



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**March 9, 2016**

The meeting was called to order at 4:03 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

David McEwen, Brent Fuller, Matthew Lovato, Jack Matheson, Clover Meaders, Martell Winters, and Harold Woodruff

**ABSENT**

Latai Tupou

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Ryan Harris, Jody Knapp, Steve Lehman, Steve Pastorik and Brenda Turnblom

**AUDIENCE**

There were 13 people present in the audience.

## **SUBDIVISION APPLICATIONS**

**S-2-2016**

**Albert Acres Subdivision**

**3681 South 5600 West**

**R-1-8 Zone**

**4 Lots**

**1.8 Acres**

### **BACKGROUND**

Mr. Fred Albert is requesting preliminary and final plat approval for a 4-lot subdivision in the R-1-8 zone. The subject property is located at 3681 South 5600 West. The property is currently occupied by one single family dwelling and some outbuildings that are currently being used by the applicant. Mr. Albert would like to subdivide the property in order to create three additional building lots.

### **STAFF/AGENCY COMMENTS:**

#### Fire Department:

- Fire hydrant needs to be located within 250 feet of the farthest lot, and shall be installed prior to construction of the new single family dwellings.
- 24-foot clear width needs to be provided for the flag lots.
- An approved turnaround shall be installed between lots 3 and 4.

#### Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

#### Utility Agencies:

- Subject to all standard easement locations.

#### Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Revisions to plat are required.
- Will need to coordinate review of new private driveway with UDOT.

A soils report will be required if basements are planned.

Building Inspections:

Will need to review soils report if basements are planned.

## ISSUES:

Mr. Albert is proposing a 4 lot subdivision on 1.8 acres. At the present time, there is an existing dwelling on what will be known as lot 1. It is anticipated that this dwelling will remain in place, with new dwellings planned for lots 2, 3 and 4. The accessory building currently located on the east end of the property will be removed.

The City's Subdivision Ordinance requires that all flag lots have a minimum square footage of 12,000 square feet. The square footage of the flag lot excludes the stem portion that serves as an access to the lot. In this case, the proposed flag lots are in excess of the minimum requirement.

Due to the location of the existing dwelling and out-building to the north, setback and frontage variances were granted by the Board of Adjustment in May 2015. The granting of these variances allows Mr. Albert to subdivide the property as proposed. The new driveway will be positioned in accordance with the setback variance from the existing dwelling and out-building as granted by the Board of Adjustment.

As 5600 West is under the jurisdiction of UDOT, any improvements to the right-of-way will need to be coordinated through them. It is staff's understanding that the existing circular drive will be removed in favor of a single point of access. All lots within the subdivision will utilize the private driveway for access. As with other similar situations, staff will require that cross access and maintenance agreements be recorded with the plat.

Property to the east is zoned agriculture. As such, the applicant will need to install a 6-foot chain link fence. A different fence material can be used but would need to be coordinated with the adjacent land owner and staff.

The subject property is slightly higher in elevation than the property to the north. With development of three new lots, the elevation could increase in height. The City Engineering Division will require that on site retention be part of the grading and drainage plan approvals.

## STAFF ALTERNATIVES:

- A. Approval of the Albert Acres Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
  2. That the subdivision name be approved by Salt Lake County.
  3. That the new access along 5600 West be coordinated with the Utah Department of Transportation.
  4. That the developer resolve all staff and agency concerns.
  5. That a soils report be submitted to determine basement depths.
  6. That all conditions of the Fire Department be satisfied. Said conditions are that a fire hydrant be located a minimum of 250 feet from the back dwelling, and that an appropriate turnaround be provided between lots 3 and 4.

7. That measures be taken to retain all water on the subject property.

B. Continuation to address issues raised during the Planning Commission meeting.

**Applicant:**

Fred Albert  
3681 South 5600 West

**Discussion:** Fred Albert stated he originally purchased this property to sell for retirement. Instead, he is giving his two children the property to build homes on. Mr. Albert has taken down approximately 37 trees to make room for the proposed road and homes. He thanked City staff for their help.

Commissioner Matheson asked Fred Albert if basements will be included in the new homes. Fred Albert responded that basements are planned. Fred Albert stated that he has brought in enough fill to raise his property 2-1/2 feet in elevation. A berm has been installed on his property to keep water run-off from reaching adjoining properties. Fred Albert reported he has been in contact with the neighboring senior citizens complex, and they are appreciative of his efforts. Steve Lehman noted that the City requires a soils report. The lowest floor elevation must be three feet above the highest water table.

**Motion:** Commissioner Matheson motioned to approve S-2-2016 subject to the seven requirements listed in the staff report.

Commissioner Winters seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

**Unanimous – S-2-2016 – Approved**

**S-3-2016**

**Alieta Acres Subdivision**

**3884 South 6400 West**

**R-1-8 Zone**

**4 Lots**

**BACKGROUND**

Mr. Denali Clark is requesting preliminary and final plat approval for the Alieta Acres Subdivision. The subject property is located at 3884 South 6400 West. The subdivision is bordered on all sides by existing residential development. The property currently has two existing dwellings that will remain and will be located on lots 1 and 4.

**STAFF/AGENCY CONCERNS:**

Fire Department:

Fire hydrant to be located within 250 feet of the future dwelling on the flag lot. All other provisions of the Fire Code shall be met as part of the subdivision approval process.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.  
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

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

Revisions to plat are required.

Soils report will be required.

Will need to install park strip along 6460 West. A transition will need to be made with the subdivision to the south. Improvements will need to be installed along 6400 West.

Building Inspections:

A soils report will be required regarding potential groundwater impacts for new dwellings.

**ISSUES:**

The developer is proposing to subdivide the existing parcel into 4 lots. Two existing dwellings are located on what will be lots 1 and 4. A new lot approximately 8,000 square feet and a flag lot approximately 14,300 square feet will allow two new dwellings to be constructed within the subdivision. Although zoned R-1-8, the average lot size has been calculated at 11,755 square feet.

Access to the subdivision will be gained from 6400 West and from 6460 West. The developer will be required to install curb, gutter, sidewalk and asphalt along 6400 West. Portions of 6460 West exist in the Copper Hill Heights No. 6 Subdivision to the north and the Martin Village Subdivision to the south. The development of this property will allow for the completion of this street in its entirety. The developer will install curb, gutter, sidewalk and park strip along the new right-of-way. A transition to an integral curb/gutter and sidewalk will happen along the south end of the connection.

As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant will need to provide a soils report in accordance with City Ordinances. Any evidence of ground water will require that the lowest floor slab be 3 feet above that elevation.

City ordinance requires that if the subdivision is adjacent to property zoned agriculture, or in agricultural use, that it be fenced with a 6-foot chain link fence. While property to the south is zoned R-1-8, it appears that it could be used for agricultural purposes. If this is the case, the developer will need to install the fence as outlined in City ordinance.

The subdivision is located on property zoned R-1-8. Current City ordinances governing housing standards will apply for the new homes on lots 2 and 3.

**STAFF ALTERNATIVES:**

1. Approval of the Alieta Acres Subdivision subject to a resolution of those items outlined in the staff report.
2. Continuation to address issues raised during the public hearing.

**Applicant:**

Denali Clark  
4209 Mesquite Way  
Cedar Hills, UT 84062

**Discussion:** Chair Meaders asked if the property to the South is zoned Agriculture. Steve Lehman stated if the property is zoned Agriculture, the applicant will be required to install a chain link fence. The City will work with the applicant to determine if a fence is required.

Denali Clark indicated he has owned the property a little over a year. He is working with the building department to remodel two existing homes. He is now seeking approval for new homes that are planned.

Mike Martin owns the property just south of the applicant at 3888 South 6400 West. Mike Martin asked what is going to be done with the area that used to be a drainage basin near the end of his property. Steve Lehman answered that when 6460 makes a connection, the drainage basin will become available for a new, buildable lot. Mike Martin asked if the drainage basin area is big enough for a lot. Steve Lehman acknowledged that the property is in excess of the requirements for the R-1-8 zone.

**Motion:** Commissioner Lovato moved to approve S-3-2016 subject to a resolution of the items outlined in the staff report.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes

Commissioner Winters      Yes  
Commissioner Woodruff    Yes

**Unanimous – S-3-2016 – Approved**

**S-4-2016**

**FMC West Valley Subdivision**

**4101 West Pioneer Parkway**

**C-2 Zone**

**2 Lots**

**3.1 Acres**

**BACKGROUND:**

Great Basin Engineering, representing the property owner, is requesting preliminary and final plat approval for the FMC West Valley Subdivision. The purpose for the subdivision is to divide a 3.1 acre parcel into two lots. The subject property is located immediately to the east of the Jordan Valley Medical Center – West Valley Campus.

**STAFF/AGENCY COMMENTS:**

There are no staff or agency comments as they were addressed with the conditional use application.

**ISSUES:**

The proposed subdivision will create two lots where an existing parking lot presently exists. The location of the new FMC West building will be on lot 1 located in the northeast corner of the parking lot. Lot 1 will comprise 20,000 square feet which is required in the C-2 zone. Lot 2 will contain approximately 117,000 square feet and will remain a parking lot for the foreseeable future.

Access to the subdivision will be gained from Pioneer Parkway. Access in and through the two lots will be achieved by interior drive aisles. Recorded access easements will need to be recorded along with the subdivision plat. In addition to access easements, drainage easements will also exist to accommodate storm water. The developer will need to coordinate these with the City Engineering Division to ensure that each lot is adequately covered regarding storm water needs.

As the Planning Commission has reviewed and approved the site plan for the FMC West Conditional Use, staff believes that a full review of the subdivision is not necessary as part of this report. The subdivision plat will simply provide the mechanism to divide the property as required by the applicant. The subdivision plat will contain easements and other information applicable to the division of property, but will not address site design issues typically found in commercial developments.

**STAFF ALTERNATIVES:**

1. Approve the FMC West Valley Subdivision subject to a resolution of staff and agency concerns.
2. Continue the application for reasons determined in the Planning Commission meeting.

**Applicant:**

Andy Hubbard  
5746 South 1475 East  
Ogden, Utah 84403

**Discussion:** Andy Hubbard Mentioned that lot 1 is configured to fit around the proposed building and fit in some parking spaces. The majority of the parking spaces are will be covered under the access in parking agreement that is being put in place. Andy Hubbert expressed appreciation for the City's help.

**Motion:** Commissioner Fuller moved to approve S-4-2016 subject to the resolution of staff and agency concerns.

Commissioner Winters seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

**Unanimous – S-4-2016 – Approved**

**CONDITIONAL USE APPLICATIONS**

**C-4-2016**

**Kearns Improvement District**

**5998 West 5400 South**

**M Zone (1.24 Acres)**

The applicant, Kearns Improvement District (KID), is requesting a conditional use for an RV Dump as well as an appeal of the landscaping requirements for High Image Arterials along the frontage of 5998 West 5400 South. This property is zoned M, manufacturing and the West Valley City General Plan designates this area as Public or Private Utility. The surrounding zone is manufacturing and the surrounding uses include a West valley City maintenance facility to the east, USANA Amphitheatre to the north, and residential to the south across 5400 South, which is located within Kearns.

KID currently uses this property as their Construction Division Site. There is an existing shop building and the remaining site is used for material and equipment storage. At this time KID would like to improve the frontage and add a RV Dump facility. There would be two dump stations installed that would provide an area for the public to dispose of their grey and black water waste from their camper trailer, RV or motorhome.

The site configuration shows a circular drive with two access points along 5400 South. This road is a State facility and KID has discussed this design with UDOT and have been given preliminary approval to go forward with this design.



5400 South is also listed as one of West Valley City's major arterials. These frontages have specific landscaping requirements set forth in chapter 7-13 of the West Valley City Municipal Code, which are as follows:

**7-13-103. LANDSCAPING STANDARDS.**

(1) All properties with frontage on high-image streets shall provide a minimum 20-foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

- a. All new construction on vacant parcels;
- b. All new construction within 200 feet of a high-image street which is located on a partially-developed parcel which has frontage on such street;
- c. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

(2) Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer. KID has indicated that a 20' setback makes it difficult to maneuver large equipment into the shop building within the yard space and also creates a difficult maneuvering area for people trying to access the dump stations. Therefore they have requested to modify the landscaped buffer per 7-13-104 and have requested a reduction in the setback to 10' for the middle island area as indicated on the site plan. They propose to install a 2' berm with a retaining wall on the north side and will plant the area with a mixture of perennials, shrubs at the top of the wall, and decorative rock. They would not install any lawn or trees in this area. Then the east and west sides would comply with 7-13 and include a minimum of 50% lawn, with trees along the street as well as along the fence to provide additional screening. This fence will be constructed of vinyl coated chain link with slats to screen the storage of materials and equipment from the public view.

**Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing as well as the following:

1. **Option A:** The center island along 5400 South may be reduced to 10' provided this area contains a 2' berm with a retaining wall along the northern edge. Landscaping shall include at least fifty percent live plant material (ground cover, perennials, shrubs, etc.) with low growing shrubs planted along the top of the berm to provide screening. The remaining portion of the buffer will be rock mulch. Trees are not required in the center area due to the limited space. The landscaping areas along the east and west property boundaries shall comply with 7-13 and additional landscaping (shrubs and trees) shall be provided along the fence for additional screening.

**Option B:** Landscaping along the entire 5400 South frontage shall comply with the standards set forth in 7-13.

2. Must comply with all requirements set forth from applicable agencies including UDOT.
3. The fencing along the north edge of the RV dump shall not be transparent and must screen the storage of material and equipment from public view.
4. Subject to review upon valid complaint.

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

**Applicant:**

Greg Anderson, Public Works Director  
Kearns Improvement District  
5350 West 5400 South  
Kearns, Utah

**Discussion:** Greg Anderson said there is currently an RV dump at the Kearns office east of this property below 5600 West. Upgrades at the current campus include removing existing water tanks and replacing them with a new 5,000,000 gallon tank. Construction of new shops and an annex will begin near the end of March. The current RV dump will be removed.

Greg Anderson reported that through public hearings, Kearns City has learned that the number one issue for Kearns residents is that they want an RV dump. This site was the only site that would accommodate an RV dump with a double lane that would prevent backup of traffic on 5400 South. Greg Anderson voiced appreciation to West Valley City staff for their cooperation in working with Kearns City.

Greg Anderson asked that the setback on the island for the new RV dump station be diminished from 20 feet to 10 feet. A 20 foot setback would take up space needed to maneuver the large construction vehicles that are housed at the facility behind the proposed RV dump station.

Greg Anderson mentioned that the Kearns Improvement District is one of the leaders in water conservation. Landscaping of this property will be a showpiece along with the conservation gardens on 6200 South.

Commissioner Woodruff expressed his desire to maintain the 20 landscaping setback that is required on 5400 South. He feels the radius of the access turn can be adjusted to allow better access for RVs. Chair Meaders pointed out that 5400 South is a high image arterial, and she is not convinced that the 20' setback needs to be reduced. Commissioner Winters is concerned that reducing the setback may set a precedence for surrounding properties.

Greg Anderson stated that with the restrictions UDOT is imposing, requiring a 20' setback would make the radius of the turn such that it would be difficult for the RV dump to work. There would not be enough of a straight section for the RV dump to be placed

Commissioner Fuller asked how rigs will be able to get in and out of the property with RVs in the way. Greg Anderson answered that there will be an electronic gate by the fence on the east side of the property for Kearns City vehicles to enter and exit. Chair Meaders said it was her understanding that there would be only one in and out loop. Jody Knapp said that was her understanding as well, the Kearns Improvement District hasn't yet communicated a plan for a separate entrance for their vehicles. Jody Knapp agreed that to get a decent turning radius using a 20' setback, there won't be much working room left for the RV dump.

Commissioner McEwen asked how deep the landscaping will go on the sides of the property. Greg Anderson answered about 40-50 feet. Commissioners McEwen and Lovato agree that a xeriscape lot will look nice and will make a good impression.

Jody Knapp remarked that if the Planning Commission decides on a xeriscape demonstration garden, the requirement for 50% grass will be eliminated. She recommends trees also be used in

the landscaping of the property. Commissioner Matheson related that he would prefer xeriscape landscaping over lawn in that area.

Trevor Andra, with Epic Engineering, 3341 South 400 West, said the reduced 10' setback of the island in front of the RV dump will give Kearns Improvement District the ability to maneuver their large, 40' trucks. Chair Meaders asked if adding an exit gate would aid in this. Trevor Andra answered no, more space is needed in front of the shops.

Commissioner Fuller questioned if landscaping will meet the 5% landscaping requirement after allowing a reduction of the setback to 10'. Greg Anderson calculated that landscaping would be 5.5%. Jody Knapp verified that this is correct.

**Motion:** Commissioner McEwen moved to approve C-4-2016 subject to the four conditions listed in the staff report. Condition number 1 to state only 10' of landscaping is required in the center island and because xeriscape landscaping is planned, no lawn is required.

Commissioner Winters seconded the motion.

**Roll call vote:**

Commissioner Fuller	No
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	No

**Majority – C-4-2016 – Approved**

**C-5-2016**

**Superior Fiberglass**

**2355 S Decker Lake Blvd.**

**M Zone (9.1 acres)**

The applicant, Superior Fiberglass, is requesting conditional use approval for an RV and boat repair business at 2355 S Decker Lake Blvd. The zoning for the property is M (Manufacturing). RV and boat repair is a conditional use in this zone. The surrounding zoning is also Manufacturing. Adjacent uses include a variety of light manufacturing and office/warehouse businesses. The West Valley General Plan designated this area as Light Manufacturing.

Superior Fiberglass is a fiberglass manufacturing and repair company that produces molds, parts and repairs for multiple companies and industries. They also repair and install fiberglass on boats and RVs. There are two buildings on the property. The applicant will operate out of the south building bordering the south property line. The applicant intends to occupy the entire building. The space is 13,500 square feet. The applicant plans on using the building as is but if changes are made inside the building in the future, they will need to get a building permit. There are three large overhead doors. Two doors are located on the north side of the building and the third leads to an outside storage area. There will be a paint booth inside the building. The applicant has contacted the Building and Fire Department and is getting the permits required for the business.

All repairs must be conducted inside the building. There is a fenced area east of the building that can be used for outside storage. The existing landscaping is in good condition and the site is maintained. The required parking for this business is 13 parking stalls. There is a service bay which requires three (3) parking spaces and the rest of the building is considered manufacturing and requires 10 parking spaces. There are eight (8) parking stalls in front of the office and additional parking to the north. Any signage for the business must be in compliance with the West Valley City Sign Ordinance.

**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. All repairs must be conducted inside the building.
2. Outside storage is only allowed in the fenced area east of the building.
3. All RV and boats being stored outside must be in the fenced area east of the building.
4. Parking shall conform to City Ordinance.
5. All requirements of affected departments and agencies must be met.
6. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code.
7. This use is subject to review upon a valid complaint.

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

**Discussion:** Commissioner Winters asked if walls have been installed for painting and grinding of materials. Ryan Harris stated the building will be used as is. If additional walls were put in without City knowledge, they would be found during today's scheduled inspection. Chair Meaders noted that the applicant is not present for this application. Ryan Harris reported that he did send the applicant a copy of the staff report and conditions, and has spoken to him multiple times both on the phone and at the front desk. The applicant is aware of City requirements.

**Motion:** Commissioner Winters moved to approve C-5-2016 subject to the four conditions listed in the staff report.

Commissioner McEwen seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

**Majority – C-5-2016 – Approved**

**PLANNING COMMISSION BUSINESS**

Approval of Minutes for February 24, 2016 (Regular Meeting) **Approved**

Approval of Minutes for March 2, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:08 p.m.

Respectfully submitted,

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Brenda Turnblom, Administrative Assistant