

Planning Commission Regular Meeting Minutes

Thursday, May 15, 2014

City Council Chambers

220 East Morris Avenue

Time 7:00 p.m.

Commission Members Present:

Steven Cornell - Presiding
Lynda Brown, Alternate
Conrad Campos
Holly Carson
Jeremy Carter
Brandon Dalton, Alternate
Rachael Lauritzen
Portia Mila

Staff Members Present:

Francis Lilly
Hayley Pratt

Moment of Reflection:

Pledge of Allegiance:

Brandon Dalton

Approve Agenda:

Motion to approve the agenda.

Commissioner Campos

Second the motion:

Commissioner Lauritzen

Vote:

Unanimous

New Business

**1. Public Hearing
GP-14-002**

Design Review of the Proposed Elevations of Millcreek Lofts, a 72-Unit Apartment Building.

City Planner, Hayley Pratt, presented the staff report and stated that the plat was approved in 2012. The property is located at 3196 South Washington Street and is a 72-unit rental apartment building. She reported that the plat was approved along with a conditional use permit on July 17, 2012. The building is of the same approximate shape and size as the previously proposed structure and has a similar unit mix. The applicant plans to maintain the same number of units, unit mix, and parking amenities. The proposal will remain the same with the exception of the

exterior design. An image of the previously approved plat and conditional use permit were displayed as well as the design of the previously approved lofts. It was noted that the name was changed from The Lofts at Millcreek to Millcreek Lofts.

Ms. Pratt stated that the applicant is seeking design review approval of the new exterior elevations. A rendering of the primary façade was displayed, which has a more classic look than the previous one. The applicant desired a more timeless exterior façade design. Ms. Pratt reported that 100% of the units have balconies and there is an identifiable break between the first and second stories. The required roof treatment is in compliance with City standards. The building height is per ordinance, at 59 feet.

The factors not met per the City's design standards were identified as off-street parking, which is currently located in the front of the multi-family building, which is not in compliance with Code. Staff spoke with the applicant who agreed to screen the parking. With respect to the building, it needs to incorporate facades that will cover the shared garage since there is currently no façade treatment on the ground floor. Material treatments were desired to enhance the pedestrian environment and obscure the view of parked cars. There also needs to be protections or recessions in the façade plan every 30 feet. Ms. Pratt explained that shared garages at the street level shall incorporate openings with grill work and other treatments to resemble windows. In addition, the building façade cannot be comprised primarily of stucco. Currently the building is 51% stucco. Per City Code the building can have a maximum of 40% stucco.

Ms. Pratt presented the staff recommendation and Planning Commission Options as follows:

Option A: Continue pending a new submittal from the applicant.

Option B: Grant design review approval for the proposed elevations of the Millcreek Lofts along with the modified conditional permit previously approved in 2012, subject to the following conditions:

1. No off street parking in front of the primary façade.
2. If the building has a shared garage, the façade shall include treatments to make it more pedestrian-friendly.
3. The façade shall incorporate grill work or other treatments to resemble windows.
4. Stucco cannot be used as a primary material.
5. All other conditions approved by the Planning Commission on July 17, 2012, shall remain in effect.

Ms. Pratt referenced the staff report and stated that they worked with the applicant who edited

some of the factors that were contrary to Code.

A question was raised with respect to other materials being considered for the exterior. Ms. Pratt stated that 1' x 2' stone brick is proposed to be stacked on the bottom of the structure. Painted cement board and stucco are proposed throughout the remainder of the building.

The first story is required to be 12 feet although it was previously approved at 10 feet. Ms. Pratt explained that the reason for the change was due to the price increasing exponentially with an underground structure. Deputy Director-Housing Administrator, Francis Lilly, reported that the Planning Commission made a similar modification to the Lofts at Meadowbrook because the entire first story was parking. Staff would not advise such a modification be made now; however, since the project has been partially entitled and has been financed assuming a certain construction technique, staff felt it would be onerous to require the applicants to meet the additional two-foot requirement.

The applicant, Chris Clifford, gave his address as 2715 Soissant Way, in Holladay and hoped to appeal to the Commission's architectural judgment. Their opinion was that the design and facade as previously proposed will date the structure. His intent was to create a more timeless look on the exterior. He stated that virtually no other change was proposed to the project. Mr. Clifford felt the new design would attract a higher level of mobile, urban clients and give a more upscale appearance to the neighborhood. It was their belief that the neighborhood is in transition and they hope to acquire additional property nearby to add to the neighborhood. Toward that end, they feel it is important to establish a benchmark. Mr. Clifford stated that they have ensured that all current standards are met, specifically as they relate to stucco.

Commissioner Cornell asked if there is a fire rating required. Mr. Clifford responded that the building will be fire sprinkled. In addition, there is a separation (fire break) requirement between the parking level and the units on the level above. It was also verified that the buildings are required to meet all seismic codes.

Public Hearing Opened.

Jeff Southard gave his address as 718 North 120 East, in Lindon, and was present on behalf of the property owners who are enthusiastic about the proposed changes. With respect to the change from 10 feet to 12 feet, Mr. Southard stated that one of the main reasons they allowed the change was because there is no opportunity to develop commercial on the first floor. With commercial, 12 feet is considered a more appropriate height. To stay within the building height limits, the reduction to 10 feet was determined to be an acceptable change.

Daniel Ivan identified himself as the owner of property directly to the west. He reported that this is the second or third time someone has attempted to develop apartments on the subject property. About 15 yards from the property line he has two dust collectors that together produce 68 decibels of sound. He stated that conceivably there may be future complaints. He suggested

there be some sort of buffer between the Light Industrial and Residential properties. He explained that the Light Industrial zoning allows them to produce as much as 70 decibels of sound.

Commissioner Cornell asked if there is a decibel level at the property line for residential developments. Mr. Lilly responded that there is but he was not sure of the exact level. He explained that noise is regulated by the Salt Lake County Health Department. Although not germane to tonight's discussion, he considered it an important consideration for the developer. He noted that there are ways to mitigate sound.

Mr. Clifford stated that the west side of the building will have triple-paned glass with 2' x 6' construction to decrease noise and help with heat loss.

There were no further public comments.

Public Hearing Closed.

A question was raised about the number of residents near the proposed buildings and whether any have commented on the proposal. Mr. Lilly stated that no public comments have been received. He verified that the matter was properly noticed to all property owners within 300 feet.

Motion to approve with the conditions listed.

Commissioner Lauritzen

Second the motion:

Commissioner Mila

Vote:

Unanimous

Continuing Business

There was no continuing business.

Commission Business

Approval of the April 17, 2014, Planning Commission Meeting Minutes.

Motion to approve the meeting minutes from the April 3, 2014, Planning Commission Meeting.

Motion to approve:

Commissioner Carson

Second the motion: Commissioner Dalton

Vote: Unanimous

Staff Business – Information Items

There was no staff business.

Adjournment

Motion to Adjourn. Commissioner Campos

Second: Commissioner Mila

Vote: Unanimous

The Planning Commission Meeting adjourned at approximately 7:27 p.m.

For Planning Commission

Michael Florence
Community Development Director