

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.

Planning Commission Work Meeting Minutes
Thursday, August 16, 2018
City Council Chambers
220 East Morris Avenue
Time 6:32 p.m.

Commission Members Present: Laura Vernon, Chair
Jeremy Carter
Chad Ewell
Beth Floyd
Stacey Holscher
David Veenstra

Staff Members Present: Michael Florence, Community and Economic
Development Director
Jeff Attermann, City Planner
Hannah Vickery, City Attorney

1. Discussion of Agenda Items.

Community and Economic Development Director, Michael Florence, reported on the Title 15 Subdivision Code amendment. The amendment updates definitional language as well as amends ordinance language under regular subdivision requirements. Under the current code, Regular Subdivision are limited to subdivision for owner occupied residential, commercial and industrial development. City code does not provide a process to subdivide for non-owner occupied residential projects. For example, The Hub, a multi-family project that was presented a few months earlier, could not subdivide a parcel off for a multi-family project since it did not meet the owner-occupied, commercial, or industrial requirements. The proposed ordinance amendment was to remove the owner-occupied language. When a subdivision is presented to the Commission, the commission will go through the usual subdivision review process.

Mr. Florence indicated that the second agenda item is for the Riverfront Development. The applicant presented the request to the Planning Commission at the July 5 Work Meeting. Mr. Florence stated that the proposal is to rezone the northwest corner of the Riverfront development. In 2014, the City adopted the Riverfront Master Plan, under the Master Plan Mixed Use Ordinance. It is a comprehensive and complicated document that included regulatory language regarding designs, setbacks, and height. To date, a number of flex industrial buildings have been constructed as a commercial use on the property. They have also constructed 288 apartment units along with 57 single-family homes. The hope is to see construction of a new elementary school beginning this fall. It was noted that the northwest corner remains vacant land.

Mr. Florence reported that last June, the City Council, with a favorable recommendation from the Planning Commission, rezoned the northwest section from Commercial to R-1 Single-Family. The developer is now proposing RM-2 zoning, which would allow for 173 townhomes. Thackeray

Garn is proposing rental units but language requiring them to condominiumize the townhomes for future sale has been included.

Mr. Florence reported that the proposed plan addresses vehicle connections, pedestrian circulation, and specifies road widths. There is also a connection between the single-family residences and the townhomes. Eventually, the City would like to add a trailhead connection to the Jordan River.

Public and private road profiles were next addressed. It was noted that roads in this section of the development will be private. A variety of trees and landscaping are planned. Signage and street lighting were also addressed. In terms of General Plan goals, Mr. Florence stressed the importance of ensuring that single-family neighborhoods remain viable as well as the residential areas around it. The intent was to make sure that neighborhoods have an identity.

Options for approval or denial were identified. Mr. Florence reported that Title 17 is the main Zoning Code. Mr. Florence explained that within the Riverfront Master Plan there was a lot of regulatory language. For consistency, they removed much of the regulatory language out of the Master Plan and included it in Title 17.

The Planning Commission Work Meeting adjourned at approximately 6:44 p.m.

Planning Commission Regular Meeting Minutes
Thursday, August 16, 2018
City Council Chambers
220 East Morris Avenue
Time 7:00 p.m.

Commission Members Present: Laura Vernon, Chair
Jeremy Carter
Chad Ewell
Beth Floyd
Stacey Holscher
David Veenstra

Staff Members Present: Michael Florence, Community and Economic
Development Director
Hannah Vickery, City Attorney
Jeff Attermann, City Planner

Moment of Reflection: **Chair Vernon**

Pledge of Allegiance: **Commissioner Carter**

Motion to APPROVE the agenda, as written.

Motion: **Commissioner Veenstra**

Second: **Commissioner Holscher**

Vote: **Unanimous**

New Business

- **T-18-002**
- 1. **PUBLIC HEARING – A Recommendation to the South Salt Lake City Council to Amend Title 15.12, Subdivision and Development Standards.**

Action Item

Applicant South Salt Lake City

Community and Economic Development Director, Michael Florence, presented the staff report and stated that the above proposal has been submitted by the City staff for an Amendment to Title 15.12. The purpose of the Amendment is to provide a process to subdivide regular subdivisions. The current Code specifies that a regular subdivision process can only be used for owner-occupied residential, commercial, and industrial development.

Mr. Florence explained that the ordinance language would eliminate the owner-occupied verbiage to allow for this type of subdivision. Subdivisions will always be reviewed to ensure that they meet engineering standards, front on a public street, meet the minimum lot size of the respective zone, are supported by the required public infrastructure, and otherwise comply with the requirements of the code. The proposal also contains clean-up language to update the definitions.

Chair Vernon opened the public hearing at 7:04 p.m. There were no public comments. The public hearing was closed.

Motion to FORWARD a recommendation to the South Salt Lake City Council to amend Title 15.12, Subdivision and Development Standards.

Motion: Commissioner Veenstra

Second: Commissioner Holscher

Vote: Unanimous

• **Z-18-002**

2. **PUBLIC HEARING – A Public Hearing for a Recommendation to the City Council to Amend the Zoning Sub-District Designation for the Properties Located at 3677 South 1030 West and 3676 South 900 West, from Residential R1 to Residential RM2.**

PUBLIC HEARING – A Public Hearing for a Recommendation to the City Council to Amend the Riverfront Master Plan Under Ordinance 17.13.190 and to Amend and Incorporate the Riverfront Regulatory Requirements into Chapters 17.11, 17.13, 17.15, and 17.21.

Action Item

Address: 3676 South 900 East

Applicant: Thackeray Garn

Mr. Florence presented the staff report and stated that the proposal is to amend the zoning on the northwest section of the Riverfront development. In 2014, the City adopted the Riverfront Master Plan, which contained exhibits addressing how the development will be constructed. It also contained regulatory language regarding the types of use, building design, road design, streets, and landscaping. Mr. Florence stated that as part of the application, most of Riverfront Master Plan language would be relocated to Title 17.

Thackeray Garn applied to amend the zoning designation in the northwest section from R1 to RM2. The RM2 would allow for townhomes. Originally, the project was approved with this area being commercial. In June of 2017, the City Council approved an amendment for it to be rezoned

R-1, which allows for single family homes. The current proposal for RM2 would allow a 173-unit townhome development on 13.37 acres.

Mr. Florence presented the general plan goals, objectives and policies to consider as the planning commission makes a recommendation to the city council. Those general plan items address regulating land uses based on compatibility with surrounding uses, preserving existing residential areas, protecting low density residential areas adjacent to business districts, site medium density residential projects between businesses and low density residential areas, create an individual identity for each residential neighborhood, seek to supply a broad range of housing types and styles with community sustainability in mind, improve the overall homeownership ratio, change and development should consider the existing built environment and the design of project should consider neighboring properties and how the new and old will interact.

Mr. Florence stated that the Riverfront development has to date constructed 288 apartment units, 57 single family homes, and three of the four industrial buildings completed. An elementary school and the fourth industrial building are in the planning stages.

Mr. Florence discussed the proposed layout of the townhomes. At a neighborhood meeting conducted by Thackeray Garn several months prior, residents voiced concerns about the location of the south row of townhomes abutting the existing single family homes. Residents requested an 8 foot solid fence between the single family and proposed townhomes, in addition to one row of townhomes being removed to create a wider buffer.

Mr. Florence reminded the Commission that UTA has a 24-hour bus maintenance facility to the north of the proposed townhomes.

Mr. Florence stated that the Planning Commission has the following three options:

1. Forward a recommendation to the City Council to amend the zoning subdistrict designation for the properties located at 3677 South 1030 West and 3676 South 900 West from Residential R1 to Residential R2. The recommendation should be conditioned on the following: record a Record of Survey Plat; individually condominiumize each of the 173 townhome units for individual sale prior to occupancy; dedication of public access easements for all planned trail connections; and a storm water detention system inspection easement.
2. Recommendation to the South Salt Lake City Council to deny the petition to amend the zoning subdistrict designation for the properties located at 3677 South 1030 West and 3676 South 900 West from Residential R1 to Residential RM2.
3. Continuance to provide additional time to consider the proposed development.

Commissioner Veenstra asked if amending the Code has to be done as a separate recommendation. City Attorney, Hannah Vickery, responded that the ordinances changes are drafted to be considered as a whole.

Commissioner Carter commented that he believes two separate actions are occurring. Commissioner Carter stated the commission may find reasons not to approve a zone change, but simultaneously be satisfied with amending the ordinance. Ms. Vickery stated that if that is where the commission arrives after deliberating and considering public comment, they should discuss the current legal framework.

Mr. Florence reiterated that regulatory language in the Riverfront Master Plan is moving to Title 17 for the sake of consistency.

Commissioner Floyd asked how many additional units will result from changing the zoning. Mr. Florence explained that the property is currently zoned R1 for single family homes. The previous single family subdivision plat called for 73 single family homes. The townhome proposal is for 173-units. Mr. Florence noted that the staff report includes a traffic study. The proposed project will increase traffic but does not decrease the level of service. Improvements will need to be contemplated as the project matures.

Mike Christensen and Terry Diehl from Thackeray Garn gave their address as 748 West Heritage Parkway in Layton. Mr. Christensen shared with the Commission the projects history and explained that UTA decided to surplus 60 acres for the Riverfront neighborhood. At the time, the City wanted to have a Master Plan in place to address the 60 acres and how it would be developed. Mr. Christensen reported that UTA was a part of the original Riverfront Master Plan negotiation, which contemplated a buffer of industrial buildings between the UTA bus maintenance facility and the Riverfront single family neighborhood. As part of the negotiations, tax increment financing with a CDA was proposed to help buy down the cost of the industrial land. Granite School District ultimately ended up not supporting the CDA, which made the portion of land under consideration financially unfeasible for industrial development.

After successful completion of the 57 single family homes, Thackeray Garn petitioned for a rezone to the City to change the industrial property north of the newly finished single family to single family. The City Council approved this petition in 2017. Shortly thereafter, the announcement of the homeless shelter froze homebuilder investment options. Thackeray Garn decided then to petition the City for townhomes.

Mr. Christensen stated UTA supported the single family plan; however they preferred a rental townhome product as opposed to home ownership. The UTA facility will be expanded substantially with fueling stations and maintenance facilities for their 24/7 bus operations. UTA has concerns about noise complaints.

Mr. Christensen explained the proposed layout for the townhomes has the buildings oriented so the sides of the units face UTA and the single family homes. The units are proposed as two stories, with heights similar to the single family homes at a maximum of 32 feet. After neighborhood meeting concerns, units were removed adjacent to the single family homes to enlarge the buffer. Mr. Christensen stated that after speaking with the community, Thackeray Garn has agreed to open the clubhouse, exercise room, and swimming pool to the surrounding community for a fee. Mr. Christensen stressed that the townhome units are market rate and will have two or three bedrooms.

Each unit will have a two car garage. The area will be improved to have enhanced landscaping, trail connections, and fencing.

Commissioner Holscher asked what impact the announcement of the homeless shelter has had on the plan. Mr. Christensen explained that Thackeray Garn is not a homebuilder and that they merely develop lots with the intention of selling to homebuilders. Homebuilders have not wanted to purchase the property since the homeless shelter announcement.

Commissioner Veenstra asked if Thackeray Garn will own and manage the townhomes and rent them out. Mr. Christensen responded in the affirmative and stated that they have their own management company that will manage the townhomes.

Commissioner Holscher asked for clarification on rent pricing of the apartments vs. townhomes. Mr. Christensen explained that three-bedroom apartment units will rent at \$1,300 per month. The three-bedroom townhome units will rent at \$1,500 to \$1,600 per month. Two-bedroom apartment units will rent at \$1,100 to \$1,200 per month. Two-bedroom townhome units will rent at \$1,350 to \$1,400 per month. Mr. Christensen reported that turnover in the townhome units tends to be less than the apartment style.

Commissioner Floyd asked about the community feedback regarding the single-family homes. Mr. Christensen stated they received feedback at a neighborhood meeting, but he expected to hear more during the public comment period.

Commissioner Carter asked where on the property the solid white fencing will be located. Mr. Christensen stated that that type of fencing will not be in the townhome development.

Commissioner Carter commented on the pedestrian path between the single-family residential and townhome development and noticed that it makes a hard-right turn in front of the townhomes. Commissioner Carter also asked if they had thought of an alternate route for pedestrian access to the river. Mr. Christensen explained that the reason the pedestrian access to the river was located at the northwest corner of the property was due to grading between the Jordan River and the townhome development.

Chair Vernon asked what a hub or connection to the Jordan River trail would look like and whether single-family home residents were concerned about the trail going from their property to the townhomes. Mr. Christensen stated that the trail between the single family homes already exists.

Commissioner Holscher asked what other issues were raised by the neighbors. Mr. Christensen explained that the main concerns involve disagreements about fencing and not wanting townhomes. Mr. Christensen stated UTA will provide a letter of support for the current plan for rental units rather than ownership. Mr. Christensen noted that if someone is unhappy living close to UTA's operations, it's easier for them to relocate if they are renting.

Commissioner Holscher asked about the issue of light pollution from the UTA property. Mr. Christensen stated that there is not much his team can do to mitigate that issue since UTA has property rights and will light the site according to their own purposes and safety.

Commissioner Carter observed that the plan still shows a school in the center portion. Commissioner Carter asked if they are still in negotiations with the school district. Mr. Christensen reported that the school district purchased the property and the proposed school is in the process of being designed.

Mr. Christensen stated Thackeray Garn has agreed to condominize the townhome units. However, Thackeray Garn would like to wait approximately five years, because they would not be able to obtain bank financing and would like to keep options open.

Commissioner Holscher asked what the benchmark for such a decision would be on whether or not to sell the townhomes. Mr. Christensen stated that Thackeray Garn would evaluate at some point in the future. Mr. Christensen explained that selling immediately would not be a good economic decision based on factors like the homeless shelter, neighborhood safety records, available pricing, and available financing.

Commissioner Floyd clarified that they could be rentals forever. Mr. Christensen confirmed that that was a possibility. Mr. Christensen commented that all of the townhomes will be under one ownership and management, which will result in tighter controls that if they were rented out by individual owners.

Chair Vernon opened the public hearing at 7:45 p.m.

Darryl Barber gave his address as 938 West Lotus Brook Drive in the Riverfront single family community. Mr. Barber identified himself as the President of the Riverfront single family HOA. Mr. Barber reported that when Thackeray Garn approached their community to propose the townhomes, there was general shock about the homeless shelter going in. Since then, property values have not been going down and in fact, have increased significantly. Garbett Homes on 500 East and 3300 South were in extremely high demand and sold quickly. The idea that there is not a need for single-family homes or that they cannot be sold because of the neighborhood is not true. Mr. Barber noted that the homeless shelter will be a significant distance from their neighborhood. Mr. Barber noted that there is a lack of housing throughout the entire Salt Lake Valley. The Riverfront community is located close to central downtown, which makes it very desirable. The homes in their community are nice and well-constructed. The City of South Salt Lake City already rezoned the property to R1 and proposes that that zoning remain in place to allow for single-family residences, which will build a tax base for the City of South Salt Lake. Home ownership is important.

Commissioner Floyd asked Mr. Barber if he felt that townhomes would make the community safer than single-family residences. Mr. Barber believed that single-family homes will make it safer. Mr. Barber further explained that there is no concern with single family adjacent to the UTA facility. Whether single family homes or townhomes are developed, the residents living in the units will have the same concerns.

Jennifer Barber gave her address as 938 Lotus Brook Drive and asked if there had been studies conducted regarding the elementary school about how adding 100 additional units will impact the school. Mr. Florence assured her that they send a public notice to the affected school districts each time a rezone occurs. Mrs. Barber stated that currently their neighborhood consists of 57 homes. They like it being mixed use and think the townhomes are attractive; however, they prefer home ownership to rentals. Mrs. Barber asked if there has been an effort to invite homebuilders back now that the dust has settled around the homeless shelter.

Ricaren Miller gave her address as 930 West Lotus Brook Drive and reported that she purchased her home in February of 2017. Before moving in, she was very concerned about the surrounding uses but liked the area because of the proximity to downtown. Mrs. Miller stated that their home backs the new property and that she had purchased it because they were expecting commercial to be developed. The lot sold for a premium lot fee because they would not have backyard neighbors. Mrs. Miller feels that her property value will be impacted by the result of the townhome development.

Geoffrey Fattah gave his address as 924 Lotus Brook Drive and commented that when he invested in South Salt Lake he was investing in the vision of living in an expanded single-family neighborhood. Mr. Fattah explained the information he was given supported what he thought would be a solid community and not a transient one. Mr. Fattah echoed prior comments about the disbelief in the developers claim there was no interest in more single family housing.

Sean Warner gave his address as 930 West Lotus Brook Drive and thanked Thackeray Garn who he believed had done a good job of accommodating the neighborhood requests. Mr. Warner hoped to see more single family homes and requested a new iteration of the plan showing additional single family homes with townhomes along the UTA property. Mr. Warner was more concerned with the safety of the neighborhood and pointed out that last summer there were no homeless people there. This summer it had become a problem with a homeless camp springing up along the trail along the river.

Jacqueline Wilkins gave her address as 3762 South Carlisle Park Place and stated that she moved to the area to care for her 93-year-old mother. Mrs. Wilkins was upset the City seems to be moving toward increasing higher density. Mrs. Wilkins was frightened by the increased traffic and accidents. Other condominium complexes in the area have overflowing waste disposal areas. Mrs. Wilkins believes renters do not care about the properties.

Corinne Padilla, who resides at 915 West Teal Run Way, echoed her neighbors' concerns. Ms. Padilla shared her belief that transient populations tend to not care about the value of a property. The City of South Salt Lake is unique in that it does not have a lot of taxable property and single-family homes will increase the tax base. Ms. Padilla stated that South Salt Lake is a community that serves and houses a substantial number of minorities so increasing the tax base will allow them to provide better services to the population.

There were no further public comments. Chair Vernon closed the public hearing at 8:18 p.m.

Commissioner Floyd expressed concern with changing the zoning and that she feels the same as many of the residents about prioritizing safety.

Commissioner Carter commented that he lives in a neighborhood with 10 houses on one side and 10 on the other that are surrounded by businesses. Commissioner Carter believes that renters in the space will feel no ownership in the neighborhood and that rental units will essentially isolate the 57 single family homes. South Salt Lake has been on a mission to revive neighborhoods and create a sense of community. Those who purchased the homes were told a story that influenced them to make the purchase. The developer now wants to change the plan after residents have made an investment in the community with the hope being to create a new neighborhood. There is no way to develop the property in a way that will appease both UTA and the current residents. Commissioner Carter had a difficult time believing that the current proposal is the only option.

Commissioner Veenstra stated that the Commission sees proposals like the one in question frequently. The difference in this situation is that usually when residents complain, they have lived in the City for many years and want the City to remain unchanged. In this situation, people purchased their homes recently and did so because they were told one thing and now the situation is changing. Commissioner Veenstra was sympathetic to the residents and considered theirs to be a legitimate concern. Commissioner Veenstra did not believe the argument that they will not be able to find anyone to build single family.

Commissioner Holscher had mixed emotions and acknowledged that there is a severe single family housing shortage.

Chair Vernon stated that when South Salt Lake was chosen for the homeless shelter, many discussed that the City is already doing more than its fair share proportionate to the rest of the valley in terms of community services. Chair Vernon also felt that tucking 173 rental townhomes into the proposed development will isolate the existing single family homes and was troubled by the location due to existing traffic concerns.

Commissioner Carter added that when looking at locations where South Salt Lake has approved townhome developments, they are within walking distance to a TRAX station. The nearest TRAX station to the proposed buildings will be on 3900 South and West Temple. Commissioner Carter suggested multi-family developments should be closer to TRAX lines and did not think the land in question is an appropriate location for the proposed density.

Mr. Florence stated that after speaking with the developer, Thackeray Garn would like the proposal to be continued so that they can take in what was said and consider possible changes.

Commissioner Floyd was concerned that the developer has expressed that they have already heard this feedback from the residents, yet their proposal has remained unchanged. Mr. Christensen stated that that was not necessarily an accurate representation. Mr. Christensen explained that when they held the neighborhood meeting, the HOA President thought the proposal in question was probably the best solution. Mr. Christensen noted that with construction of the fourth industrial building, 900 West will be pushed through. This will help alleviate many of the traffic concerns.

Motion to CONTINUE the discussion of a recommendation to the City Council to Amend the Zoning Sub-District Designation for the Properties Located at 3677 South 1030 West and 3676 South 900 West, from Residential R1 to Residential RM2 and the Title 17 code amendments to a future meeting.

Motion: Commissioner Carter

Second: Commissioner Veenstra

Vote: Unanimous

Continuing Business

There was no continuing business.

Planning Commission Business

- Approval of the May 24, 2018 Planning Commission Meeting Minutes.

Motion to APPROVE the May 24, 2018 Planning Commission Meeting Minutes.

Motion: Commissioner Veenstra

Second the motion: Commissioner Holscher

Vote: Unanimous

- Approval of the May 31, 2018 Planning Commission Meeting Minutes.

Motion to APPROVE the May 31, 2018 Planning Commission Meeting Minutes.

Motion: Commissioner Veenstra

Second the motion: Commissioner Holscher

Vote: Unanimous

- Approval of the June 7, 2018 Planning Commission Meeting Minutes.

Motion to APPROVE the June 7, 2018 Planning Commission Meeting Minutes.

Motion: Commissioner Veenstra

Second the motion: Commissioner Carter

Vote: **Unanimous**

- **Approval of the June 21, 2018 Planning Commission Meeting Minutes.**

Motion to APPROVE the June 21, 2018 Planning Commission Meeting Minutes.

Motion: **Commissioner Veenstra**

Second the motion: **Commissioner Holscher**

Vote: **Unanimous**

- **Approval of the July 5, 2018 Planning Commission Meeting Minutes.**

Motion to APPROVE the July 5, 2018 Planning Commission Meeting Minutes.

Motion: **Commissioner Veenstra**

Second the motion: **Commissioner Carter**

Vote: **Unanimous**

Staff Business – Information Items

Adjournment

Motion to Adjourn: **Commissioner Veenstra**

Second: **Commissioner Floyd**

Vote: **Unanimous**

The Planning Commission Meeting adjourned at approximately 8:36 p.m.

For Planning Commission

Michael Florence
Community Development Director

Planning Commission Work Meeting Minutes

Thursday, September 6, 2018

City Council Chambers

220 East Morris Avenue

Time 6:45 p.m.

Commission Members Present:

Laura Vernon, Chair

Jeremy Carter

Beth Floyd

Stacey Holscher

LeAnne Huff

George Pechmann

Staff Members Present:

Michael Florence, Community and Economic
Development Director

Alexandra White, Senior Planner

Jeff Attermann, City Planner

Hannah Vickery, City Attorney

1. Discussion of Agenda Items.

Community and Economic Development Director, Michael Florence, reviewed the agenda items. With regard to agenda item number one, it was reported that just over one year ago the Planning Commission and City Council rezoned the northwest section of the Thackeray Garn property for single-family homes. Soon after the homeless shelter was announced, the applicant represented that the single-family home builders backed out of the project. Thackeray Garn is now proposing to change the zoning from R-1 to RM-2 to allow for a 173-unit townhome development. The townhomes were envisioned by the developer to be a rental product. A neighborhood meeting was held over the summer and the proximity of the townhomes to the single family was a significant issue. The residents asked that a line of townhomes be removed. In response, the developer brought back a revised plan showing a larger buffer area between the townhomes and the single-family homes. The two and three-bedroom units were proposed to be two-stories with a height of just over 30 feet. It was reported that the City Council, as the land use authority, will make the final determination. Following public input, the applicant is now proposing that the project be a for sale project. As such, the townhomes will be platted so as to be available for individual sale.

The Planning Commission Work Meeting adjourned at approximately 6:56 p.m.

Planning Commission Regular Meeting Minutes
Thursday, September 6, 2018
City Council Chambers
220 East Morris Avenue
Time 6:56 p.m.

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

Staff Members Present: Michael Florence, Community and Economic
Development Director
Alexandra White, Senior Planner
Jeff Attermann, City Planner
Hannah Vickery, City Attorney

Moment of Reflection: **Chair Vernon**

Pledge of Allegiance: **Commissioner Holscher**

Motion to APPROVE the agenda, as written.

Motion: **Commissioner Carter**

Second: **Commissioner Holscher**

Vote: **Unanimous**

CONTINUING BUSINESS

- **Z-18-002**
T-18-003

- 1. PUBLIC HEARING – A Recommendation to the City Council to Amend the Riverfront Master Plan Under Ordinance 17.13.190 Amending the Zoning Sub-District Designation for the Properties Located at 3677 South 1030 West and 3676 South 900 West, from Residential R1 to Residential R2 and to Amend and Incorporate the Riverfront Regulatory Requirements into Chapters 17.11, 17.13, 17.15, 17.21.**

Action Item

Address **3676 South 900 East**
Applicant Thackeray Garn

Community and Economic Development Director, Michael Florence, introduced the project as being located in the northwest corner of the Riverfront development and a request to be rezoned from R1 to RM2 zone. Mr. Florence remarked that the comprehensive project has brought jobs and new residents to the community. Mr. Florence explained that the only change to the proposal from the previous meeting was that the project would now be a for sale product and would be platted as such.

The developers, Mike Christensen and Terry Diehl of Thackeray Garn, located at 748 West Heritage Park Boulevard in Layton, discussed the proposed project. Mr. Christensen stated that the main takeaway from concerned residents along common property lines was their desire to see homeownership rather than rental properties. Thackeray Garn was willing to make the project a for-sale product and maintain the current design. Since the last meeting they signed a lease with Border States Electric for a commercial property not part of the rezone. They are under design and expect to begin construction on the final industrial building, simultaneously pushing 900 West through to alleviate traffic.

Commissioner Carter asked if full ownership will apply to every unit. Mr. Christensen responded in the affirmative and stated that the anticipated price range will be \$275,000 to \$400,000.

Chair Vernon stated that a public hearing was not required to be held on the issue tonight. The project has not changed significantly so the intent was to continue discussion without conducting another public hearing.

Commissioner Carter expressed his dismay that the public was not present, which makes his decision more difficult. Commissioner Floyd believed that home ownership is better than utilizing the units as rentals. In addition, traffic will increase more with 173 townhomes than with 70 single-family homes. Commissioner Holscher remarked that a traffic study was done and that the staff analysis addresses planned improvements as the area grows. Commissioner Holscher commented that there is nothing they can do to stop growth, which leads to economic growth.

Green space was identified as a concern. Mr. Florence reported that the City ordinance requires a project of this nature to have 20% open space. The clubhouse and courtyards count toward the open space requirement, which is estimated at 30%. The calculation does not count roads or setbacks and is common open space for the development.

Chair Vernon asked if UTA would still be willing to provide a letter if the units are owner occupied since they expressed a preference for rental property. Mr. Christensen responded that Paul Drake is over real estate and could make that request.

Chair Vernon acknowledged the shift from rental to owner-occupied units. Mr. Christensen explained that industrial is not feasible. Owner-occupied townhomes are more of a risk than rentals but were determined to be acceptable.

Commissioner Holscher stated that millennials tend to gravitate toward condos and townhomes. Chair Vernon iterated that the population influx necessitates a degree of housing density.

Mr. Christensen clarified that regardless of whether the road gets pushed out to 3900 South, it is a City decision and a City expense. Mr. Florence commented that the traffic study shows that eventually the road will need to go through to 3900 South. It's City-owned property. The improvements at 700 West will likely take precedence. It was noted that increased traffic will not decrease levels of service as the level of service is already at the lowest rating.

Commissioner Carter commented that it may be incumbent upon the residents in the neighborhood who are not in attendance tonight, watching the live feed, or reading the minutes, to be prepared to comment before the City Council if they desire to do so. Mr. Florence expressed a willingness to keep interested residents informed. City Attorney, Hannah Vickery, stated that the Commissioners and City Council Members are welcome to help get the word out.

Motion to recommend DENIAL to the City Council of the Riverfront Master Plan under Ordinance 17.13.190.

Motion: Commissioner Floyd
Second: Commissioner Carter
Vote: Commissioner Floyd – Aye
Commissioner Pechmann – Nay
Commissioner Huff – Nay
Commissioner Carter – Aye
Commissioner Holscher – Nay
Chair Vernon – Nay

The motion failed 4-to-2.

Motion to recommend APPROVAL to the City Council of the Riverfront Master Plan under Ordinance 17.13.190 amending the zoning sub-district designation for the properties located at 3677 South 1030 West and 3676 South 900 West, from Residential R1 to Residential R2 and to Amend and Incorporate the Riverfront Regulatory Requirements into Chapters 17.11, 17.13, 17.15, 17.21.

Motion: Commissioner Pechmann
Second: Commissioner Holscher
Vote: Commissioner Floyd – Nay
Commissioner Pechmann – Aye
Commissioner Huff – Aye
Commissioner Carter – Nay

Commissioner Holscher – Aye
Chair Vernon – Aye

The motion passed 4-to-2.

PLANNING COMMISSION BUSINESS

There was no Planning Commission business.

STAFF BUSINESS – INFORMATION ITEMS

Mr. Florence informed the Commissioners of a presentation scheduled for October 4 entitled “The Hidden Costs of Free Parking” by Donald Shoup who is a nationally renowned author and parking researcher. The Salt Lake County Transportation Division invited Mr. Shoup to address elected officials and planners. The presentation will be from 11:30 a.m. to 1:30 p.m. at the West Jordan Library. It a free event with lunch provided. Those interested in attending were asked to contact Mr. Florence.

Adjournment

Motion to Adjourn:

Commissioner Pechmann

Second:

Commissioner Huff

Vote:

Unanimous

The Planning Commission Meeting adjourned at approximately 7:28 p.m.

For Planning Commission

Michael Florence
Community Development Director