



PLANNING COMMISSION STAFF UPDATE MEMO

Planned Development District – 6695 S. Wasatch Blvd.

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Summary

This update memo is an update and addendum to the prior project staff reports. Previous staff reports and memos contain important background and project summary that have already been reviewed by and presented to the Planning Commission and will not be republished in this document. Please review the prior reports for additional detailed information on the project.

This report will provide details on the most current and complete project submittal. The following is provided in this report:

- Proposed Ordinance and Development Plan Overview
- Outstanding Issues
- **Staff Recommendation – APPROVAL with conditions**

Proposed Ordinance and Development Plan Overview

Proposed Ordinance (PDD-2 Ordinance)

An approved rezone utilizing the Planned Development District contains a written ordinance applicable only to the subject property. This ordinance is drafted by the applicant and reviewed by city staff and must generally comply with applicable requirements and procedures of Title 19.51 of the zoning ordinance (Planned Development District). A proposed ordinance has been submitted by the applicant and reviewed by staff. A copy of the ordinance, including staff revisions, is included in the updated project webpage.

Staff Analysis – Based on the recommendations added by staff and with the exception of the affordable housing provision (additional detail provided in the ‘Outstanding Issues’ section, staff finds the proposed written ordinance to properly reflect the details of the proposal and finds the details and approval procedures of the ordinance satisfactory). Further refining and fine-tuning of the written ordinance will continue as the application is forwarded to City Council.

PDZ (Planned Development Zone) Plan (i.e. “Development Plan”)

The second critical component of an approved PDD project is the Development Plan, which includes various master site plans, massing renderings, site circulation plans, etc. and becomes part of the final approved ordinance. The following items are required as part of the PDZ Plan (19.51.040):

- The location of the proposed development
- Names of and contact information for the applicant(s) and the owner(s) of the property(ies)
- A written narrative and graphic exhibits explaining and showing the nature and character of the planned development, including:
 - The proposed project’s consistency with the city’s general plan and any master plans for covering part or all of the proposed site
 - A statement of how the goals, objectives and specific criteria of this chapter will be satisfied
 - Disclosure of any easements or leases necessary for the proposed project and how their long term continuity will be assured
 - The total acreage of the planned development, broken down into the acreage of any phases or sub-parcels

- The specific land uses to be permitted in the proposed PD zone and the general location and amount of land proposed for each permitted land use, such as single family residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.
 - The scale/intensity of each use, expressed in numbers (i.e., number of residential units, residential density, square footage of retail-commercial, square footage of office uses, etc.) and the acreage allotted to each use. For example, a table of proposed land uses including:
 - Proposed maximum and average residential densities for each residential use
 - The maximum total acreage of each residential use, including below market/affordable dwelling units, if applicable
 - The maximum allowed number of each type of residential unit requested, including affordable dwelling units, if applicable, and
 - The maximum proposed building/lot coverage for each non-residential use
 - Conceptual lot lines and all dimensional and lot standards for each land use type designated
 - An open space/landscaping plan including the location and composition of all screening, buffering materials, trees and other vegetation
 - An analysis of the traffic impact of the project on existing and proposed streets, current and projected traffic counts on surrounding roads and streets, etc.
 - A traffic circulation plan (vehicular, bicycle and pedestrian) showing project circulation patterns; internal streets, roads and alleys; connections to city and regional transit; interior pedestrian trail connections; and a description of the vehicular transportation circulation system within the project and connect to a larger circulation network in the city and the region
 - A description of facilities for public transportation, pedestrians, bicycles and other alternatives to private vehicles
 - Preliminary plans for parking, including parking structures, stall counts and location
 - A preliminary development schedule and any proposed phasing plans, including areas to be included in each phase and the location of all open space areas and affordable dwelling units to be included in each phase
 - Tabulations of approximate acreage allotted to public open space, common private open space, and non-common private open space, including a statement of intended uses of open space and public facilities, including a rationale for scale and location
 - A lighting plan showing location, lighting types, foot candle measurements, etc.
 - Illustrative architectural elevations for each type of residential and non-residential unit, including:
 - Character sketches of proposed buildings or building types, typical exteriors and architectural elevations, etc. as appropriate to convey an accurate visual imagery of the proposed project, and
 - How the scale, massing and design of new buildings compliment and positively contribute to the setting of any buildings within or adjacent to the project and create a pleasing visual relationship with them
 - A preliminary utilities master plan, including the locations of any existing or proposed utility easements; the general location, size and capacity of all existing and proposed utility lines; and an analysis of the development's projected ten-year water usage and how water efficient materials may be used in the project
 - An infrastructure plan, including a narrative of the proposed project's impacts on public facilities and public infrastructure
 - A plan detailing any sensitive lands, natural hazards, historic building/sites, unique geological features, etc., and how the project's impact on such areas will be mitigated
- Draft PDZ ordinance

Staff Analysis – All of the above items have been submitted by the applicant, either as part of the written narrative, development plan, written ordinance, or other submittal item. Discussion with the Planning Commission on each of these items has previously taken place. Recent modifications to the project include a modification to the residential component of the project through elimination of a previous senior living structure, additional geologic studies underway at the

request of the city, and refinement of the proposed written ordinance for the site. All relevant and current documents may be found on the project webpage.

Outstanding Issues

Engineering Requirements

Per the City Engineer, the applicant has not yet satisfactorily responded to all preliminary engineering requirements, per city engineering review letter dated July 30, 2020 (available on project website), particularly as follows:

- Analysis of impact of the proposed development on off-site public storm drain infrastructure, including project flow, capacity projections, and identification of any necessary upgrades of off-site facilities
- Demonstration that portions of proposed primary access point and intersection improvements in Holladay City have been properly approved

Geologic and Geotechnical Engineering Hazards

The subject property contains numerous geologic and geotechnical hazards that require extensive analysis and potential mitigation prior beginning site work or construction. The property contains fault lines, steep slopes, potential liquefaction concerns, and other sensitive-lands challenges. To date, the applicant has conducted numerous studies of those hazards, including fault trenching, slope stability analysis and earth borings, geotechnical studies, etc. The city has reviewed each study and met with the applicant to discuss them. The purpose of conducting the studies at this phase of the project is to establish the general viability of construction at the proposed location of each building. Prior to construction of each phase, additional studies, trenching, borings, etc. will likely be required to ensure that each building can be constructed in a manner that meets all city sensitive lands requirements and engineering safety factors.

In general, staff's priority thus far has been to ensure that all potential hazards have been identified and scientifically tested by qualified professionals, and that recommendations are in place for how and when further detailed analysis of each hazard is needed, as it may not be practical or possible to assess every geologic hazard until full engineered site and building plans are completed. The same level of review will occur during each phase of the development of the site. If any significant hazards are identified that substantially impacts the Development Plan, the applicant would then be required to submit a proposal to amend the full PDD application, requiring new public hearings, Planning Commission, and City Council review.

The applicant has recently been asked to complete additional slope stability analysis in the area around the proposed apartment building and the city is awaiting results. Each study is reviewed in a high level of detail by the City Engineer and the city's geologic hazard consultant. Once the additional study is complete, a final summary of geologic hazards and city recommendations will be completed. All previously completed studies and city reviews are available on the project webpage.

Affordable / Below Market Rate Units

The ordinance requires this project to provide 10% of its units at a rate that is affordable to households earning not more than 50% of the city's area median income (AMI). Based on the current proposal, the applicant would be required to provide 42 units of the 419 total at an affordable rate. The applicant has expressed challenges in financing and providing those units at the required 50% rate without additional public subsidy options. At the regional, state, and federal level, affordable housing is commonly defined as 80% AMI rather than the 50% required in the PDD ordinance.

The applicant has held a discussion with the City Council to consider amending the affordable housing policy to provide additional flexibility in providing affordable housing on a project. A text amendment application has been submitted for Planning Commission consideration to review a proposed change in the PDD affordable housing requirement.

The applicant's current proposal of providing 10% of units at 80% AMI does not comply with current ordinance. Further review of the BMR proposal will not be conducted until the text amendment process is complete.

Recommendation

Given the complexity of the Planned Development District ordinance, staff anticipates that the final ordinance and submittal will continue to receive minor revisions prior to final consideration by the City Council. However, staff finds that the proposal substantially complies with the Planned Development District ordinance, positively contributes to the implementation of critical city goals and policies (i.e. those found in the General Plan and Wasatch Boulevard Master Plan), and helps create a vibrant mixed-use development with significant public amenities to transform an inactive gravel pit operation into a notable and valuable city development.

Based on the above findings, findings from previous staff reports and supporting documents, and approval from the City's Architectural Review Commission, **staff recommends that the Planning Commission forward a recommendation of APPROVAL to the City Council, subject to the following conditions of approval prior to final vote by the City Council:**

- The matters identified in the 'Outstanding Issues' section of this staff report shall be adequately addressed and reviewed by city staff:
 - Proper analysis of storm drain infrastructure impact and assessment of needed system upgrades shall be completed and reviewed by the City Engineer
 - Resolution of outstanding engineering items and satisfactory completion of additional geologic hazards reports and implementation of the recommendations of those reports must be reviewed and approved by the city's Development Review Committee (DRC). Additional recommendations or findings may be incorporated into the written ordinance to ensure compliance
 - The proposed text amendment to the affordable housing provision shall be concluded, and proposed affordable housing for this project shall comply with any ordinance amendment that is granted
 - If completion of the outstanding issues and additional geologic hazards/geotechnical studies results in substantial changes to the proposed Development Plan, further review and consideration by the Planning Commission may be required.
- Subject to approval by the Utah Department of Transportation, the identified 'emergency access' onto SR-190 (Wasatch Boulevard) shall be utilized as a secondary regular access for the property until the development on the adjacent property results in an improved a permanent shared access point

Note – All supporting project documents may be found on the project webpage at <https://www.cottonwoodheights.utah.gov/your-government/boards-and-commissions/planning-commission/wasatch-rock-redevelopment-proposal-6695-s-wasatch-blvd-pdd-19-001>