



MIDVALE

In the Middle of Everything

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Midvale City
PLANNING AND ZONING COMMISSION
Minutes

9th Day of March, 2016
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR:

Richard Judkins

***PLANNING AND ZONING
COMMISSION VICE CHAIR:***

Kass Wallin

BOARD MEMBERS:

Allen Litster
Colleen Costello
Shane Liedtke
Don Slick (1st Alternate)
Evan Hanson (2nd Alternate)

STAFF:

Lesley Burns, City Planner
Matt Hilderman, Associate Planner
Nicole Selman, DCD Administrative Assistant
Chris Butte, Economic Development Director

GENERAL SESSION

Chairman Judkins called the Planning & Zoning Commission meeting to order at 7:00 p.m. The meeting 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.

ROLL CALL

Mr. Litster	Present
Mr. Wallin	Present
Mr. Hanson	Present
Mr. Judkins	Present
Ms. Costello	Present
Mr. Liedtke	Present
Mr. Slick	Excused

DISCUSSION

1. LAND ECONOMICS AND ECONOMIC DEVELOPMENT PRESENTATION/DISCUSSION; CHRIS BUTTE, ECONOMIC DEVELOPMENT DIRECTOR

Chris Butte, Economic Development Director for Midvale City, gave a presentation on the current economic status of the city. He offered the Planning Commission more details regarding the importance of high density development in order to retain existing businesses as well as attract future business. He also addressed some of the long term economic goals in store for Midvale City and he expressed his hopes for greater progress.

PUBLIC HEARING(S)

2. TXT-16-01; TEXT AMENDMENT TO MODIFY BUILDING HEIGHTS AND SETBACKS IN THE RM-12, RM-25, STATE STREET COMMERCIAL AND TRANSIT ORIENTED DEVELOPMENT ZONES; CITY STAFF (APPLICANT)

Ms. Burns presented there have been discussions with both the City Council and Planning Commission in the past few months to address recent community concerns regarding building heights and setbacks in areas immediately adjacent to single family residential zones. Of particular concern is the potential for five story buildings to be developed near single family residential neighborhoods. After reviewing the development standards in the RM-12, RM-25, State Street Commercial (SSC) and Transit Oriented Development (TOD) zones, which are directly adjacent to single family residential zones, it was found that each of the zones has different buffering and height requirements for new multi-family and commercial buildings.

Looking to balance the need to provide appropriate areas for growth and new development to occur while protecting adjacent, stable residential neighborhoods from the impacts of more intense development, Staff is proposing the following concepts be implemented into the zoning ordinance text in the RM-12, RM-25, SSC and TOD zones regarding building heights and setbacks:

- Utilizing the concept currently included in the TOD zone that larger setbacks from single family residential zones are required as building heights increase, make the setbacks for various buildings heights the same in all four zones.
- Include the 15 foot residential landscape buffer requirement (to include 6 foot masonry wall, large trees and shrubs) currently in the TOD zone, in the other three zones.
- Unless projects have frontage on State Street or 7200 South, limit building heights to 4 stories with a 66 foot setback from single family residential zones.
- Projects with frontage on State Street or 7200 South would still have the ability to go up to 6 and 7 stories if the building is a mixed-use structure and up to 5 stories if the building is commercial (graduated setbacks from adjacent single family residential zones still required).

Staff is also proposing a modification to the current definitions for “mixed-use” in the ordinance to avoid confusion.

STAFF RECOMMENDATION:

To accomplish these proposed changes Staff would recommend the following text amendments be incorporated into the zoning ordinance. Staff recommends that the Planning Commission considers the proposed amendments, including any public comment received. The Planning Commission can approve the amendments as proposed, make specific changes to the language proposed, or recommend no changes be made to the current ordinance.

Recommended text amendments: (See Attachment A)

The Planning Commissioners discussed at length the proposed changes to the ordinance. Through this discussion they compiled a list of concerns and questions for staff to review. They considered the impact this change may have on the long-term future of Midvale City and whether or not this change to the ordinance is necessary or wise.

Mr. Litster moved to open the meeting to a Public Hearing. Ms. Costello seconded the motion. Motion carried.

Hooper Knowlton with Parley’s Partners, 27 East Gilbride Avenue, Murray, explained he is a developer who owns some property in Midvale City that is located just west of the TRAX line on 7800 South. This property is located in the Transit Oriented Development Zone and he supplied the Planning Commissioners with some general information regarding his possible plans for developing that property, noting that the proposed ordinance change does not affect his plans because it is only four stories in height. He gave an overview of other properties he has developed and the standards he saw other cities apply to the heights and setbacks of taller buildings located in their Transit Oriented Zones. He made an interesting point that many developers choose not to build above five stories because the cost associated in doing so outweighs the benefits. Any structure taller than five stories must be framed with steel rather than wood and for a residential structure that option simply is not feasible. He also discussed how and why mixed-use developments can be successful or unsuccessful.

Joe Torman, Director of Construction for Parley's Partner's, emphasized the setback requirements were never the issue when it came to the design of their building. They could easily build a five story building and still meet the setback requirements, however, they would not be able to meet the required parking standards. He added that he really appreciates the dialogue that has taken place with the Planning Commission.

There were no further questions or comments from the public.

Ms. Costello moved to close the Public Hearing. Mr. Litster seconded the motion. Motion carried.

The Commissioners discussed some of the comments brought forward in the public hearing. They agreed those comments added more questions and concerns regarding this Text Amendment. They decided it would be best to allow Staff some time to answer their questions rather than moving forward with a recommendation to the City Council for this item.

Mr. Litster moved to continue the meeting beyond 10:30pm to 10:45 pm for the sole purpose of determining the list of items the Commission would like to receive more information on. Mr. Liedtke seconded the motion. Motion carried.

There was no further discussion.

MOTION:

Mr. Wallin, *"I move that we table this discussion and request that city staff look into the following topics:*

- 1. Information from other cities with regard to their Transit Oriented Development and setback requirements, parking requirements, and building heights.*
- 2. Whether or not parking should be decreased in Transit Oriented Developments.*
- 3. Whether or not mixed use needs to be a factor of height or if mixed-used should be included as an incentive or consider the possibility of eliminating mixed-use.*
- 4. Whether there should be a height cap at seven stories or should development be allowed to go slightly higher.*
- 5. Should setback numbers that have been proposed be increased or decreased slightly.*
- 6. If one already exists, please provide a model or rendering to illustrate the different building heights and setback options."*

Mr. Liedtke moved to amend the motion to include:

"Add a seventh item to the list to review the possibility of setting the maximum number of feet in height a building may be instead of just stories."

Mr. Wallin accepted the amendment to the motion.

Mr. Litster seconded the motion. A roll call vote was taken.

Mr. Liedtke Yes
Mr. Wallin Yes
Mr. Litster Yes
Ms. Costello Yes

Motion carried unanimously.

MINUTES

3. REVIEW AND APPROVE MINUTES OF JANUARY 13, 2016; FEBRUARY 10, 2016 AND FEBRUARY 24, 2016

Mr. Litster moved to table the approval of the minutes until the next meeting. Mr. Wallin seconded the motion. Motion carried.

ADJOURN:

Mr. Litster moved to adjourn the meeting at 10:45pm.



Nicole Selman
DCD Administrative Assistant