and project amenities.

This application meets the first condition in that the property is over two acres and the proposed density is below 12 units/acre. For the second condition, the subject property has access and frontage on 2700

West, which has a planned right-of-way width of 100'. On the third condition, the following is proposed by the applicant:

- Dwelling unit sizes: The proposed townhomes will be between 1,156 and 1,485 square feet in area above grade. All units will have basements. Rambler units include two bedrooms and two-story units include three bedrooms.
- Exterior materials: Exterior materials will be brick, stone, fiber cement siding and stucco.
- Architecture: The proposed architecture is portrayed in the attached photos.
- Landscaping: Open space represents 50% of the site.
- Project amenities: Recreational amenities include courtyards, private garden spaces, a BBQ area, a patio or balcony for each unit, a pavilion, a clubhouse with a fitness room, a swimming pool, and a hot tub. Building amenities and other features include 9' ceilings with vaulted ceilings, a Jacuzzi tub and double sink vanity in all master bedrooms, two-tone paint, granite countertops in the kitchens and bathrooms, tiled kitchen nook and bathroom floors, and 6' vinyl fencing along all sides except the east where a 6' precast concrete fence is proposed.

As the Commission evaluates this application, there are essentially two questions to consider. The first question is are townhomes an appropriate use for this property. The second question is a follow up question to the first. If townhomes are an appropriate use, is the proposed quality sufficient to meet the goals of the City?

The points below may help the Commission answer the first question.

- There are no stub streets to the two adjoining residential developments to the north and west.
- The online real estate database company Zillow shows neighboring home values ranging from the low to high \$200s. According to the applicant, the proposed townhomes would start at \$250,000.
- 2700 W is a 100' right-of-way, five lane arterial street that is serviced by UTA bus route 227.
- Average annual daily traffic (AADT) on 2700 W for 2015 was 16,670. A five lane arterial can handle a traffic volume of 26,500 at a level of service (LOS) C and 30,500 at an LOS D. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day.
- Retail and other commercial services exist about ¼ mile to the south along 2700 W and 4700 S.

If the Commission believes that townhomes are appropriate here, the quality of the proposal should then be considered.

Dwelling Unit Sizes

The proposed unit sizes exceed the minimum areas set forth in the ordinance for attached housing, which are 800 square feet for a two bedroom unit and 1,000 square feet for a three bedroom unit.

Exterior Materials

The proposed materials meet the City's multi-family residential design standards.

Architecture

The architecture will be subject to the City's multi-unit residential design standards. Assuming this application is approved, a comprehensive review of the building plans will verify compliance with the design standards. Based on a preliminary review of the elevations by staff, the proposed buildings seem to meet the design standards except for one of the side elevations of the alley loaded units. As mentioned earlier in the report, plans are still being prepared for the

units proposed along the north and west sides of the property. While not required, staff would recommend windows in the garage doors for those units where the garage door is on the front elevation.

Landscaping/Open Space

The proposed open space amount meets the ordinance. For the streetscape along 2700 West, the City's ordinance states: "Where a solid visual barrier fence over two feet in height is installed along a minor arterial or major arterial, the fence must be setback at least ten feet from the public sidewalk to allow space for landscaping." The City can approve a different standard via a development agreement.

The applicant is proposing curb and gutter, sidewalk, a 5' planter and then a precast concrete wall. Reducing the 10' required between the sidewalk and the wall to 5' would create more useable space on the west side of the wall. However, staff suggests that a 5' parkstrip and street trees be included between the curb and sidewalk. For reference, examples of landscaping and walls along other streets in the City are included with this report.

Project Amenities

The City's multi-family residential design standards require projects with 100 or more units to include at least six amenities from a list included in the ordinance. The following amenities are ones proposed by the applicant that count toward the six required: swimming pool, courtyards, clubhouse, garages, fitness room, private patios/balconies, tot lot, hot tub, walking/exercise trail, and outdoor covered pavilion.

Staff Alternatives:

1. Approval of General Plan/zone change subject to a development agreement that requires:
 - a. All of the commitments made by the applicant and
 - b. The following additions recommended by staff:
 - i. An entry feature shall be included at the main entrance. The details of the entry feature shall be determined during the subdivision review process.
 - ii. Visitor parking shall be included for those units that do not have a driveway large enough to park in. The amount of visitor parking provided shall be determined during the subdivision review process.
 - iii. Windows shall be included in the garage doors of all units where the garage door is on the front façade.
 - iv. A 5' parkstrip shall be included between the back of the curb along 2700 West and the sidewalk. Streetlights and street trees shall be installed in the parkstrip. The spacing and height of the streetlights and the spacing and type of trees shall be determined during the subdivision review process. In addition, a 5' landscaped space shall be provided between the sidewalk and the precast concrete wall.
 - v. The color and pattern of the precast concrete wall along 2700 West shall be determined during the subdivision review process.
 - vi. The townhomes shall comply with all of the requirements in Chapter 7-11 Part 4 of the Zoning Ordinance (multi-unit residential design standards). This means that the proposed townhomes may need to be revised as part of the subdivision approval process to meet the ordinance standards.
 - vii. Upon completion of all of the on-site improvements, the developer shall provide a letter to the City from an independent engineering firm which certifies that all of the on-site improvements are completed as shown on the plans approved by the City.

2. Continuance, the renderings for the units proposed along the north and west sides need to be reviewed and included in the development agreement.
3. Continuance, for reasons determined during the public hearing.
4. Denial, the property should be developed as office as anticipated in the General Plan.

Applicant:

Brad Reynolds
2500 East Haven Lane
Holiday, Utah 84117

Discussion: Brad Reynolds is the applicant, owner, and developer for this project. He gave planning commissioners elevations of the uphill townhome buildings just prior to the meeting. He feels this project will enhance the area and will tie in to the residential properties on the north and west sides. This project will also provide a good transition to the commercial area across the street. This project will be fully contained, with no connections to other subdivisions.

Brad Reynolds Construction has traditionally been a custom homebuilder that recently began constructing townhomes because there is a demand for quality, less costly housing. Two-toned paint, granite counter tops, and crown molding over cabinets are their standard.

David Jimenez, 4451 Roxborough Park, asked how this development will affect his property. Steve Pastorik said a 6' vinyl fence will be installed along the north, west, and south sides of the property. A precast concrete wall will be installed along 2700 West. There will be a 25' landscaped area between the fence and the townhomes. Construction will begin in an estimated 6-8 months.

Carolina Hermenez asked what the hours of construction will be. Brad Reynolds said City ordinance will be followed, which confines construction between the hours of 7:00 a.m. and 10:00 p.m. Brad Reynolds said he will be happy to install the fence along the north side of the property prior to construction to eliminate any construction issues residents may have. He anticipates construction will last 16-24 months, depending on sales.

Motion: Commissioner Woodruff moved to approve GPZ-1-2017 subject to the development agreement and including the renderings that the developer just gave us.

Commissioner Fuller seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – GPZ-1-2017 – Approved

ZT-3-2017
Red Boy Inc.

This is a proposed amendment to Section 7-7-102 of the West Valley City Municipal Code regarding spacing for Alcohol Establishments. The applicant, Red Boy Inc., would like to amend this section of the code to reflect the same requirements set forth in the Utah State Code.

Per West Valley City Code, an Alcohol Establishment means a business involved in the sale, manufacture, or distribution of alcoholic beverages for retail or wholesale purposes, excluding Off-Premises Beer Retailers. An Off-Premises Beer Retailer means a licensed place of business wherein beer is sold in original containers to be consumed off the premises.

Historically, the West Valley City spacing requirements for these facilities have matched the Department of Alcohol and Beverage Control (DABC) regulations but the State Code was recently modified. The outlet standards have remained the same but different standards for restaurants were introduced. These standards are as follows:

- Restaurants may not be located within 300 feet measured by ordinary pedestrian travel, or 200 feet measured in a straight line.
- All other outlets may not be located within 600 feet measured by ordinary pedestrian travel, or 200 feet measured in a straight line.

Therefore, the applicant is requesting that West Valley City update the standards so they match the State Regulations and have proposed the following amendment.

7-7-102. ALCOHOL ESTABLISHMENTS.

Spacing for Alcohol Establishments shall be determined by Utah State Law.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing. Continuance, to allow for the resolution of any issues raised at the public hearing. Denial, the current Ordinance requirements are adequate.

Applicants:

Oscar and Sandy Ortega
4874 West 3500 South
West Valley City, Utah 84120

Motion: Commissioner Lovato moved to approve ZT-3-1-2017.

Commissioner Wood seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes

Chair Meaders	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – ZT-3-2017 – Approved

S-12-2017

**Clearstone Estates Subdivision Phase 2 – Lot 201 Amended and vacating a portion of Elena Street
6519 West Elena Street**

R-1-10 Zone

BACKGROUND

Ken Milne, representing the property owner, is requesting a plat amendment for lot 201 of the Clearstone Estates Subdivision Phase 2. This plat amendment will also vacate a portion of the east end of Elena Street and the temporary turnaround on lot 201 Clearstone Estates Subdivision Phase 2.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The second phase of the Clearstone Estates Subdivision was recorded with the Salt Lake County Recorder's Office in October 2016. The approval of this subdivision was completed well in advance of the Newton Farm development to the north. In fact, at the time of the Newton Farm submittal, infrastructure in the Clearstone Estates Subdivision was well under way, including various improvements to the Right-of-Way.

When the City reviewed the Newton Farm Subdivision to the north, it was recommended that a street be designed that would provide connectivity between the communities. As a result of this recommendation, a change to the street configuration at the east end of Clearstone Estates Phase 2 is needed.

The developers of the two subdivisions were able to negotiate changes to existing improvements, future storm water connections, utilities and other development improvements. This application represents the last item that will resolve all of the issues related to the connecting street.

The proposed amended plat will accomplish three objectives:

1. The plat will vacate a small portion of Elena Street at the east end of the subdivision.
2. The amended plat will vacate a temporary turnaround easement located on lot 201.
3. Lot 201 will be modified to absorb that portion of Elena Street that will be vacated.

To date all of the improvements that were originally installed as part of the Clearstone Estates Subdivision Phase 2 have been relocated. The developer of the Clearstone Estates project held off installing curb, gutter and sidewalk until the road connection was made. For those improvements that were already

installed such as storm drain lines, and fire hydrant, the developer of the Newton Farm Subdivision relocated them to make the new alignment work.

1. STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Tom Pierce
3525 South 6800 West
West Valley City, Utah 84128

Motion: Commissioner Lovato moved to approve S-12-2017.

Commissioner Wood seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – S-12-2017 – Approved

Approval of Minutes from July 26, 2017 (Regular Meeting) **Approved**

Approval of Minutes from August 2, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:24 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant