



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

October 25, 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, David McEwen, Clover Meaders, Darrick Porter, Martell Winters, Cindy Wood, and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were four people present in the audience.

Z-8-2017

**Ambrose Group, Inc.
5340 West 3500 South
A to RM
1.09 acres**

Aaron Haaga with Ambrose Group, Inc. has submitted a zone change application for a 1.09 acre parcel located at 5340 W 3500 S. The property is currently zoned A (agriculture, minimum lot size ½ acre) with a General Plan designation of mixed use, which at this location includes office and high density residential. The proposed zone is RM (multiple unit dwelling residential).

Surrounding zones include R-1-8 (single family residential, minimum lot size 8,000 square feet) to the north and east, R-2-8 (residential duplex, minimum lot size 8,000 square feet) to the south, and A to the west. Surrounding land uses include single family homes to the north, west, and east and a multi-unit residential property to the south. The subject property includes a home that, according to the Salt Lake County Assessor, was built in 1900.

The applicant is planning to develop the property into a 12-unit townhome project. The proposed density of the project is 11.0 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. Elevations and renderings of the proposed townhomes were submitted; however, the applicant has decided to revise them to improve the aesthetics of the units. More details about the proposal are covered below under the development agreement discussion.

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 includes an existing home that will be demolished. For the second condition, the subject property has access and frontage on 3500 South, which has a planned right-of-way width of 115'. On the third condition, the following is proposed by the applicant:

- Dwelling unit sizes: The proposed townhomes will be 1,565 square feet in area above grade. All units will have basements, which will add 614 square feet to each unit.
- Exterior materials: Upon review of the applicant's elevations and renderings, staff recommended that changes be made to improve the exteriors. At the time this report was written, updated plans had not been submitted.
- Architecture: Once again, staff is waiting on updated plans that reflect changes recommended by staff.
- Landscaping: 45% of the site is proposed as landscaping.
- Project amenities: Recreational amenities include a sport court and pavilion. Building amenities three-tone paint and two car garages.

In addition to the items listed above, the applicant has agreed to dedicate right-of-way along 3500 S to accommodate a 115' right-of-way as outlined in the Major Street Plan.

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 adjoining residential developments to the north, west, and east.

- This section of 3500 S is currently a five-lane arterial street that is serviced by UTA bus routes 35 and 35M. Planned improvements along 3500 S between 4000 W and the Mountain View Corridor include widening to 6 lanes by 2024 and bus rapid transit (BRT) by 2034.
- Average annual daily traffic (AADT) on this section of 3500 S for 2015 was 19,975. 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 west along 3500 S and 5600 W.

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 area set forth in the ordinance for a three bedroom, attached unit, which is 1,000 square feet.

Exterior Materials

The applicant is working on revisions to the plans. The ordinance requires brick, stucco, stone, or fiber cement siding for all multi-unit residential buildings. No more than 60% of a building exterior can be stucco. No more than 60% of a building exterior can be fiber cement siding. Where stucco or fiber cement siding are used, at least 20% of the building's exterior must be brick or stone.

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 and renderings, staff recommended several changes. The applicant is working on a revision to the plans.

Landscaping/Open Space

The concept plan shows 45% landscaping. The requirement for townhomes is 50%; however, the Planning Commission can reduce this percentage upon the applicant showing "that the open space in the site area will provide amenities; which will substantially meet the needs of future residents."

Project Amenities

The City's multi-family residential design standards require projects with less than 50 units to include at least two amenities from a list included in the ordinance. The applicant is proposing a sport court, garages, and pavilion which are listed in the ordinance.

Staff Alternatives:

1. Continuance, to allow the applicant time to modify the elevations and renderings of the townhomes.
2. Denial.

Applicant:

Aaron Haaga
6375 South Highland Drive

Salt Lake City, UT 84121

Discussion: Aaron Haaga said he would like the townhomes to have a cohesive, neighborhood feel. He agrees the elevations and renderings previously presented can be improved by following the suggestions of City staff. The townhomes will have two-car garages and will be 2,100 sqft, large enough to raise a family in. Private patio spaces will be added to the design. Aaron Haaga asked that this application be continued to the next meeting when revisions to the elevations and renderings are complete.

Clare Halladay, 5371 West 3500 South, is concerned that there be adequate parking on the property. He mentioned the apartments west of WinCo, where parking on the street is the norm. He asked if a wall will be installed around the property.

Mark Chadwick, 5353 West Sunshine Drive, said this site is historic for him. The home on the property was built by his great, great grandfather in 1884. Mark Chadwick requested that he be notified if anything is recovered on the property. He is concerned about the elevation change between the development and his property. He wants to make sure drainage is properly addressed. He asked what type of wall will be installed on the property.

Steve Pastorik said there is not a requirement for fencing between two residential properties. However, the Planning Commission can discuss fencing and make it part of a development agreement. If zoning is approved, the PUD will require a conditional use permit which will come before the Planning Commission for review. Fencing could also be made a condition of approval.

Steve Pastorik said 2.75 parking stalls will be provided per unit. This includes two parking stalls in each garage, plus more on the site. Steve Pastorik reported the City Council recently asked City Staff to do a parking survey of eight for-sale townhome projects within the City. The result of the survey was that the actual utilization of parking was about 2.3 stalls per unit. Steve Pastorik explained the availability of parking typically is much more than 2.3. Some townhomes have up to four parking stalls available per unit. This coincides with the census data of for-sale homes; also 2.3 vehicles are owned per home. Steve Pastorik said if zoning is approved, an engineer will survey the property, identify the elevation of the sewer and storm drain, and address drainage issues prior to any building taking place.

Commissioner Winters asked how many parking stalls per unit the apartments west of WinCo have. Steve Pastorik said the apartments are rentals. In about 1-2 weeks, City Staff will also survey parking for rental properties within the City. Steve Pastorik said the townhomes east of Kohl's each have two-car garages and driveways deep enough to park two additional cars. The actual utilization of parking is about 2.5 parking stalls. There is plenty of parking internal to the project, but parking on Daybury Drive is more convenient.

Commissioner Winters mentioned that parking will not be allowed along 3500 South. Steve Pastorik said UDOT will require property dedication for widening the road along 3500 South. After the road is widened, there will not be room for on-street parking. Steve Pastorik said the General Plan is for residential or office use along 3500 South, no retail establishments.

Commissioner Winters asked how many homes will be removed to widen 3500 South. Steve Pastorik said 3500 South is a State facility. UDOT will widen the road an additional 35', for a total width of 115'. UDOT will determine which homes will be removed on a case by case

basis. Steve Pastorik reported the Wasatch Front Regional Council shows 3500 will be widened by 2024. Transit on 3500 South will be completed by 2034.

Motion: Commissioner Winters moved to continue Z-8-2017 to the November 8, 2017 meeting to allow time for the applicant to modify the renderings and elevations for the townhomes.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Winters	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – Z-8-2017 – Continued

Approval of Minutes from October 11, 2017 (Regular Meeting) **Approved**

Approval of Minutes from October 18, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant