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Midvale City
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
Minutes

25th Day of September 2019
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Richard Judkins

COMMISSION VICE CHAIR: Zachary Smallwood

BOARD MEMBERS
Colleen Costello
Kass Wallin
Candy Tippetts
Robyn Anderson
Dustin Snow

STAFF:
Lesley Burns, City Planner
Alex Murphy, Associate Planner
Jana Ward, Planner 1
Nicole Collins, CD Executive Assistant

GENERAL SESSION

Vice Chair Smallwood called the Planning & Zoning Commission meeting to order at 7:01 p.m. The meeting then began with the recitation of the Pledge of Allegiance. He informed the public there were agendas on the front table along with a sign-in sheet for them to sign. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; after which, the floor would be open to the public for their brief statements and comments on public hearing agenda items.

ROLL CALL

Chair Judkins	Excused
Commissioner Smallwood	Present
Commissioner Wallin	Present
Commissioner Tippetts	Present
Commissioner Costello	Present
Commissioner Anderson	Present
Commissioner Snow	Present

ACTION ITEM

1. LSMP-21-35-426-*; JORDAN BLUFFS POD “C”; 752 W BINGHAM JUNCTION BLVD; LARGE SCALE MASTER PLAN FOR 169-UNIT RESIDENTIAL PROJECT; JB ZONE; MARK GARZA/HOLMES HOMES (APPLICANT) (CONTINUED FROM 09-11-19)**

Alex Murphy presented that Mark Garza, representing Holmes Homes, has submitted an application for a Large-Scale Master Plan (LSMP) for Pod C of the Jordan Bluffs Subarea 1-3 area. The project occupies all of Pod C, approximately 20.5 acres at the southeastern end of the Jordan Bluffs area.

The project includes 169 single-family, attached homes in four building types ranging from 2-3 stories in height built in three phases. Access to the project would be provided from new access points on Bingham Junction Boulevard, which runs through the center of the Pod, and 700 West. Interior vehicular traffic will be managed by private roads and alleys. Proposed amenities include playgrounds, pavilions, unstructured common open space areas, new trail connections to the Jordan River Parkway Trail extension, an improved pedestrian crossing across Bingham Junction Boulevard, an exercise equipment circuit, and benches. Parking is provided by 2-car garages for each unit plus on- and off-street parking for guests.

The Planning Commission held a public hearing regarding the application on September 11, 2019 and, after considering public input and the Staff Report, decided to table a decision on the application and directed the applicant to do the following:

1. Retain a wetland consultant and prepare preliminary strategies for assessing improvements to the wetland area necessary to “enhance” it for use as an amenity.
2. Revise the functional open space calculations based on actual usage areas around the proposed wetland pathway.
3. Provide additional pedestrian connections throughout the project and to the wetland path.
4. Provide a general fencing plan addressing issues of safety on slopes and preservation of off-site views.
5. Provide wayfinding/directional signage at intersection of private and public paths along the Jordan River Parkway Trail extension.

The applicant, with assistance from the Master Developer, obtained a report from Dennis C. Wenger, Senior Wetlands Ecologist with Frontier Corporation USA. Mr. Wenger completed the

original wetlands delineation for this area for the Master Developer in June of 2018. In his report, Mr. Wegner recommends removal of existing invasive species and replanting with native shrubs and herbaceous wetland plants throughout the wetland and adjacent riparian areas. Staff believes this recommendation provides enough information to inform the Development Agreement and subsequent site plan reviews.

The applicant has provided a revised Common Open Space Plan that recalculates the functional open space areas following the Planning Commission's discussion. This plan identifies significant pathways, formal and informal play areas, and wetland viewsheds that can be used to satisfy the 15% functional open space requirement. Design of these areas will need to be refined during the site plan review process, which Staff recommends including as a condition of approval, but Staff is comfortable with the improvements shown at this scale.

Additional pedestrian walkways through the project, across private streets, and to the wetland and Jordan River Parkway trails have been provided. Staff will work with the applicant to refine the design and location of these pathways through the site plan review process.

A fencing plan responding to the Planning Commission's concerns for safety and preservation of views has been provided. Vinyl fencing will be provided in 6' heights for private backyards for certain units and in 3' heights for semi-private enclosure of front yards for others. A 3' open aluminum fence is proposed for use along sidewalks adjacent to slopes, such as along Main Street/700 West, and a 3' cedar split-rail fence is proposed for pathways along slopes near the wetland. Staff will work with the applicant to refine the design and location of these fences through the site plan review process.

Wayfinding signage matching other signs in use along the Jordan River Parkway Trail is proposed at the Main Street/700 West trailhead and at the major intersections between the private pathway and public trail.

STAFF RECOMMENDATION:

With these additions to the LSMP submittal, Staff believes the applicant has satisfied the requirements for an LSMP. Staff recommends the Planning Commission approve the request and adopt findings and conditions of approval detailed below. Justification for conditions not addressed in this Staff Report can be found in the Staff Report presented in the Planning Commission meeting held on September 11, 2019.

Findings:

1. With the conditions of approval included in this approval, the proposed Large-Scale Master Plan complies with the standards and requirements of the Jordan Bluffs Subareas 1-3 Zone.
2. This Large-Scale Master Plan provides an overview of the infrastructure and development layout for the site to ensure it provides physical and functional integration of the site components to each other, to the other Jordan Bluffs pod areas, and to the greater Midvale neighborhood areas. The Large-Scale Master Plan includes design features to assure appropriate transition of uses, building heights and schematics, multi-

- modal transportation connection points, characteristics that encourage public pedestrian activity, convenience and safety in and around the development.
3. A Development Agreement will be required to ensure the property owner complies with the provisions applying to Subareas 1-3 of the zoning district; the Amended and Restated Master Development Agreement for Jordan Bluffs Project; and the large-scale master plan.
 4. Detailed drawings will be reviewed by City Staff to verify the project complies with individual ordinance requirements during the Site Plan review process.

Conditions of Approval:

1. This approval is contingent upon the City Council's approval of a Development Agreement for the project incorporating this Large-Scale Master Plan.
2. Unless otherwise determined by the City Council, the Development Agreement shall include the following:
 - a. Design expectations and timelines incorporating professional recommendations for enhancement of the wetland area and the Bingham Junction pedestrian crossing;
 - b. Floodplain development requirements;
 - c. Timeline for obtainment of all applicable approvals from Sandy City for improvements to the 700 West and infrastructure;
 - d. Street tree and other thematic elements for the project; and
 - e. The drawings attached to the Staff Report.
3. Following completion of the Development Agreement, the applicant shall prepare and submit all applications necessary to obtain subdivision and site plan approvals as required by the zoning district.
4. The detailed development proposals shall generally conform to the layouts provided in the Large-Scale Master Plan, as determined by City Staff. Should any disputes, questions, or concerns arise regarding the Planning Commission's approval of specific elements of the Large-Scale Master Plan, the disputed elements shall be brought back to the Planning Commission for further review.

Mr. Mark Garza stated he is pleased with the revised plans.

DISCUSSION

The Commission expressed appreciation to the developer for addressing the issues raised at the last meeting and making the project much better. The new and revised pedestrian connections are good and the pedestrian delineation along the alley is a good compromise.

MOTION

Commissioner Tippetts made the following motion: *"I move that we approve the application for a Large-Scale Master Plan for Pod C of the Jordan Bluffs area at approximately 750 West Bingham Junction Boulevard and adopt the findings and conditions of approval presented in the*

Staff Report.”

Commissioner Costello seconded the motion. A roll call vote was taken:

Commissioner Wallin	Yes
Commissioner Costello	Yes
Commissioner Tippetts	Yes
Commissioner Anderson	Yes

The motion passed unanimously.

DISCUSSION

2. MIDVALE CITY HOUSING PLAN – PATRICK O’BRIEN, MIDVALE RDA HOUSING PROJECT MANAGER

Mr. Patrick O’Brien presented the preliminary Housing Plan for Midvale City. He stated the current housing plan is outdated and no longer fits the current and long-term needs of its residents. He defined for the Commission what a housing plan is and its significance within the Midvale Master Plan. Midvale City’s RDA used several resources for to gather up-to-date statistical and demographics information. Through events and survey, they successfully identified several housing related issues for the housing plan to address. An outline for the plan adoption process was reviewed.

The Commission discussed some of the statistical data provided. There were suggestions on possible ways to incentivize developers to create more affordable housing within the city.

3. MAIN STREET NEIGHBORHOOD FORM-BASED CODE

Mr. Alex Murphy stated that during the discussions held in August regarding the proposed Form Based Code (“FBC”) for the Main Street area, the Planning Commission requested more information on the following:

- Effect of the FBC on pre-existing/nonconforming uses and structures;
- Parking requirements; and
- Floor heights.

VODA Landscape + Planning prepared a report addressing nonconformities within the FBC and a set of revised parking recommendations for the Planning Commission’s consideration. Minimum floor heights were revised upwards to 14’ in the FBC, following the Planning Commission’s previous discussion. At this stage, the FBC is still in a draft form. As the language moves through the review and adoption process, expect to see additional changes in response to comments and concerns from the Planning Commission, City Council, owners, developers and general public. The goal now is to establish a basic understanding of the intent and structure of the FBC before moving to the formal notices and hearings.

The Commission discussed the pros and cons on the nonconformity language on current businesses and future development. The Commission stated it is looking forward to hearing from residents and businesses when the FBC goes to the public hearing phase.

MINUTES

4. REVIEW AND APPROVE MINUTES OF JUNE 12, 2019; JULY 10, 2019; AUGUST 14, 2019; AND SEPTEMBER 11, 2019

Commissioner Wallin moved to approve the minutes of June 12, 2019 with the following amendments to page 2:

- Correct the third sentence in the first paragraph to read:
The property is currently vacant and is adjacent to property zoned SF-1/DO developed with single family residential dwellings on each side.
- Correct the first sentence in the second paragraph to read:
City Staff previously determined this to be a pre-existing lot as it was created by deed on July 31, 1973, despite not meeting current lot depth requirements.

Commissioner Tippetts seconded the motion with all voting in favor.

The motion passed unanimously.

ADJOURN

Commissioner Tippetts made a motion to adjourn at 8:37 PM. No one opposed. The meeting adjourned at 8:37 PM.



Nicole Collins
Executive Assistant, CD