

Planning Commission Work Meeting Minutes

Thursday, August 17, 2017

City Council Chambers

220 East Morris Avenue

Time 6:30 p.m.

Commission Members Present:

Jeremy Carter, Presiding
Ray deWolfe
Susan Dickstein
David Veenstra
Stacey Holscher
Laura Vernon

Staff Members Present:

Michael Florence, Community Development Director
Alexandra White, City Planner
Lynn Creswell, City Attorney

1. Discussion of Agenda Items.

City Planner, Alexandra White, presented the first item on the agenda regarding a request for a conditional use permit to construct a new rental townhome development at 2850 South West Temple at the former Buehner Block property. She noted that the Planning Commission reviewed the proposed development at their previous Work Session. The applicant wanted to develop the southern 15.3 acres of the 19-acre property into the proposed townhome project. They also planned to develop the remaining property to the north at a later date. The property is in the TOD Overlay adjacent to the North-South Trax line, and the property is currently vacant. The applicant was proposing 219 townhomes in three different building types. They were proposing a two-bedroom two-story unit, a three-bedroom two-story unit, and a three-bedroom three-story unit. The building types would be intermixed throughout the development.

Ms. White presented the proposed site plan and explained that there are a series of internal private roads that would extend the existing street grid and some internal circulation roads. With regard to landscaping, Ms. White explained that the site plan would provide 28% open space, which calculates to roughly 4.3 acres. The open space would be broken into small courtyard areas throughout the project. The site plan provided 601 on-site parking stalls, which meet the parking requirements without modifications. Ms. White explained that the project will have to meet the City's Residential Design Standards, which are very specific in terms of building orientation, design, exterior materials and architectural features, and the types of amenities the developer must provide. The applicant met with staff in several pre-development meetings and the project has been vetted. Staff, however, still had concerns to be addressed. The outstanding issues were identified as follows:

1. The applicant needs to work with the South Salt Lake Fire Marshal to place all fire hydrants in the proposed development.

2. All diagonal parking along West Temple needs to be removed and replaced with parallel on-street parking.
3. To meet the minimum width requirements, the main entrance to the development off of West Temple needs to have a minimum width of 20 feet in and 18 feet out.
4. All approaches to secondary internal alley accesses need to be converted to radii.
5. The townhomes do not have strong pedestrian front entrance to the design of the homes, which is required for a rear-loaded townhome design.

Overall, the project met the intent of the ordinance and staff recommended approval with the conditions outlined in the staff report.

Ms. White presented the second agenda item regarding a General Plan amendment. She explained that the applicant desired to change the future land use map designation of the west half of a parcel located at 166 East Hermansen Circle from Low-Density Residential to Commercial. There is a warehouse on the property that was non-conforming and currently unused. The applicant intended to change the General Plan designation for half of the property and subdivide it into one commercial and one residential lot. They would raze the warehouse and construct another one on the commercial lot. Ms. White explained that the application before them was only for the designation amendment. She asked the Planning Commission to continue the item so that the entire three-part application could be presented and voted on at the same time. The item would also be re-noticed as a public hearing. All three parts of the application would need to be approved by the City Council. Staff believed the proposed action would clean up a nuisance property and allow a business to expand and create a new residential lot.

In response to a question raised by Commissioner deWolfe, Ms. White stated that Advanced Displays will be using the warehouse space.

Ms. White presented the item of continuing business, which was a recommendation to the City Council to amend The Crossing Master Plan to change the transit sub-district from urban-style multi-family buildings to a townhome style multi-family project. The amendment would allow the construction of a 96-unit townhome project on the southern half of The Crossing development. Ms. White presented the site plan and explained that the plan had been modified slightly since the previous meeting. Per the Fire Marshal and staff's request, a section of buildings were re-oriented to allow for better fire and emergency access.

Chair Carter was concerned with the number of changes that had been made to the site plan and the simplicity of the renderings. He suggested that the item be continue until a more solid and detailed plan can be presented. It was noted that the subject property is a valuable piece of land and he wanted to be sure it is developed properly.

The Planning Commission Work Meeting adjourned at approximately 6:52 p.m.

Planning Commission Regular Meeting Minutes
Thursday, August 17, 2017
City Council Chambers
220 East Morris Avenue
Time 7:00 p.m.

Commission Members Present: Jeremy Carter, Presiding
Ray deWolfe
Susan Dickstein
David Veenstra
Stacey Holscher
Laura Vernon

Staff Members Present: Michael Florence, Community Development Director
Alexandra White, City Planner
Lynn Creswell, City Attorney

Moment of Reflection: **Chair Carter**

Pledge of Allegiance: **Commissioner Veenstra**

Motion to Approve the Agenda: **Commissioner Veenstra**

Second to the Motion: **Commissioner Dickstein**

Vote: **Unanimous**

New Business

- **C-17-025**
- 1. **Conditional Use Permit and Design Review for Buehner Block Redevelopment, a 219-Unit Townhome Project.**

Action Item

Address 2850 South West Temple

Applicant Lake Union Partners

City Planner, Alexandra White, presented the staff report regarding a request for a conditional use permit to construct a new rental townhome development at 2850 South West Temple on the former Buehner Block property. She noted that the Planning Commission heard and discussed the proposed development at the previous Work Session. The applicant desires to develop the southern 15.3 acres of the 19-acre property into the townhome project. They also plan to develop the remaining property to the north at a later date. The property is in the TOD Overlay adjacent to

the North-South Trax line, and the property is currently vacant. The applicant is proposing 219 townhomes in three different building types consisting of a two-bedroom two-story unit, a three-bedroom two-story unit, and a three-bedroom three-story unit. The building types would be intermixed throughout the development.

Ms. White presented the proposed site plan and explained that a series of internal private roads would extend the existing street grid and some internal circulation roads. With regard to landscaping, Ms. White explained that the site plan would provide 28% open space, which calculates to roughly 4.3 acres. The open space would be broken up into small courtyard areas throughout the development. The site plan provided 601 on-site parking stalls, which meet the parking ordinance requirements without modifications. Ms. White explained that the project would have to meet the City's Residential Design Standards, which are very specific in terms of building orientation, design, exterior materials and architectural features, and the types of amenities the developer must provide. The amenities proposed for the development included, a swimming pool and hot tub, children's wading pool, sports courts, clubhouse, community room, demonstration kitchen, fitness facility, barbecue patio, indoor children play area, dog facilities, community garden, and a perimeter trail. The applicant met with staff in several pre-development meetings and the project was vetted. Staff, however, still had concerns to be addressed. The outstanding issues were identified as follows:

1. The applicant needs to work with the South Salt Lake Fire Marshal to place all fire hydrants in the proposed development.
2. All diagonal parking along West Temple needs to be removed and replaced with parallel on-street parking.
3. To meet the minimum width requirements, the main entrance to the development off of West Temple needs to have a minimum width of 20 feet in and 18 feet out.
4. All approaches to secondary internal alley accesses need to be converted to radiuses.
5. The townhomes do not have strong pedestrian front entrance to the design of the homes, which is required for a rear-loaded townhome design.

Overall, the project met the intent of the ordinances. Staff recommended approval with the conditions outlined in the staff report.

Chair Carter asked if it would be appropriate to ask the applicant to bring the matter back after the official build review is completed with staff. He wanted to be sure that the issues are resolved properly. Community Development Director, Michael Florence, stated that it could be continued, but the design standards are very specific and staff would be able to work through those issues with the developer.

Commissioner deWolfe noted that a traffic study was submitted by the applicant and asked if Engineering had been able to review the document. Ms. White explained that the City Engineer

had read through the report but she had not yet seen any comments. Mr. Florence indicated that he reviewed the recommendations on the study and the Traffic Engineer stated that all intersections, streets, and drive approaches would not be negatively affected by the proposed development.

Commissioner Veenstra asked if anything would be placed between the development and the Trax line to the West.

The applicant, Scott Roberts, from Lake Union Partners, gave the business address as 2030 Dexter Avenue North in Seattle, Washington. He explained that the buildings were oriented so that the side of the buildings face the Trax line. They would also be placing a pedestrian trail between the units and the Trax line. There was an existing chain link fence along that property line. Mr. Roberts stated that they have been on the property as trains have passed and they are not much of a nuisance. They were willing to enhance the wall for security and privacy purposes, if the City requests it.

The Project Architect, Benjamin Baird, gave his address as 517 South 200 West in Salt Lake City. With regard to the site plan, he described where the different unit types would be located.

Chair Carter asked if the applicant felt it was appropriate to have three-story buildings along West Temple. Mr. Baird stated that they want a varied streetscape along West Temple so each of the building types can be found along that street. Mr. Roberts explained that taller units can be pushed to the center of the development if Chair Carter is uncomfortable with their current location. Commissioner Veenstra liked the variety along West Temple.

Commissioner deWolfe asked the applicant to address trash collection. He wanted to ensure that there were enough dumpsters on site. Mr. Roberts explained that his Asset Manager and property management company researched the issue and were still weighing different options. They were willing to alter the current plan if something else is warranted. Mr. Roberts noted that there will be recycling on site.

Commissioner deWolfe asked Mr. Roberts if he had concerns about the issues identified by staff. Mr. Roberts was confident that the issues can be resolved.

Commissioner Vernon commented that there are some three-story homes on 300 East that are very unattractive because they are surrounded by single-story homes. She was not only concerned about the homes along West Temple but also throughout the development. Mr. Roberts stated that they want to introduce as much diversity as possible for the tenant base. He believed that three-story units will interest to the overall site.

Chair Carter was not comfortable with the three-story units on West Temple. Ms. White noted that there is a three-story apartment building directly across the street from the proposed location, and there are commercial uses to the south. The only single-story residential is to the north and the site plan does not show a three-story structure next to it.

Mr. Roberts encouraged the Planning Commission to consider approving the application with the conditions proposed by staff rather than continuing them matter. He was committed to working with staff to meet all Code requirements.

Chair Carter opened the public hearing at 7:44 p.m.

Wayne Schmidt, with Crawford Door, gave his home address as 6407 South 840 West in Murray. He reported that there had been several break-ins and thefts at his business and throughout the area recently, and he wanted to be sure that the development is secure. He suggested more solid fencing along the north side, specifically.

There were no further public comments. Chair Carter closed the public hearing at 7:46 p.m.

Chair Carter was comfortable with Mr. Roberts' commitment to work with staff and was willing to approve the application tonight.

With regard to the three-story homes along West Temple, Commissioners Veenstra, Dickstein, and Vernon were in favor of them. Commissioner deWolfe did not have an opinion one way or the other. After some deliberation, the Commission determined to allow the homes to be constructed as planned.

Motion to APPROVE the Conditional Use Permit to construct a 219-unit rental townhome residential development located at 2850 South West Temple, subject to the following conditions:

- 1. The applicant's final design shall comply with the Residential Design Standards, the Parking, Access, and Circulation Standards, and the Landscape Standards outlined in the South Sale Lake Municipal Code.**
- 2. The applicant shall meet all amenity requirements as outlined in the Residential Design Standards.**
- 3. The drive entrances and approaches shall meet the requirements of the staff report.**
- 4. The applicant will work with the South Salt Lake Fire Marshal to place fire hydrants.**
- 5. The applicant will provide a lighting plan, layout and pole design that will accommodate street and pedestrian lighting.**
- 6. The applicant will remove the diagonal parking along West Temple.**

7. **The applicant will meet residential design standards and building form types that apply to the buildings including an emphasis on the location of pedestrian entrances and design enhancements to the units.**
8. **The applicant will meet all landscape requirements and tree standards.**
9. **All mitigating impacts identified in the Traffic Study shall be implemented.**
10. **All items of the staff report.**

Commission deWolfe

Second to the motion:

Commissioner Veenstra

Vote:

Unanimous

- **GP-17-002**

2. **A Recommendation to the City Council to Amend the General Plan Future Land Use Map Designation of the West Half of the Parcel from Low Density Residential to General Commercial.**

Action Item

Address 166 East Hermansen Circle

Applicant R&L Holdings, LLC

Ms. White presented the staff report regarding a General Plan amendment and explained that the applicant desired to change the future land use map designation of the west half of a parcel located at 166 East Hermansen Circle from Low Density Residential to Commercial. There was warehouse on the property that was not conforming and was currently unused. The applicant intended to change the General Plan designation for half of the property and subdivided it into one commercial and one residential lot. They plan to raze the warehouse and construct another one on the commercial lot. Ms. White explained that the application was only for the designation amendment and asked the Planning Commission to continue the item so that the entire three-part application could be presented and voted on at the same time. The item would also be re-noticed as a public hearing. All three parts of the application would need to be approved by the City Council. Staff believed the proposed action would clean up a nuisance property while allowing a business to expand and create a new residential lot.

The applicant, Rick Lucking, identified himself as the owner of Advanced Displays and gave his home address as 11047 South Old Rosebud Lane in South Jordan. The business has been based in South Salt Lake City for 38 years and at the current location for 30 years. He explained that they have been expanding over the past few years and need to expand again. They intend to construct a warehouse that meets the current commercial code requirements and incorporate it

into their existing facility. Mr. Lucking stated that R&L Holdings, LLC will likely keep the residential lot and build a rental home, but that had not been thoroughly discussed.

Chair Carter opened the public hearing at 8:03 p.m. There were no public comments. Chair Carter closed the public hearing.

Ms. White reported that staff received a letter regarding the application from Mr. Bodine, a copy of which was to be attached to the minutes.

The Planning Commission agreed that the proposal would be a good use of the property and an enhancement to the area.

Motion to CONTINUE the discussion until the next Planning Commission meeting to allow staff to re-notice the meeting.

Commissioner Vernon

Second the Motion:

Commissioner Veenstra

Vote:

Unanimous

Continuing Business

• **T-17-008**

3. A Recommendation to the City Council to Amend The Crossing Master Plan Under the Master Plan Mixed Use Land Use District, Title 17.13.190, from a Stacked Flat Multi-Family Building to Townhomes.

Action Item

Address 2209 South Main Street

Applicant Liberty Crossing Associates, LLC

Ms. White explained that the above item was a recommendation to amend The Crossing Master Plan to change the transit subdistrict of that plan from urban-style multi-family buildings to a townhome style multi-family project. The amendment would allow the construction of a 96-unit townhome project on the southern half of The Crossing development. Ms. White presented the site plan and explained that the plan had been modified slightly since the previous meeting. Per the Fire Marshal and staff's request, a section of buildings was reoriented to allow for better fire and emergency access.

The applicant, Dan Lofgren, from Cowboy Partners, gave the business address as 6440 South Wasatch Boulevard. Keith Smith, the Project Architect, was also present. Mr. Lofgren explained that staff approached them with the Fire Marshal's concerns just the day before and they were able to rotate the units to accommodate the request. This solution was sufficient for all

parties and it did not change the character of the development. With regard to staff's fencing concerns, Mr. Lofgren explained that there is not fencing along the front of the buildings, but fencing will serve as an enclosure for small patio areas on the first level. He agreed that they would continue to work with staff to find a fencing style that is agreeable to all. Mr. Lofgren emphasized that the townhomes could still be considered an urban style development because of their size and the design of the site. He was excited to be part of the redevelopment of the area of the City and believed it will be a vibrant neighborhood.

Commissioner Veenstra asked why they had opted to put only two-story units along State Street when they have three-story units along the other major streets. Mr. Lofgren explained that the intent was to preserve the view corridor into WinCo.

Commissioner deWolfe asked what kind of tenants they expect to have in the community. He was confused by the tot lot, as it did not seem likely that young families would be living there. Mr. Lofgren agreed and explained that the tot lot will be more than just a play area. There will also be open green space, benches, and possibly a barbeque area. They did not anticipate many young families, but their tenants will have visitors.

Chair Carter opened the public hearing at 8:31 p.m. There were no public comments. Chair Carter closed the public hearing.

After a brief discussion, the Planning Commission determined that any issues could be resolved on the staff level.

Motion to APPROVE the application to amend the Crossing Master Plan to change the building type in the transit sub-district from an urban-style multi-family building to a townhome-style multi-family project.

Commissioner deWolfe

Second the motion:

Commissioner Dickstein

Vote:

Unanimous

Commission Business

Motion to APPROVE the August 3, 2017 Planning Commission Meeting Minutes.

Motion to continue:

Commissioner Veenstra

Second the motion:

Commissioner Vernon

Vote:

Unanimous

Staff Business – Information Items

Mr. Florence reminded the Planning Commission that he sent an email regarding an upcoming training, and he would need to know if anyone is interested in attending. There was also a conference with the League of Cities and Towns scheduled for later in the year that he would be sending out more information on.

Adjournment

Motion to Adjourn: Commissioner Veenstra

Second: Commissioner Dickstein

Vote: Unanimous

The Planning Commission Meeting adjourned at approximately 8:40 p.m.

For Planning Commission

Michael Florence
Community Development Director