

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

August 22, 2012

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Phil Conder, Joe Garcia, Barbara Thomas,
and Imaan Bilic

ABSENT

Harold Woodruff and Terri Mills

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Lehman, Jody Knapp, and Nichole Camac

AUDIENCE

Approximately nine (9) people were in the audience

SUBDIVISION APPLICATIONS

S-28-2008

Highbury Place Subdivision – Phase 7

2995 South 5335 West

R-1-8 Zone

31 Lots

7.2 Acres

BACKGROUND:

Nick Mingo, representing Ivory Homes, is requesting final plat approval for phase seven (7) of the Highbury Place Subdivision. The proposed application is located to the south of phases 1 and 2 and immediately to the west of the Valley Crest Elementary School.

STAFF/AGENCY COMMENTS:

Public Works:

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

Follow recommendations outlined in the soils report.

Will need to address grading and drainage concerns.

Will need appropriate easements for storm water and sewer connections.

Revisions to plat required.

Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

Follow recommendations outlined in the Soils report.

Utility Companies:

Standard Utility Easements required.

Fire Department:

Project to meet all fire codes relating to this type of development.

Hydrants to be shown on plat.

ISSUES:

Ivory Homes is requesting final approval for phase seven (7) of the Highbury Place Subdivision. This phase consists of 31 lots on 7.2 acres. Lot sizes range from 5,800 square feet to 11,871 square feet. The average lot size within this phase is 7,243

square feet. The previous lot size average was 7,184 square feet. These numbers are different due to parcel H which has been added to this phase as a pocket park.

As mentioned, this phase includes a 10,490 square foot pocket park. The introduction of this park was part of the amended development agreement when another open space area was eliminated from what is now phase 5. According to Ivory Homes, this park will be landscaped and will include a tot lot and benches. The open space will be maintained by the residential HOA for Highbury.

Housing will be based on the development agreement. In order to provide more variety, Ivory is continually working on new plans for this development. Additional plans have been added to the 2012 catalogue. A copy of this catalogue has been made available to staff and will be kept on file.

Access to the subdivision will be gained from existing stub streets from phases 1 and 2 to the north. This phase will provide a stub street for future development to the south. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase said trees. The residential HOA will ensure that trees are planted according to this plan.

The subdivision is located to the west of the Valley Crest Elementary School. During the preliminary plat discussions, the Planning Commission recommended that a walkway be provided along the school boundary. Ivory Homes and the School District have determined that this phase of the development would provide the walkway. The walkway will be maintained by the Home Owner's Association.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2 feet similar to other phases in this subdivision.

The elevation of the lowest floor slab will be a minimum of 3.00 ft above the high water table. This will allow full basements to be constructed. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the seventh phase of the Highbury Place Subdivision subject to the following conditions:
 - 1. That the subdivision be guided by the design standards and all exhibits of the development agreement.
 - 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.

3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.
 4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
 5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
 6. That the proposed development comply with all provisions of the West Valley City Fire Department.
 7. That a walkway to the Valley Crest Elementary School be provided between lots 714 and 715. Said walkway shall be maintained by the Highbury Place Home Owner's Association.
- B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Nick Mingo
978 E Woodoak Lane

Discussion: Steve Lehman presented the application. Jack Matheson stated that he appreciates Ivory Development for including the school walkway and the pocket parks and added that he feels everything has been very well done. Barbara Thomas agreed and indicated that she likes the sidewalks and walk-ability of this community. The Planning Commission had no further comments or concerns.

There being no further discussion regarding this application, Chairman Conder called for a motion.

Motion: Commissioner Garcia moved for approval subject to the 7 staff conditions.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Thomas	Yes
Chairman Conder	Yes

Unanimous -S-28-2008- Approved

CONDITIONAL USE APPLICATIONS

C-32-2012

Bonnie Flitton

7026 W. Moody Skies Ct.

Home Preschool

R-1-10 Zone (.15 acres)

The applicant, Bonnie Flitton, is requesting a major home occupation as a conditional use for a home preschool. The zoning for this area is R-1-10 and major home occupations are a conditional use in this zone. The West Valley City General Plan anticipates low density residential for this area.

The hours for the preschool will be Monday – Thursday from 9:00 a.m. – 12:00 p.m. There will be two sessions and no more than 6 children per session. One session will be held on Mondays/Wednesday from 9:15 – a.m. – 11:45 a.m. and the other session will be Tuesdays/Thursdays from 9:30 a.m. – 11:30 a.m.

The area to be used for the preschool is located in the lower level of the home (1450 sqft). The area dedicated to the preschool is 231 square feet, which is 15% of that floor and complies with the 25% of the area of any one floor.

The driveway area provides plenty of space for a drop-off, however a majority of the children will be coming from the neighborhood and will walk.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. Drop off and parking areas are to be on the driveway and may not be on the street.
2. No more than six (6) students per session.
3. Shall comply with all requirements of affected departments and agencies, including the West Valley City Fire Department and the Salt Lake Valley Health Department.
4. Subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Bonnie Flitton
7026 W Moody Skies Ct.

Favored:

Kimberly Smith
6445 S Fire Sky Ct.

Favored:

Jennifer Baugh
6561 S Solstice Ct.

Discussion: Jody Knapp presented the application. Jack Matheson asked if the maximum number of students the City would allow is 6. Jody replied yes.

Bonnie Flitton, the applicant, stated that she feels this pre-school will be very beneficial for the neighborhood since it is not directly connected with any other community. She indicated that she is in the process of working with the HOA to lift the ban on major home occupations in the subdivision. Phil Conder indicated that this is a private matter that the City cannot get involved in but encouraged the applicant and other residents to speak with the HOA regarding the CCR's to find a resolution.

Kimberly Smith, a neighbor, stated that this pre-school will be very beneficial to the young families in the neighborhood. She stated that she will be able to walk down the street to take her child to a pre-school that is run by someone she knows and trusts. Jennifer Baugh, another neighbor, stated that she agrees and traffic will not be a concern since most children will be walking from directly within the neighborhood.

There being no further discussion regarding this application, Chairman Conder called for a motion.

Motion: Commissioner Thomas moved for approval subject to the 4 staff conditions.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Thomas	Yes
Chairman Conder	Yes

Unanimous -C-32-2012- Approved

PLANNING COMISSION BUSINESS

Approval of minutes from August 8, 2012 (Regular Meeting) **Approved**
Approval of minutes from August 15, 2012 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:17 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant