

PUD-1-2015
Highbury Towns East – Phase 4 Final Plat
Ivory Homes
R-1-8 Zone
15 Units & 1 Parcel
2.14 Acres

BACKGROUND

Nick Mingo, representing Ivory Homes, is requesting final plat approval for the 4th phase of the Highbury Towns East Subdivision. The subject property is located in the northeast portion of the overall development.

STAFF/AGENCY COMMENTS:

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Street improvements for Newington Lane and Barnsbury Lane shall be installed in accordance with the plan and profiles submitted to the City Engineering Division.

Revisions to plat required.

Flood control issues to be coordinated with Public Works.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

Project is subject to all GHID requirements and design standards.

Building Division:

Follow recommendations outlined in the soils report.

Fire Department:

Project shall meet all provisions of Fire Code relating to this type of development.

ISSUES:

- The fourth and final phase of the Highbury Towns East PUD will consist of 15 units and 1 parcel on approximately 2.14 acres. This phase is consistent with the preliminary plat previously approved by the Planning Commission.
- Building elevations were reviewed during the preliminary plat. The buildings constructed thus far have been in accordance with the approval granted by the Planning Commission. Buildings in this phase will use the same footprint as in previous phases of this project.
- Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing different color schemes to be used to provide greater diversity between buildings.
- Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. Buildings will use the same footprint as previous phases. As noted in other phases Ivory Homes has added a rambler plan on the end of some of the units. This option has opened up an opportunity to include a larger demographic.
- There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations have been raised approximately 2-3 feet which has allowed full basements to be constructed. Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.
- All units will have a two car garage. In addition to the garage, parking will be available within the 20-foot setback in front of each town home. This phase does provide additional guest parking. The developer has tried to evenly disperse guest parking throughout the community. Overall, 24 spaces have been provided for guest parking.
- The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. As discussed from the onset of this community, there will be two large areas of open space available for resident use. This area consists of approximately 35,000 square feet. The east side of

Darlington Drive will be left open, while the west side will contain play structures, a swing set, and pavilions for resident use.

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STAFF ALTERNATIVES:

- A. Grant final plat approval for the 4th phase of the Highbury Towns East Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That this development comply with all provisions listed in the development agreement.
 3. That the landscape plan submitted with the final plat be followed. Said landscaping plan will provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 4. That the proposed development comply with all provisions of the West Valley City Fire Department. This shall include access into and through the project.
 5. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 6. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 7. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
 8. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to other setbacks if needed in order to accommodate utilities or other infrastructure.
 9. That building elevations, colors and materials, be in accordance with those illustrated during the April 8, 2009 Planning Commission meeting.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:
Nick Mingo
Ivory Homes

Discussion: Steve Lehman presented the application. Nick Mingo stated that Ivory provided a survey to residents asking whether a clubhouse or amenity package would be preferred and the residents overwhelmingly voted for amenities and open space.

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Barbara Thomas asked if clubhouses are generally used in other Ivory projects. Mr. Mingo replied that they can be but the amenity packages are less expensive in resident HOA costs. Jack Matheson asked how the HOA works in the neighborhood and asked if the townhomes are separate from single family. Mr. Mingo replied that they have their own association but are owned by the same company. Jack Matheson asked if the single family residents will use this park. Mr. Mingo replied that there are other parks throughout the neighborhood. Terri Mills stated that she likes that garbage and recycling cans are required to be kept inside the garages but indicated that she does not like the look of the utility boxes. Mr. Mingo replied that he would like to bury them but this is not allowed by the power company or Comcast. Chairman Thomas asked what amenities are included in the amenity package. Mr. Mingo replied that there is a large open field, 3 playgrounds for different age groups including a swing-set, and a picnic area with another grass field.

Motion: Commissioner Fuller moved for approval subject to the 9 staff conditions.

Commissioner Meaders seconded the motion.

Roll call vote:

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| Commissioner Fuller | Yes |
| Commissioner Matheson | Yes |
| Commissioner Meaders | Yes |
| Commissioner Mills | Yes |
| Chairman Thomas | Yes |

Unanimous-PUD-1-2015- Approved