

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 19, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Bill Heiner, and Joshua Suchoski. Zach Jacob was excused.

STAFF: Larry Gardner, Ray McCandless, Nannette Larsen, Julie Davis, Robert Thorup, Nathan Nelson, and Paul Brockbank.

OTHERS: Greg Beecher, Barrett Peterson, Curtis Leavitt, Greg Steffenson, LeeAnn Galloway, Jeff Taylor, Andy McKay, Jeremy Searle

The briefing meeting was called to order by Dan Lawes.

Kelvin Green said he abstained from the previous approval of the minutes since he wasn't at the prior meeting and asked that the minutes reflect a vote of 6-0.

The agenda was reviewed and clarifying questions were answered. A history of the Cap and Grade ordinance was given.

The regular meeting was called to order at 6:00 p.m.

1. Consent Calendar
Approve Minutes from May 5, 2015

MOTION: David Pack moved to approve the minutes from May 5, 2015 with the change as noted in the pre-meeting. The motion was seconded by Joshua Suchoski and passed 6-0 in favor. Zach Jacob was absent.

2. Copper Valley Estates; approximately 8600 South 5600 West; Deferral of Public Improvements; Perry Homes Utah, Inc. (applicant) [parcel 20-35-400-025]

Jeff Taylor with Perry Homes stated that they want to move ahead with the first phase of Copper Valley Estates, and because 8600 South is not yet built at this location they are requesting a deferral agreement.

Larry Gardner explained that the Copper Valley Estates subdivision was approved last year. As part of the subdivision they are required to put in boundary roads. However, 8600 South is a future road on the future roads map, but it has not been approved. If this road were to be built with this development it would go nowhere because it would be interrupted by Mountain View Corridor. Also, the applicant does not own the property where the road would be located. The deferral meets all of the criteria. He showed how the subdivision will be laid out. The future bridge over Mountain View Corridor will most likely be the responsibility of UDOT, but it isn't on their long-range list as yet. The timing of the road connecting to the west will depend upon the development of the property to the west and the property immediately to the south of Copper Valley Estates. When that is developed then the road between the two properties could be completed. Perry Homes will be required to make a deposit to the

city for the cost of the property, the infrastructure, and the road itself. The City Council can grant this deferral by ordinance and the Planning Commission makes a recommendation to the City Council. He explained that there are three different deferrals for consideration.

Timing of dedication; deferral

Based on the required findings listed in the 2009 City Code, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a Timing of Dedication deferral for 8600 South Street and all required associated utility improvements adjacent to the Copper Valley Estates development.

Timing of design; deferral

Based on the required findings listed in the 2009 City Code, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a Timing of Design deferral for 8600 South Street and all required associated utility improvements adjacent to the Copper Valley Estates development.

Timing of construction; deferral

Based on the required findings listed in the 2009 City Code, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a Timing of Construction deferral for 8600 South Street and all required associated utility improvements adjacent to the Copper Valley Estates development.

Bill Heiner asked how much money will be deposited to the city and how long it will be held.

Larry Gardner said by ordinance and by standard practice of the city, the money is deposited by phase and held as long as needed until the infrastructure is constructed. Hopefully they don't hold it for too long because the cost of the infrastructure could rapidly outpace the cost of the construction. He hoped it would be constructed within 0 to 10 years.

Jeff Taylor said the exact numbers are still being worked out with the Engineering department. Their company will be putting up half of the actual cost of the road.

Kelvin Green asked for the anticipated time for the approved deferral agreement to be signed.

Larry Gardner said within 15 days after approval by City Council.

Dan Lawes opened the public hearing.

Barrett Peterson, Peterson Development, 225 South 200 East, said they own the property directly to the south. They don't have any immediate plans to develop, but they are in favor of the deferral agreement. They will be paying for half of the road when they develop their property. He felt that this item is tied to Item #7 the Cap and Grade ordinance. The piece to the south they hope to develop as high density multi-family but they are tied up right now because of the Cap and Grade ordinance and they are in favor of some of the exceptions for multi-family for sale housing, which might help to expedite development of the property.

Further public comment was closed at this point for this item.

Kelvin Green referred to the timing of construction deferral. He was concerned with Finding A and B. Finding A says the city engineer *has* prepared and the City Council *has* reviewed. The commission can't find that as a fact. It also says that the engineer provided an analysis of the feasibility. They should be able to see that study and know that the city engineer has determined that it is unfeasible. Finding B, Eligible Public Improvements, #4 says they are approved by the city in advance of development. He asked if this is in advance or if it should have been done at the preliminary plat.

Robert Thorup said it was his understanding that is what they are doing tonight.

Kelvin Green said that Finding A also ties in to finding C, and unless they can fix Finding A he isn't comfortable voting for it.

MOTION: Bill Heiner moved based on the findings set forth in the staff report and the information, evidence, and explanations received today to forward a positive recommendation to the City Council to approve the timing of dedication deferral for 8600 South Street and all required associated utility improvements adjacent to Copper Valley Estates development. The motion was seconded by Dan Lawes and passed 6-0 in favor. Zach Jacob was absent.

MOTION: Joshua Suchoski moved based on the findings set forth in the staff report and the information, evidence, and explanations received today to forward a positive recommendation to the City Council to approve the timing of design for 8600 South Street and all required associated utility improvements adjacent to Copper Valley Estates development. The motion was seconded by Dan Lawes and passed 6-0 in favor. Zach Jacob was absent.

MOTION: Bill Heiner moved based on the findings set forth in the staff report and the information, evidence, and explanations received today to forward a positive recommendation to the City Council to approve a timing of construction deferral for 8600 South Street and all required associated utility improvements adjacent to Copper Valley Estates development. The motion was seconded by Dan Lawes.

Joshua Suchoski asked if they can change the motion to address Commissioner Green's concerns, because he has the same concerns. He would like to see some numbers before sending it on.

Dan Lawes said they can table the item, but they could also add language that it is pending a review of the City Engineer's report by City Council, which they are going to do anyway.

AMENDED

MOTION: Dan Lawes moved to amend the motion to forward a positive recommendation on the timing of construction pending a review of the City Engineer's report by City Council. The amended motion was accepted.

VOTE: The amended motion passed 6-0 in favor. Zach Jacob was absent.

3. Text Amendment – Amend the West Jordan Municipal Code Section 13-5J amending the West Side Planning Area Boundary – Gladstone Place; Peterson Development/Barrett Peterson (applicant) [#ZC20150001]

Barrett Peterson, Peterson Development, 225 South 200 East, pointed out the 8.3-acre subject property that they are acquiring from UDOT. The City Council decided via a development agreement to allow them to put the property within the Highlands Master Plan so it can be one contiguous development with the abutting high density property. The Mountain View Corridor trail will go between some of the townhomes that they will be developing with Garbett Homes. He clarified that the property is under contract with UDOT and the purchase is contingent upon some of the zoning issues. They hope to close on it this summer. They own the contiguous property to the west.

Dan Lawes asked if there are any other properties they anticipate adding to the WSPA.

Barrett Peterson said Orchard Heights and the subject property are within the natural geographic boundaries. There is one other five-acre piece that could possibly be within the boundary, but it could be developed on its own as well. It wouldn't make sense to add property from any other location. He said it will also be convenient to keep the area within the special assessment area that will maintain the open space.

Larry Gardner said the intent of the application had been addressed. He reminded the commission that it is a text amendment to the zoning ordinance that amends the WSPA text changing the acreage from 410 acres to 418 acres.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed text amendment amending Section 13-15J-2A of the 2009 City Code as provided in Exhibit D attached to this staff report.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Kelvin Green moved based on the findings in the staff report and the discussions received in this hearing to forward a positive recommendation to the City Council for the proposed text amendment to Section 13-5J-2A, WSPA Defined within the 2009 City Code as addressed in the staff report with the condition that the true property owner be attached to the application prior to consideration by the City Council. The motion was seconded by Joshua Suchoski.

Kelvin Green felt that for the records of the city that the correct property owner should be listed.

VOTE: The motion passed 6-0 in favor. Zach Jacob was absent.

4. West Jordan Business Plaza; 4792 West New Bingham Highway; Preliminary Site Plan; P-O Zone; West Jordan Business Plaza, LLC (applicant) [#SPCO20150007; parcel 21-31-157-007]

LeeAnn Galloway, West Jordan Business Plaza, and Greg Steffenson, architect, were representing the project. Ms. Galloway stated that they are building a 3-tenant building for a preschool, Young Family Dental, and one other professional office.

Greg Steffenson said they have been working with staff in order to bring it forward to the commission. Two of the three spaces are leased out, and they would like to get started as the preschool would like to open when normal school sessions are in.

Kelvin Green asked if they considered rotating the building 45 degrees so it was more along 4800 West instead of against the neighboring residential property lines.

Greg Steffenson said there were issues with providing the required parking and the fire department required a turnaround. There is a 20-foot landscape buffer next to the residential properties.

Nannette Larsen said the proposed building meets all city code standards for parking, landscaping, and buffering. The property is unique where three sides of the building face two streets, so there were some difficulties fitting the parking and building on the site. The proposed configuration meets the standards and is the best option with the building facing New Bingham Highway and the parking lot located toward the back of the building. The landscaping buffers are met for the parking lot along 4800 West as well as the separation between the office and residential uses.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for West Jordan Business Plaza located at 4792 West New Bingham Highway in a P-O zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application, letter of intent, and site plan.
3. The final site plan must meet all requirements of the Engineering and Fire Departments.
4. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of final site plan approval.

David Pack asked if there were any concerns with the circulation in and out of the property, especially with the preschool use. It is a busy intersection and it has a bit of a blind curve.

Nannette Larsen said the traffic engineer reviewed the access from 4800 West and considered it to be sufficient for the three proposed uses. Because there is a 20-foot buffer along 4800 West, there is a one-way entrance and exit and is a single flow circulation in order to meet the parking standards. Staff didn't anticipate any issues.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

David Pack said he's lived adjacent to the property for 17 years and he was surprised it hadn't been developed up to this point. He liked the design and it will bring good businesses to the city. The comments from the Design Review Committee have been incorporated.

MOTION: Joshua Suchoski moved based on the positive findings set forth in the staff report and information received during this meeting to approve the Preliminary Site Plan for West Jordan Business Plaza; 4792 West New Bingham Highway; West Jordan Business Plaza, LLC (applicant) with the conditions 1 through 4 as set forth in the staff report. The motion was seconded by David Pack and passed 6-0 in favor. Zach Jacob was absent.

5. Sun Ridge Assisted Living; 7037 South 4800 West; Preliminary Site Plan and Conditional Use Permit; R-3-12 (SHO) Zone; Sunset Village LLC/Cerrito Development LLC (applicant) [#SPCO20150008, CUP20150002 parcel 21-30-101-005]

Andy McKay, 11602 South Redwood, applicant, said they had worked with staff for a number of months in order to address all issues. They have incorporated the comments from the Design Review Committee. They are excited to have an assisted living center on one level. They agree with all of staff's recommendations. They were able to secure an easement from the HOA to the east for emergency vehicles access. The project will have 63 or 64 units.

Kelvin Green asked if 25 parking spaces are adequate for the residents, employees, and visitors.

Andy McKay said staff had the same concern and asked that the issue be looked at in depth. He introduced their traffic engineer.

Jeremy Searle, 1220 North, Lehi, said they were asked to prepare a parking study for the site. They looked at national parking rates for similar land uses. Staff recommended that they also look at similar type land uses here in the Salt Lake Valley, and those were compared to the city parking requirements. The Institute of Traffic Engineers surveyed parking requirements for assisted living facilities across the country and found that the average parking demand is .41 stalls per unit, which is lower than the city's requirement. They also looked at two local similar uses at Carrington Court in South Jordan and Care Source in Holladay. They counted the parking during a typical weekday during peak parking times and on the Easter holiday weekend. They found that the parking provided at both locations was more than was necessary. The highest percentage was 65% of parking that was utilized, and most of them were quite a bit lower than that. They found that the overall demand at the two sites was .28 stalls per room plus one stall per staff member. At Care Source it was .24 stalls per bed and one stall per staff member. Using these numbers they recommend a minimum of 25 stalls be provided. They worked with staff to provide an additional 11 off-site stalls along the north property line that will be striped and can count toward the parking requirements. In addition, on-street parking is allowed on 4800 West. They didn't count those spaces toward the total, but they could be used on a holiday or other large event parking if needed. Their parking study shows that 25 stalls are adequate for this type of facility.

Nannette Larsen said the property was rezoned to R-3-12 (SHO) in anticipation of the assisted living facility. A conditional use permit is required for the assisted living use on the site. All three applications meet the city's standards.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for Sun Ridge Assisted Living located at 7037 South 4800 West in an R-3-12 (SHO) zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application, letter of intent, and site plan.
3. A fire access easement must be obtained along the east property line prior to Final Site Plan approval.
4. The final site plan must meet all requirements of the Engineering and Fire Departments.
5. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of final site plan approval.

Conditional Use:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow for an assisted living facility located at 7037 South 4800 West in an R-3-12 (SHO) zoning district, with the conditions of approval as listed below.

1. The proposed business shall meet all applicable Zoning, Building, Engineering and Fire Departments' requirements.
2. Permanent and/or temporary signage shall adhere to the requirements found in Title 12 of the City of West Jordan Municipal Code.
3. All changes to the site shall be consistent with the Conditional Use application.
4. The decision of the Planning Commission shall be final and effective fifteen (15) days from the date of the decision, unless an appeal is filed.

Preliminary Development Plan:

Staff recommended that the Planning Commission grant approval of the Preliminary Development Plan for Sun Ridge Assisted Living located at 7037 South 4800 West in a R-3-12 (SHO) Zoning District.

Kelvin Green asked for more clarification as to the city's parking requirement.

Larry Gardner said the ordinance allows the zoning administrator to make the determination on a similar type use if the applicant can produce a study that indicates the proposed parking will be sufficient. The city hasn't pigeonholed this as a certain use, so Mr. Mikolash determined that it met the parking requirement.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

Kelvin Green said with 13 staff members and .24 parking spots per unit at 64 units they are required to have 28 parking spots.

It was pointed out that there are 11 additional striped spaces, which puts the number at 36 spaces. Commissioner Green was good with that number, but was concerned with parking on 4800 West.

Joshua Suchoski felt that if there is a need to park along 4800 West it will probably be by staff and they would leave closer parking for residents.

Nannette Larsen said the city's traffic engineer reviewed the proposal for on-street parking on 4800 West and found that it was safe because of the street width.

Jeremy Searle pointed out that the eleven marked stalls are along 7000 South. Parking is allowed on 4800 West, but is not counted toward the total.

MOTION: Dan Lawes moved to approve the Preliminary Site Plan for Sun Ridge Assisted Living; 7037 South 4800 West; Sunset Village LLC/Cerrito Development LLC (applicant) with conditions 1 through 5 as listed in the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor. Zach Jacob was absent.

MOTION: Dan Lawes moved to approve the Conditional Use Permit for Sun Ridge Assisted Living; 7037 South 4800 West; Sunset Village LLC/Cerrito Development LLC (applicant) with conditions 1 through 4 as listed in the staff report. The motion was seconded by Matt Quinney and passed 5-1 with Kelvin Green casting the negative vote. Zach Jacob was absent.

MOTION: Dan Lawes moved to approve the Preliminary Development Plan for Sun Ridge Assisted Living; 7037 South 4800 West; Sunset Village LLC/Cerrito Development LLC (applicant). The motion was seconded by Matt Quinney and passed 5-1 in favor with Kelvin Green casting the negative vote. Zach Jacob was absent.

6. Salt Lake County Public Health Center; 7971 South 1825 West; Preliminary Site Plan; P-F Zone; MHTN Architects (applicant) [#SPCO20150009; parcel 21-34-128-018]

Greg Beecher, MHTN Architects, 420 East South Temple, said the proposal is for a 20,000 square foot health center on two stories. They worked hard with the County to fit their program into a small building and to meet the budget without having it look like a box. It will house WIC, Immunizations, Vital Statistics, and Public Health administration offices. It is a steel frame structure with brick and paneling similar to the Library facility. The entry is south-facing to tie in with the rest of the campus. An agreement allows for some shared parking with West Jordan. They have a requirement for 82 stalls and 108 are provided, with 24 of those being shared with West Jordan.

Nannette Larsen said the proposed site plan meets the criteria with the exception of the height of the building that exceeds the 30-foot maximum allowed in the P-F zoning district. A condition of approval for the site plan is that the applicant submits and has approved a conditional use permit for

the 38-foot height in order for the final site plan to be approved. She clarified that the conditional use permit will come back to the planning commission.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for Salt Lake County Health Center located at 7971 South 1825 West in a P-F zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Zoning Code requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application, and site plan.
3. The final site plan must meet all requirements of the Engineering and Fire Departments.
4. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of final site plan approval.
5. A Conditional Use Permit must be approved prior to Final Site Plan approval to allow for building heights greater than 30 feet.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

MOTION: Kelvin Green moved to amend the finding in Criteria #6 to replace the word ‘restaurant’ with the word ‘building’. The motion was seconded by Joshua Suchoski.

Dan Lawes didn’t know if that was relevant as it is a discussion point. Kelvin Green said they are making a finding so it should be accurate.

Robert Thorup said the staff report often times finds its way into the minutes, so it is probably a good idea.

VOTE: The motion passed 6-0 in favor. Zach Jacob was absent.

MOTION: Kelvin Green moved that based on the findings set forth in the staff report and the information received during this meeting to approve the Preliminary Site Plan for Salt Lake County Health Center; 7971 South 1825 West; MHTN Architects (applicant) with the conditions 1 through 5 as listed in the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor. Zach Jacob was absent.

7. **Text Amendment - Amend the 2009 City Code, Section 13-8-23 making miscellaneous amendments to language relating to Cap and Grade requirements for certain types of multi-family residential developments; City-wide applicability; City of West Jordan (applicant) [#TA20140008]**

Ray McCandless said over the past several years the city’s multi-family residential housing has outpaced the general plan’s recommended ratios. The City Council established a Cap and Grade ordinance and amended the ratio to 77% single family and 23% multi-family. When the City Council

adopted the ordinance in October 2014 it included exemptions for certain types of multi-family housing. The following month the City Council amended the ordinance to remove all exemptions except for multi-family housing within a transit station overlay district. Since that time staff has revisited the code in relation to fair housing standards and they have conducted field trips to look at different types of multi-family housing. Staff is recommending that they address the fair housing standards and if the Commission feels comfortable with it they can add owner occupied townhomes, twin homes, and patio homes back into the exemptions. He reviewed the proposed wording as listed in the staff report. Staff had selected 7.5 du/ac as a mid-point, but the planning commission could recommend a different number. A definition for cluster patio homes is also proposed. He showed photos from Somerset Villas as an example of a townhome development at about 9.9 du/ac as well as other housing types.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed text amendment.

There was a brief discussion on building height. Maximum building height is capped by the underlying zoning. Most residential zones have a limit of 30 feet, with the exception of the P-C zone. Multi-family density was discussed. If the maximum is too low it falls in the single family range, which isn't economically viable for development as multi-family.

Dan Lawes opened the public hearing.

Barrett Peterson, Peterson Development, said he understood what the City Council and Planning Commission were trying to accomplish, but now the pendulum has swung a little too far by not allowing any attached housing except in the TOD and TSOD. Opportunities for those types of developments won't happen very quickly on the properties where they are developing. Economic development is also important. They helped to locate Smith's on 5600 West, and they are still counting on additional needed rooftops and growth. That growth can't be provided from only 10,000 square foot lots, but they need a diversity of housing types. Some millennials don't want a single family home or a yard in some cases, so he thought the density should be higher than 7.5. Trends are changing and it isn't just what the developers want, but they should look at the whole picture. As a developer they provide a mix of housing types, which is often determined on the property location. They have an attached senior housing product in South Jordan they would love to bring to West Jordan, but the cap won't allow it. He appreciated the direction to bring back more attached housing types as the development community is in limbo with this ordinance and supports staff's recommendation. The city needs rooftops for economic development. He wasn't sure what the stigma is with townhomes if they are owner-occupied, because they can be very nice and people like them. With the growth coming to the Valley there can't be only single family homes; smart planning and smart growth requires a mix of housing types.

Curtis Leavitt, Holmes Homes, 126 West Sejo Lily, had been working with members of West Jordan staff for the past two years regarding their Oquirrh West parcel. They had been meeting with all of the departments with their concept plan and were at the point in the process for rezoning and land use amendment when the Cap and Grade was implemented, which put a stop to their opportunities. They have about 133 acres with a variety of housing including townhomes, single family lots, and commercial components. Their townhome product was viewed on the recent tour and he hoped they could see the quality of workmanship and that if it is laid out right with correct densities it can be a

place where people want to live. Affordability and lifestyle preference indicate that not all properties need to have quarter-acre lots. The proposed 7.5 du/ac density would preclude them from building a lot of their product types, and it would drop their home sites by 100 units, which they couldn't do. He recommended allowing the exemptions similar to what they approved on October 22 without a specific density. If there is a density attached he suggested it be in the range of 12-14 units per acre. The layout of their proposed development has about 40% open space. He said the planning commission has an awesome responsibility with the ability to determine what they want, but economic impact is taking place when we take away quality developments that are done right, because then they won't have the rooftops to justify further commercial development that is needed in that area. Commercial brokers have indicated to him that the rooftops aren't there yet to justify the commercial development.

Further public comment was closed at this point for this item.

Joshua Suchoski thought that the commission isn't necessarily against multi-family homes, but the major concern is more the quality of the home. The goal of the city and general plan is to encourage owner-occupied homes that won't be turned into rental properties. He felt that 12-14 units per acre will become rental properties. It is hard to enforce the homes as owner-occupied, so they need to use their limited tools to protect a subdivision from becoming overrun with rentals. He wasn't opposed to townhomes or different styles of housing, but he wants to see quality so people will want to invest and stay.

Bill Heiner said higher density doesn't mean it has to be lower quality. He thought 7.5 is too low and recommended 10 because it incentivizes a developer to have a project that will pencil out, even if they require a larger floor plan. Higher density and smaller homes keep the price point down to where people could buy them up for rentals.

Matt Quinney said they have a measure of control over the quality. So having more units per acre makes sense in order to encourage the type of development they are looking for.

Kelvin Green was concerned with how to get a 1500 square foot home with a density of 10-14 units per acre, because that eliminates open space. The sample development at 5.5 units per acre had only a small central open space. Units without open space tax the rest of those who have to pay for parks and the other ancillary things that go into a higher density project. Smaller homes in higher density tend to be rented out and over time there isn't the pride in ownership, which creates difficulties. He understood there is a bottom line cost for development, and the city needs economic development. He wasn't comfortable with a density of 12-14 du/ac and was unsure about 10 du/ac.

Joshua Suchoski agreed that square footage could be looked at, but there are a lot of ways to build a large home cheaply. He wanted to encourage quality and didn't know that allowing for more homes even if they are larger was the answer. Large homes without open space or amenities won't encourage people to stay, but they will be purchased as starter homes or as investments but because of the cramped nature most people will want to leave. He thought the density of 7.5 was a compromise.

Dan Lawes said they could increase the home size to 1750 and leave the density alone if that would encourage owner occupied units and still keep the open space.

Joshua Suchoski thought that could help. Even a little increase in size adds to the cost and lowers the market for people who want to rent their homes, and if they did rent within that range it would fall within a demographic that will either stay or care more for the home.

Bill Heiner asked if the reason for that is because they make more money.

Joshua Suchoski wasn't saying that people who make less money don't care for their home, but in demographic areas that are in lower affluence there tends to be more rental properties or people who don't care for the homes. He doesn't want to make it impossible to rent, but he wants to provide an area that won't be subject to a lot of rentals.

There was a discussion about square footage. Somerset Villas had some units at 1200, but most were 1500 to 1600 square feet. The quality of the product was high and would attract the right demographic. The philosophy of the developer was to keep it a quality product and stay on for the maintenance. There was a discussion regarding the open space available in this dense of a product. Some felt it was a little cramped.

Kelvin Green said most new developments have an HOA that is responsible for external maintenance, and he wondered if they could add language about upkeep by an HOA.

Bill Heiner said lifestyles are changing all the time. The millennial buyers aren't necessarily looking for open space, but they go somewhere else for biking or hiking, etc. They aren't interested in yardwork or responsibility for upkeep, which the Somerset Villas product offers.

Joshua Suchoski agreed with that statement, but if this development went to 7.63 du/ac it will still allow for a lot of homes, but it would have a little more breathing room. A lot of people don't want yards, but they may want a little area for gardening. He agreed it is a lifestyle choice, but there has to be more space.

Kelvin Green said if Somerset Villas went to 7.5 du/ac it would drop 13 units that could be used for community open space. He would be willing to look at 8 or 8.25.

Matt Quinney said the higher units per acre will allow them more homes, but not everyone will keep it at the maximum density. If they are too restrictive then they won't allow for some quality development that is needed for economic reasons. He felt that the commercial and residential development needs to come in together and that 10 du/ac was a good number.

There was clarification regarding design control and if they should require the development to be in a PRD. Staff pointed out that regardless of zoning, all developments go through an extensive review process in order to get the best design prior to being presented to the planning commission. The Design Review Committee will review all multi-family developments. Planned Development zonings allow for design flexibility.

Kelvin Green said he just wants to make the process better so there is a better design from the beginning without going back and forth with the developer. Robert Thorup said staff is working on an improved design manual that projects will have to comply with.

David Pack could see the pros and cons to all issues. He thought the density should be somewhere around 8 du/ac.

MOTION: David Pack moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for the proposed text amendments to Title 13 as addressed in the staff report, changing the density of 7.5 du/ac to 8.0 per acre. The motion was seconded by Joshua Suchoski.

Joshua Suchoski said the Somerset Villas had stipulations in their CC&R's that they are not allowed to park in the driveway because a car won't fit. If they go up to 10 or 12 units per acre they will have the same problem.

Bill Heiner felt that can't be a blanket statement, because it is a design issue.

Joshua Suchoski said once they start packing in units the only way they can alleviate that is to go straight up and they will run into that same problem.

Kelvin Green said often because of the footprint of the house you can't fit your car in the garage. Even with a two car garage sometimes the cars don't fit. He asked about a minimum square footage requirement for the attached two-car garage.

There was a brief discussion regarding the size of a standard garage and what it would take to fit two large cars.

AMENDED

MOTION: Kelvin Green moved to amend the motion to require that the attached 2-car garage has to be a minimum of 450 square feet. The motion was accepted.

VOTE: The amended motion passed 4-2 in favor with Matt Quinney and Bill Heiner casting the negative votes. Zach Jacob was absent.

MOTION: Kelvin Green moved to adjourn.

The meeting adjourned at 7:41 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015