

Planning Commission Work Meeting Minutes

Thursday, July 5, 2018

City Council Chambers

220 East Morris Avenue

Time 6:00 p.m.

Commission Members Present: Laura Vernon, Chair
Stacey Holscher
LeAnne Huff
Susan Dickstein
George Pechmann

Staff Members Present: Michael Florence, Community and Economic
Development Director
Alexandra White, Senior Planner

1. Developer Presentation on Proposed Riverfront Townhomes Development.

Planning Commission Chair Laura Vernon welcomed those present.

Community and Economic Development Director, Mike Florence, gave a brief history of the development of the Riverfront project which began in 2014. Mr. Florence reported that Thackeray Garn pursued the 60-acre parcel which was previously owned by the Utah Transit Authority. As part of the development, the City developed a master plan and rezoned the Riverfront project to Riverfront Master Planned Mixed Use in early 2014. Mr. Florence complimented the Riverfront neighborhood and stated that the north one-third of the project site is new commercial, which brought in employers. HOJ Engineering and IHC have relocated to two of the commercial flex industrial buildings. The development also has nearly 300 new multifamily apartments and 60 single family homes constructed. A new elementary school will be going in late this fall.

Mr. Florence explained that the northwest corner of the Riverfront site is the last phase of the project. Originally, it was zoned for similar flex industrial commercial uses. In 2017, Thackeray Garn was granted a zone change approval to change the area to single-family homes. Thackeray Garn is now proposing a townhome project before the Planning Commission. Tonight's meeting will consist only of a presentation by Thackeray Garn of the proposed development. Public notices will be mailed out by the City when the public hearing is scheduled.

Commissioner Holscher asked for confirmation that the property in question is in an RDA zone. Mr. Florence responded in the affirmative, but indicated that the school district refused to participate. There was not enough tax increment to be received from the property to help with the commercial. As a result, the RDA zoning was abandoned. The City will likely remove the RDA as part of the process.

Mike Christensen, a partner with the Thackeray Garn Company located at 748 West Heritage Park Boulevard in Layton, introduced the proposed townhome project. Mr. Christensen indicated that the proposal is part of a 60-acre parcel that UTA surplussed. When the project was originally planned with flex industrial commercial in the northwest corner, UTA communicated it was important to create a buffer between UTA's bus operation facility to the north and the new Riverfront development.

During initial development of the project, the Riverfront masterplan contemplated several options for uses. Originally, the center parcel between the now developed single family and the now developed apartments was proposed as townhomes. It was later determined that the parcel would be the home of a new elementary school, which will begin construction the end of this year. Due to Granite School District's plan to build the school on this site, this section of the project will be off of the tax rolls. Granite School District would not support the RDA for tax increment to help buy down the cost of the land. UTA's asking price on the Riverfront property was determined to be too high for the original flex industrial commercial proposal on the northwest corner of the project.

After speaking with the City, the City indicated that they would like to see more single-family detached product within the development. Thackeray Garn proposed and was approved for a 77-unit single family subdivision on the northwest corner of the project. Prior to recording the subdivision plat, the announcement was made for the homeless resource center just north of the proposed site. Thackeray Garn felt there were many unknowns regarding the impact of the homeless resource center. Mr. Christensen noted that UTA still wanted commercial on the northwest corner to buffer their bus facility, but they would consider rental townhomes to be a better fit than an owner occupied product.

Thackeray Garn has developed a proposal for a 173-unit rental townhome development. Mr. Christensen stated that the developers have met with the neighborhood to address concerns. Mr. Christensen noted that residents felt that the proposed townhomes were too close to the new single family homes. The residents requested that Thackeray adjust its application to remove one row of townhomes abutting the single family. Thackeray has made the adjustment. The new layout includes a larger landscaped buffer between the proposed townhomes and the existing single family homes.

Mr. Christensen stated that the proposed townhome layout will maintain the same trail access as originally planned for the Riverfront neighborhood. The proposed layout identified a connecting trail from Fine Drive to the Jordan River, through the townhome parcel. Mr. Christensen suggested making the clubhouse amenities and the pool open to both the townhome residents and the single family residents located in the Riverfront neighborhood, making it a neighborhood center.

The proposed design of the townhomes would be similar to the surrounding neighborhood. The townhomes are proposed as two-stories. The grade of the proposed townhomes site sits several feet below the grade of the surrounding single family properties. Each unit will conform to the existing Riverfront Master Plan design guidelines. There will be a mix of two and three-bedroom units with a price point of \$1,300 to \$1600 per month rent. Each unit will have a two-car garage.

Mr. Christensen explained that UTA likes the new proposal. As part of the development, UTA will get an improved road and gate to access their bus facility along the north boundary of the project. Mr. Christensen believes that a rental product adjacent to the UTA bus facility will reduce complaint calls on the bus facility. If rental residents do not like the area, they can move when their lease is up.

Commissioner Holscher asked the address for where the proposed townhomes will be located. Mr. Christensen identified the location on the map, which is approximately 900 West and 3750 South. Mr. Christensen showed where 900 West would create a new connection to Fine Drive.

Commissioner Vernon asked about the management of the proposed townhome development. Mr. Christensen responded that they will have their own property management company called NXT. Commissioner Holscher asked if the property managers will live on-site. Mr. Christensen responded that it will depend. Sometimes they live on-site and sometimes they do not. It will be up to the property managers whether they want to live on the property they manage. Commissioner Holscher asked if there are options for low-income housing in the project. Mr. Christensen responded that there will not.

Commissioner Vernon returned to Mr. Christensen's comment on trail access and asked if access to the trail includes a coded gate for residents only. Mr. Florence responded that they are still trying to determine the best way to design trail access. Mr. Florence stated they will wait until the homeless resource center is built to see what the impact will be on the area. It was noted that the City would also like to work with the developer and UTA to expand the area of the trail connection into additional open space located between the proposed townhomes and the UTA bus facility.

Commissioner Vernon asked Mr. Christensen to remind those present at the work meeting of the types of operations that take place at the UTA bus facility. Mr. Christensen identified where their prime maintenance facilities are located. As UTA operations expand, they have a plan to develop the remaining areas of the parcel. The parcel will be built out to allow further maintenance operations and potentially a fuel facility. Commissioner Huff asked about noise at the existing bus facility. Mr. Christensen indicated that there is concern about noise pollution in the Riverfront development and stated that UTA's operations are 24-hour operations. Mr. Christensen noted, UTA requested signs demarcating the 24-hour UTA facility to discourage complaint phone calls. As part of an agreement with UTA, Thackeray Garn will install an eight-foot solid wall along the boundary of the project. Mr. Florence commented that concerns for light trespass at the UTA facility have been brought forward by existing single family residents.

Mr. Christensen reiterated that they have tried to address the neighbors' concerns. Mr. Christensen noted that the Riverfront development as a whole has a mix of commercial and residential products, both for sale and for rent. It was noted that the elementary school is a very positive amenity for the neighborhood.

At the request of Commissioner Holscher, Mr. Christensen again identified the proposed buffer between the townhomes and single-family homes. Mr. Christensen explained that they oriented the townhomes to have the sides face the single family backyards. The row of townhomes adjacent to the single family has been removed from previous iterations to increase the buffer between the uses. An eight foot solid wall will be installed along the boundary.

Mr. Christensen mentioned the concern of a resident of the Riverfront single family area would rather see single family housing as previously approved. This particular resident had recently had their home appraised and found that the value had increased significantly. Mr. Christensen stated that the housing market has gone up. However, Thackeray Garn is concerned that prospective home buyers will not be willing to purchase in a neighborhood with a homeless resource center. Mr. Christensen noted that the proposal for a rental product is preferred, so that if the homeless resource center becomes a problem, tenants can readily move.

Commissioner Vernon recalled traffic concerns and stated that residents are already complaining about congestion issues around 900 West. Mr. Florence indicated there is no congestion yet and identified where the road stops. Mr. Florence explained that by pushing 900 West through,

everyone in the area will have two access points to 3300 South. Chair Vernon stated that the traffic concerns were actually at 700 West. Mr. Florence agreed and indicated that the new application will require the applicant to submit an updated traffic study to address concerns. It was noted that there is currently no funding for the extension of 900 West from Carlisle Park Lane to 3900 South, which is an issue that needs to be evaluated. Commissioner Pechmann expressed concerns with pushing traffic north to 3300 South along 900 West and 700 West. Commissioner Pechmann pointed out that 1000 West is where the homeless resource center will be located. Commissioner Pechmann explained that Shelter the Homeless was in the process of connecting 1000 West to 900 West as part of the homeless resource center construction. Senior Planner, Alexandra White, explained that this connection is immediately south of the existing jail facility and north of the UTA bus facility at approximately 3500 South.

Mr. Christensen expressed his hope that additional funding for the Jordan River Parkway would place additional resources along the river and make the area safer.

Mr. Florence informed the Commission that when the application comes back, they will evaluate a proposed zone change and consider a subdivision application. The Commission will have the complete staff report moving forward. Mr. Florence noted that developer is petitioning for a zone change from single family (R1) to the multifamily (RM-2) and stated that the public hearing will likely be held in approximately 30 days.

The Planning Commission Work Meeting adjourned at approximately 6:28 p.m.



Michael Florence
Community Development Director



For Planning Commission



MICHAEL FLORENCE
DIRECTOR

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AGENDA
PLANNING COMMISSION MEETING

Thursday, July 5, 2018
City Council Chambers
220 E Morris Avenue, 2nd Floor

PLANNING COMMISSION WORK MEETING

1. **6:00 p.m.** – Developer Presentation on proposed Riverfront townhomes development

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ALEXANDRA WHITE, (801) 483-6011, GIVING AT LEAST 24 HOURS NOTICE.

PLANNING COMMISSION MEETING

DATE: 11/5/2019

Please sign and pass on, thank you.

NAME	ADDRESS	REPRESENTING
<u>Goff Fattch</u>	<u>924 Lotus Brook Dr.</u>	<u>Homeowner</u>
<u>Mckenna Christensen</u>	<u>749 W Heritage Park Blvd Layton, UT</u>	<u>Thackeray Garm</u>
<u>Mike Christensen</u>	<u>749 W Heritage Park Blvd Layton, UT</u>	<u>Thackeray Garm</u>
<u>Sean Warner</u>	<u>930 W Lotus Brook</u>	<u>Homeowner</u>
<u>Karen Miller</u>	<u>930 W Lotus Brook</u>	<u>Homeowner</u>
<u>Ray Sw</u>	<u>938 Lotus Brook</u>	<u>Home owner</u>
<u>Darrell Best</u>	<u>938 Lotus Brook</u>	<u>Home owner</u>
<u>David Sully</u>	<u>942 W Lotus Brook</u>	<u>Home owner</u>
<u>Jack Papaibool</u>	<u>942 W LOTUS BROOK DR.</u>	<u>Home owner</u>
<u>Thomas Monahan</u>	<u>937 W Red Runway</u>	<u>Home owner</u>
<u>Kali C Das</u>	<u>904 W Carlisle Park Ln</u>	<u>Home owner</u>
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