



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**June 22, 2016**

The meeting was called to order at 4:02 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

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

**ABSENT**

Latai Tupou

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Ryan Harris, Lee Logston, Steve Lehman, Steve Pastorik, and Brenda Turnblom

**WEST VALLEY CITY LEGAL DEPARTMENT**

Brandon Hill

**AUDIENCE**

There were eight (8) people present in the audience.

**PUD-1-2016**  
**The Views on 6200 – Preliminary Plat**  
**RM Zone**  
**159 Units**  
**18.1 Acres**  
**8.8 U/A**

**BACKGROUND:**

Mike Olson, representing Kings Peak Development LLC, is requesting preliminary approval for a new residential development to be known as The Views on 6200. The subject property is located south of 6200 South and west of the Walmart store.

**STAFF/AGENCY COMMENTS:**

Public Works Department:

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

Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.

Street improvements shall be installed in accordance with plan and profiles approved by the Engineering Division.

Concern with proposed traffic circles and landscaped median.

Flood control issues to be coordinated with Public Works.

Will evaluate soils report for slope stability and building placement.

Utility Companies:

Standard Utility Easements required.

Kearns Improvement District:

Project is subject to all KID requirements and design standards.

Fire Department:

Proposed fire hydrant locations need to be shown on subdivision plat.

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

Fire access will need to be reviewed. Only one point of access is being provided. Fire Code allows up to 100 units on a single point of access.

Will need to review traffic circle for emergency vehicle access.

**Building Division:**

Will review soils report for slope stability and building placement. Building placement shall be in accordance with setback standards found in the IBC.

**ISSUES:**

The Views on 6200 is a residential planned community consisting of 159 units on 18 acres. The subject property was rezoned in 2005 from the C-2 zone to the RM zone. A development agreement was approved by the City Council as part of that process. Various elements from this agreement will be addressed as part of this staff report. Due to the location and complexity of this development, staff would like to address the following issues:

**Overall Development:**

The Views on 6200 will be a planned community consisting of 159 residential units. The total acreage for this project is just over 18 acres. The overall density calculation has been made at 8.8 units per acre. This density complies with the medium density designation the property received when it was rezoned in 2005. The site has been designed with both a dedicated right-of-way and private street system. At staff's request, the applicant has designed the project so that no residential unit fronts on to the dedicated street.

**Access:**

Access to the development will be gained from 6200 South. The access will align with Trowbridge Way on the north side of 6200 South. At the present time, this will be the only access provided. However, the developer is showing a stub street to the south for future development. It is anticipated that property to the south will develop with some type of residential housing.

As this will be the only access for the foreseeable future, the number of dwelling units needs to be addressed. The Fire Code allows up to 100 multiple family units to be served from a single point of access. The project has been designed with a short north/south street approximately 100 feet in length coming off of 6200 South. The road then splits going south and east. Due to this relatively short street section, and a future connection to the south, the Fire Department has determined that the project can move forward as planned.

The developer is proposing to install some type of traffic calming in the dedicated right-of-way. The City Traffic Engineer likes the idea of traffic calming due to the length of the street. However, the proposed traffic circles and median will need to be designed to meet the City Engineering standards. Staff will continue to work with the developer regarding this matter.

**Housing Design:**

The project will consist of 54 front loaded units and 105 alley loaded units. Both housing types will have a combination of 3 and 4 plex units. At least one of the end units on the front loaded product will have a side entry garage. This will help reduce the number of garage doors fronting the street. The alley loaded units will front a common green. The distance between buildings within this space ranges from 20 feet to 50 feet.

Buildings will consist of 100% masonry products. Brick, stone and fiber cement siding will comprise the majority of exterior materials. Other masonry products may be used as accents where determined appropriate. There will be 5 different unit types constructed in this project. These units will have varying square footages. Unit sizes range from 1347 to 1800 square feet. It should be noted that the developer is also proposing basements for approximately 110 units. All residential units will have 30 year architectural shingles per the development agreement.

Setbacks being proposed are per the illustrated site plan. The perimeter setback on the north, east and south sides of this project is to be 35 feet from any property line per the development agreement. All other setbacks will be per the site plan approved as part of this application. Slight modifications may be made to these setbacks as the project moves through the approval process.

### **Parking:**

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all units will have a two car garage. The front loaded units will have sufficient space for parking in front of the garage. The alley loaded units do not have space for additional parking. However, in order to accommodate guest and family parking, the developer is proposing to install 67 guest spaces. The total required spaces for this project is 318. Total parking spaces being proposed by the developer is 493. In addition to these spaces, the clubhouse will add an additional 13 spaces for guests and family.

### **Open Space:**

Open space for this development has been calculated at 53%. Of the 18.1 acres, approximately 9.6 acres will be set aside for open space. A club house is planned for this project that will occupy approximately 4,000 square feet. The club house will have inside amenities and a pool on the outside. The developer has not yet provided what the inside amenities will consist of, but will do so prior to final plat review. The total space for the club house and accompanying park area is just over 30,000 square feet.

The development agreement stipulates that an internal trail system link project amenities. The site plan illustrates good pedestrian connections in and through the project. However, staff is recommending that a sidewalk be installed along the front loaded units at the north and south ends of the project. The addition of this sidewalk will complete the walkway system in and through the development so that all residential units will have good pedestrian connections. Although the sidewalk will be located on differing sides of the private street, it works from a pedestrian point of view.

The project contains an easement within the Rocky Mountain Power Corridor. This area will need to be landscaped and incorporated into the overall project. Staff believes there are two ways in which to consider how this area should be improved:

1. The developer could install a public sidewalk on the west side of the dedicated right-of-way. The remainder of this area within the easement would be landscaped in some form or fashion by the developer.
2. The City would waive the sidewalk requirement on the west side of the street as it really serves no purpose. The developer would then install a more passive trail system as identified on the site plan. The remaining area would be landscaped as noted above.

If it is determined that the second option works better, the City could entertain the possibility of maintaining the trail system only. The developer would install the trail system to the City's Parks Department standard. The trail would then be maintained by the City, with the remaining property to be maintained by the HOA. This situation is similar to what the City is doing with the Majestic Villas project on 3100 South and 7200 West. This idea of course will need to be reviewed and approved by the Parks Department and Engineering Division.

### **Storm Drainage:**

The developer will be coordinating storm water issues for the entire project with the City Engineering Division. At this point in the review process, 3 areas have been identified to handle storm water in smaller detention basins. Water detained in these areas will eventually work its way out to 6200 South.

### **Geotechnical Report:**

The proposed development sits well above the existing Walmart site. The difference in elevation is approximately 25 feet. Units that will be located on the eastern portion of the site will be in close proximity to this slope. The developer has submitted a geotechnical report that addresses soil characteristics and other matters related to the development of this site. This report is being reviewed by the Chief Building Official and City Engineering Division to ensure that buildings will be properly situated in relation to the existing slope.

The geotechnical report also addresses ground water. The report indicates that 6 test pits were dug at depths ranging from 4 to 37 feet. No ground water was encountered in any of the test pits.

### **Fencing:**

The development agreement requires that this project be fenced. Preliminary indications are that the developer will use a post and pre-cast panel wall along 6200 South, a vinyl fence along the south boundary and a black ornamental fence along the east and west boundaries. This will be further evaluated during the final plat process.

### **Landscaping:**

The overall project will be landscaped, including the easement within the power corridor. Staff does not have an overall landscape plan at this point in the review process. Although a typical landscape section has been provided, a more detailed landscape plan will need to be submitted as part of the final plat. The development agreement does call out that at least one 2-inch caliper tree will be provided per unit.

Staff will recommend that the hillside be landscaped as well. A native seed mix should be considered as a minimum on the existing slope. Staff would also like the developer to evaluate whether certain species of trees or scrub oak could be introduced to this area. They could have a positive impact on slope stability, but would need to be properly watered. This recommendation should be evaluated by the geotechnical engineer.

The development agreement specifies that specialty lighting be installed along sidewalks, streets and trails. The developer is working on a specific lighting plan and will present that during the final plat process. In addition, an entry feature is required. This will also be reviewed at the final plat stage.

**Site Management:**

The developer will create a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project

**STAFF ALTERNATIVES:**

- A. Grant preliminary approval for The Views on 6200 PUD 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 developer provide a landscape plan to be reviewed during the final plat process. Said landscaping plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances. Said landscape plan shall include the hillside and power corridor areas.
  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 project comply with all standards outlined by the City Engineering Division with regards to the dedicated ROW. Private streets shall be constructed with City standards, and shall be inspected by an independent testing agency.
  6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
  7. That compliance be made with Kearns Improvement District, i.e., water line extensions, connections, water rights and fire protection.
  8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
  9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made if needed in order to accommodate utilities or other infrastructure. Modifications that deviate substantially from the approved site plan shall be reviewed by the Planning Commission.
  10. That specialty lighting be provided throughout the entire development. A lighting plan shall be provided prior to final plat review.
  11. That an entry feature be installed per the development agreement. Location and feature shall be reviewed with the final plat.

12. That building elevations, colors and materials, be in accordance with those illustrated during the June 22, 2016 Planning Commission hearing.
13. That fencing be installed around the perimeter of the development. Said fencing shall be the final plat process.
14. That the City Transportation Engineer and Engineering Division approve the traffic calming measures along the dedicated right-of-way.
15. That a sidewalk be constructed along the north and south front loaded units.
16. That the sidewalk/trail matter located on the west side of the dedicated right-of-way be resolved prior to final plat review.
17. That the soils report be evaluated by the Chief Building Official and City Engineering Division as it relates to the building location of those units on the eastern side of this project.

B. Continuation, in order for the developer to address issues raised during the public hearing.

**Applicant:**

Michael Olson  
8138 South State, Midvale

**Discussion:** Chair Meaders asked if the 493 parking spaces include garage space. Steve Lehman said each unit will provide two parking spaces in the garage, two in the driveway, plus guest parking. Commissioner Matheson asked if the existing black chain link fence that adjoins the Walmart property will suffice. Steve Lehman said another fence may be installed on top of the hill to secure the property and keep people off of the slope.

Michael Olson said he has been working with the owner of the property and they do not have any problems with the 17 staff conditions. He indicated that the black fence located at the bottom of the slope will remain. Commissioner Fuller asked what will be done with the slope. Michael Olson said wild seed will be planted on the slope and it will be watered, but not so much as to cause slope instability.

Commissioner Winters asked who the target buyers are for these units. Michael Olson said two units have master bedrooms located on the main floor, which attracts senior buyers. In combination with the other unit plans, these units can accommodate just about anyone. Commissioner Matheson feels this is a great location for this project and the plan is well done.

Commissioner Winters suggested that the meandering sidewalks be continued all the way around the property for those who would like to jog the trail. Michael Olson said he will see if some type of walkway can be installed on the north side of 6200 or the back side of the property. The landscaped sidewalks will be open to the public. Michael Olson asked if the trail width will be 8' or 10'. Steve Lehman said the sidewalk will be a minimum width of 8', but trail width hasn't yet been discussed with the developer or the Parks Department. Chair Meaders suggested the trail wrap up to the street so people can take the sidewalk all the way around the property. Michael Olson doesn't want the sidewalk to be 8' wide there, or people may use the sidewalk as a patio.

**Motion:** Commissioner Matheson moved to approve PUD-1-2016, subject to the 17 staff conditions.

Commissioner Winters seconded the motion.

**Roll call vote:**

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

**Unanimous – PUD-1-2016 – Approved**

**S-13-2016**

**Sunrise Acres Subdivision – Amending Lot 3 Bangerter Acres Subdivision – Preliminary Plat**

**Adam Nash**

**RE Zone**

**12 Lots**

**8.6 Acres**

**BACKGROUND:**

Adam Nash is requesting preliminary subdivision approval for the Sunrise Acres Subdivision. This subdivision will also amend lot 3 of the Bangerter Acres Subdivision. The subject property was rezoned in May 2016 from the A zone to the RE zone. A development agreement was reviewed and approved as part of the rezone process.

The proposed subdivision is bordered on the north by the Sharal Park Subdivision and the west by the Celebration Subdivision. Property to the east and south are zoned A and are currently being used for agricultural purposes.

**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.
- A soils report will be required and a review will need to be done by the City prior to final plat review.
- Will need to coordinate storm water issues.



- Revisions to plat required.
- 54-foot right-of-way required for all streets.
- May need to look at low impact design to handle storm water needs.

Building Division:

Follow recommendations outlined in the soils report.

Utility Companies:

Standard Utility Easements required.

Granger Hunter Improvement District:

- Project is subject to all GHID requirements and design standards.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.

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

**ISSUES:**

- The Sunrise Acres Subdivision consists of 12 new lots on 5 acres. This equates to an overall density of 2.6 units per acre. Lot sizes range from 12,129 square feet to 18,698 square feet. The average lot size has been calculated at 15,085 square feet.
- As mentioned previously, this property was involved in a rezone effort in May 2016. A development agreement was reviewed and approved by the Planning Commission and City Council. The applicant indicated they would simply follow the City's single family home standards. For reference, these standards are summarized below:
  - Minimum rambler size: 2,000 square feet
  - Minimum multi-level size: 3,000 square feet
  - Minimum garage size: 3 car (2 car allowed in certain instances)
  - Exterior materials allowed: brick, stone and fiber cement siding
  - Further material restrictions: fiber cement siding limited to 75% of the exterior facade.
  - Minimum roof pitch: 6/12
  - Minimum number of points required for a rambler from design features list: 250
  - Minimum number of points required for a multi-level from design features list: 300
  - Architectural shingles required

- Access to the subdivision will be gained from the Sharal Park Subdivision to the north. The subdivision will consist of 2 cul-de-sacs and will have no other outlets. As staff reviewed the project site in relation to surrounding properties, it was determined that this design would work. Property to the south would have access via a stub street from the Celebration subdivision to the west, and property to the east has multiple access points along 6400 West.
- The developer was initially requesting a 44-foot right-of-way for the cul-de-sac portion of the subdivision. However, the City Engineering Division is recommending a standard cross section there which is a 54-foot width. This will include a 5-foot parkstrip and 5-foot sidewalk.
- The proposed subdivision has a general downward slope from south to north. The preliminary plat suggests that storm water could be taken off site via an irrigation system at the northwest corner of the subdivision. After reviewing this proposal, the City Engineering Division will not permit this to occur as the City would have no way of maintaining the storm water in a private irrigation system. The developer will need to look at other alternatives for removing storm water from this site.
- One method suggested by the City Engineering Division is to use low impact design options. The developer would use a system to store water underneath the parkstrip. While this method is being used in other communities, it has not yet been tested here. There are other options to handle this water such as installing a piped system out in 3270 South, or taking the water through lot 3 of the Bangerter Acres Subdivision out to 6400 West. The developer is evaluating options and will finalize their plans prior to final plat review.
- The developer will be responsible to coordinate the availability of all utilities for the subdivision. Granger Hunter Improvement District will handle water and sewer connections in the subdivision. Other services are available and will be coordinated as the subdivision plat moves forward.
- The property is bordered on the east and south by agricultural property. Per City ordinance, the developer will be responsible to fence these areas with a 6-foot non-climbable chain link fence.
- The developer has submitted a soils report. Ground water was not encountered to a depth of 42 feet. Therefore, there will be no restriction on basement depths as far as the City is concerned. There are other recommendations in the report regarding compaction etc., that should be followed however.

**STAFF ALTERNATIVES:**

- A. Grant preliminary approval for the Sunrise Acres Subdivision subject to the following conditions:
1. That the Subdivision be guided by the recorded development agreement. All builders in the subdivision shall be provided a copy of this agreement from the applicant.
  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 the Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve the water issue prior to review of the final plat.

4. That the developer coordinate issues regarding storm drainage with the City Engineering Division.
  5. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate this issue with any water users and the City Public Works Department as part of this recommendation.
  6. That 6535 West and 3320 South be dedicated and improved according to plans and profiles approved by the City Engineering Division.
  7. That recommendations outlined in the soils report be followed.
  8. That a note be placed on the plat notifying potential residents that this subdivision is located near agricultural property and may be subject to noise and odors associated with such uses.
  9. That the developer install a 6-foot non-climbable chain link fence along those properties zoned agriculture.
- B. Continuation to allow the developer an opportunity to address issues raised during the Planning Commission meeting.

**Applicant:**

Adam Nash  
4376 South 700 East #200  
Salt Lake City, UT 84107

**Discussion:** Commissioner Winters noted that a non-climbable fence is required along the two adjoining Agricultural properties. Steve Lehman explained a non-climbable fence is one where openings in the chain link are small, so it is more difficult for someone to get a foothold. Commissioner McEwen asked if something better than chain link fencing will be required in the RE zone. Adam Nash said he does a lot of developing in rural/residential communities. He avoids vinyl or wood fences because 1,000-pound horses lean on them and break them. Horses also chew on them, manure rots them, and a fence inside a fence collects debris and weeds. Steve Lehman said that horses sometimes kick out vinyl fence panels. Chain link fences tied at the top with wires poking up cause eye injuries and torn ears on horses. Neighbors already have fences up all the way around the property, however, Adam Nash said he will comply with the non-climbable permanent fence which is a durable, small gauge fence with heavy posts and top rails. Adam Nash said he will let homeowners choose what kind of fence(s) they would prefer inside of their own properties.

Commissioner Matheson asked if a percolation test will be performed with the soils report. He has designed percolation drainage systems on the East side of the valley where there is sand and gravel, but they don't work well on the west side where there is clay soil. Steve Lehman said that with the lack of drainage facilities in this area, the developer may need to use a low impact design drainage system that must handle all of the water that is generated on the property without percolation rates considered in the calculations. We must be able to either store or disperse water at the site. This site may be allowed to surface flow some water. Typically, calculations are to handle a 10 year storm.

Adam Nash anticipates a good response to the large lots in the RE zone. There is a drainage pipe on the property that was put in to collect tail water from the property since the construction of Bangerter Highway. Since September of last year, State law prohibits water runoff into the storm drain systems. Adam Nash reported the water master from the irrigation company in the area has approved the use of the irrigation pipe to handle storm water, but the City Engineering Division has concerns about accessing City water. A portion of water runoff can surface flow to the north or be retained using injection wheels.

Adam Nash said he would love to do this type of project as a PUD where some trail systems and common areas could be provided, but there is no way to get a density bonus in the RE zone.

**Motion:**

Commissioner Fuller moved to approve S-13-2016, subject to the nine items listed in the staff report.

Commissioner Lovato seconded the motion.

**Roll call vote:**

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

**Unanimous – S-13-2016 – Approved**

**S-14-2016**

**Newton Farm Subdivision – Preliminary Plat**

**3670 South 6400 West**

**RE Zone**

**61 Lots**

**27 Acres**

**BACKGROUND**

Mr. Ken Milne is requesting preliminary plat approval for the Newton Farm Subdivision. The subject property is located at approximately 3670 South 6400 West. The property was recently rezoned from the A zone to the RE Zone. As part of the rezone, a development agreement was approved by the Planning Commission and City Council.

**STAFF/AGENCY CONCERNS:**

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

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. Concerns related to tail water exiting property to the south.
- Revisions to plat are required.
- Piping of various irrigation ditches will be required.
- Soils report will be required.
- Recommend connection of 6655 West Street to the new subdivision

Building Inspections:

- Soils report will be required

**ISSUES:**

- Mr. Milne is proposing a preliminary plat for the Newton Farm Subdivision. The subdivision will consist of 61 lots on approximately 27 acres. This equates to an overall density of 2.25 units per acre. Lot sizes range from 12,609 square feet to 21,900 square feet. The average lot size in the subdivision has been calculated at 15,545 square feet.
- Access to the subdivision will be gained from existing stub streets in the Clearstone Estates Subdivisions to the south, 6400 West, and from the Highland Meadows No. 6 Subdivision to the north. Although another connection could be made going north into the Orchard Hills Phase 2 Subdivision, the developer has opted to eliminate this connection. In lieu of the street, the developer would install a 10-foot walkway for a pedestrian connection. (See attached letter)
- As staff evaluated all proposed access points, we believe that an additional stub street should be considered going west into the undeveloped agricultural land. This property is zoned A, but at some point in the future, this property is likely to develop with future residential housing. It would be good planning to provide another connection point to facilitate neighborhood connectivity.
- The subdivision will have 4 lots that front 6400 West. The developer will be required to dedicate and install street improvements where needed. The developer will also need to coordinate the installation of improvements with other right-of-way widths in adjacent subdivisions to ensure a smooth transition.

- The subdivision will be located immediately to the north of the Clearstone Estates Ph. 2 Subdivision. Due to the location of the property lines, the developer of that subdivision was required to build a portion of a street that both subdivisions will use. For the most part, this is not a problem. However, at the northeast corner of lot 201 Clearstone Estates Ph. 2, there will need to be a modification in the lot configuration to accommodate the street design connecting up with the Newton Farm Subdivision. Staff will coordinate this matter with the developer of the Clearstone Estates Ph. 2 Subdivision.
- All roads will be constructed to the City's current standard of 54 feet. The developer will need to coordinate the installation of his infrastructure with the Clearstone Estates developer to ensure that these improvements take place simultaneously. This will lessen the need for both developers to install and/or remove various improvements that are contiguous to each other's development.
- The subject property has been farmed for many years, and as a result, has an extensive irrigation system with multiple ditches. The developer will be required to ensure that any and all irrigation water is managed appropriately. This will be coordinated with the City's Engineering Division. At the time of this report, it is known that the developer will be responsible to pipe certain ditches, while others can be eliminated.
- The applicant will be required to submit a soils report prior to final plat review. The report will need to be reviewed by the City Building Official and City Engineer. Ground water was not encountered in the Clearstone Estates Subdivisions to the south. While staff does not believe ground water will be a problem, the size of this project will warrant a soils report.
- The subdivision is located adjacent to agricultural properties along the west and south boundary. City ordinance will require that a 6-foot chain link fence be installed in these locations. In addition, a note will need to be placed on the plat identifying these areas as properties in agricultural use, and may be subject to sights, sounds and odors common to this type of use.
- The general plan designates this area for a potential park. As part of the rezone application, the developer committed an area approximately 1.1 acres in size for this purpose. The park is located in a somewhat central location. The developer will dedicate the land, and the City will install the park improvements.
- There is some concern with regards to the slope of the property within the park location. This will need to be explored further to ensure that the City ends up with a developable piece of property. Whether grading and/or retaining walls may be needed is what needs to be discussed. The grading and drainage plans will be reviewed as this project moves forward.
- The subdivision plat will contain a sanitary sewer and storm drain easement that will be located between certain lots and will extend out to 6400 West. This will need to be coordinated between both GHID and the City Engineering Division.
- Per the development agreement, the developer is required to install an entry feature off of 6400 West. The location, setting and material will be reviewed during the final plat process.
- Portions of the subdivision will be difficult to drain. The developer is looking at low impact design to accommodate these areas within the subdivision. This concept is being reviewed by the City

Engineering Division. More detail about the system, how it works, and its impact to the subdivision and adjacent properties will be addressed at the final plat stage.

**STAFF ALTERNATIVES:**

- A. Grant preliminary subdivision approval for the Newton Farm 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 and interior street names be approved by Salt Lake County Addressing Division.
  3. That an appropriate ground water and soils investigation be made by a certified engineer. Said report shall be completed prior to the submittal of a final plat.
  4. That street dedication and improvements be in accordance with plan and profiles approved by the City Engineering Division.
  5. That all matters pertaining to the existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
  6. That the developer resolve all staff and agency concerns.
  7. That 6-foot chain link fencing be installed along all agriculturally zoned lots and that a notation referencing the agricultural use be placed on the plat as well.
  8. That the Planning Commission make a recommendation as to whether a connection with 6655 West be made.
  9. That this subdivision comply with all provisions of the development agreement.
  10. That an additional stub street be provided from this development to the vacant property to the west.
  11. That careful consideration be given to future grading of this property. Said grading shall be done in such a way that it eliminates potential problems between neighboring properties including the City Park.
- B. Continuation to address issues raised during the public hearing.

**Applicant:**

Ken Milne, Arcadia Properties  
P.O. Box 710  
Draper, UT

**Discussion:** Ken Milne loves the RE zone and feels this is a good location for it. He has 12 different home plans, price for homes starts at \$400,000. He expects a graduation in homes as construction moves from the east on 6400 West to the west. As we move further west, the homes will become larger. Our objective is to get up to \$1,000,000 homes.

Ken Milne explained there is a slope from the south to the north, about a 27' drop. We will have to do some major grading there. Steve Lehman said this property does sit substantially higher in elevation, which needs to be taken into account as grading and drainage plans are prepared. Earth material may need to be removed from the site. This is natural material that has been in the farm for over 100 years as part of the lay of the land. We are early on in the process on how grading will be addressed.

Connections from this property to adjoining subdivisions was discussed. Ken Milne does not wish to connect the stub street located by the double cul-de-sac on the northwest corner of the property to 6655 West. There is about an 11' drop in elevation there. Ken Milne wants to create an exclusive, secluded subdivision. He feels a pathway instead of a road will provide more privacy, which what buyers look for in an estate home. He feels it will be difficult from a sales standpoint to have a million dollar home next to a \$225,000 home. Ken Milne would like a walkway that will connect the subdivision to the neighboring school and park. He believes it will be easier to connect the subdivision with a pathway rather than with a road.

Commissioner McEwen asked if a fence will be installed next to the walkway. Ken Milne answered, yes, it will be a high end vinyl fence. Commissioner McEwen said this may become a hidden area that where trouble occurs. Chair Meaders asked who would maintain the pathway. Ken Milne said the City would. Steve Lehman said the Public Works Department has a preference that the connection be made and to eliminate the walkway. The connection could be used to handle some storm water. Depending upon how storm water will be handled and the capacities, the City will probably require that water be piped and come up in the subdivision to the north in the event that a 10 year storm is exceeded. We have struggled with walkways in the past, some have never really been improved, and they are not well maintained. We can lessen problems with motorcycle and scooter traffic by putting up ballards. Steve Lehman does not foresee an HOA being established for the purpose of maintaining the walkway, most likely the City will maintain it.

Commissioner Matheson asked how children living north of the cul-de-sac are getting to Orchard Elementary School now. Tom Pierce, 3525 South 6800 West, is a neighbor to this development. He will be involved in the sales of the lots. There is a waiting list of people who want to purchase these lots. Tom Pierce said some children hop his fence to go through the fields to school. He said there is no way to go south to the school without traveling to 3500 South, which has curb, sidewalk and gutter on the South side to 6800 West. However, 6800 West is full of ruts and has no curb, sidewalk, or gutter. Tom Pierce is in favor of a walkway. He reported many people he has spoken to have said they want a walkway into the subdivision so they have access to the nearby school and park. He is in favor of preliminary plat approval.

Frank Newton, 3665 South 6580 West, said children going to school also hop his fence. He is in favor of the development, having a pathway to the school, keeping the stub street, and emphasized the need for traffic calming in the area of 6580 West.

Commissioner Woodruff said there have been several problems with walkways within the City. Many residents try to get rid of existing walkways. It doesn't make any sense from a planning point of view for people living south of the existing subdivision to have to drive all the way to the north in order to get out to the south. The City would never design something like that. That is why the stub street is there; to provide a future means to correct the problem. I think it would be negligent not to have that street connect to provide an easy way for kids to walk and people to drive to the school and connect the different neighborhoods. I am not in favor of a walkway, I



think the street needs to be connected. I would hate to be looking for an address, wandering through the subdivision and not being able to get out, etc.

Commissioner Matheson can think of two walkways have come before the Commission that have had terrible problems. Commissioner Woodruff does not think someone with a \$1,000,000 home would want a walkway next to it with kids loitering there at night.

Commissioner Lovato said the developer has been sitting down with Tom Pierce and Frank Newton, they feel it is a good plan, and he does not feel we should disrupt it. Commissioner McEwen feels a walkway would be better than a street, understanding the developer's reasons to keep the RE zone more secluded. However, he does like the idea of a stub street eventually being connected to the West to alleviate some of these issues.

Commissioner Fuller agrees the neighborhoods need to be connected to the cul-de-sac so both subdivisions have a way out. He thinks it would be unwise not to make that connection. A pathway would attract problems and become a midnight party place. Commissioner Matheson does not feel the Commission needs to be concerned with a connection to the West at this preliminary phase. He does not support having the trail. Commissioner Winters understands the developer's stance in wanting less traffic in the RE zone. Commissioner Woodruff feels the old and new subdivision need to be connected for proper traffic circulation and so neighbors can connect with one another.

Tom Pearce questioned if the stub street were extended if it would create a traffic jam or bottleneck in that area. Commissioner Matheson feels it would create traffic calming, rather than having a straight road.

**Motion:**

Commissioner Woodruff moved to approve S-14-2016, contingent upon the eleven conditions listed in the staff report and recommending the stub street near the cul-de-sac area connect to 6655 West.

Commissioner Matheson seconded the motion.

**Roll call vote:**

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

**Majority – S-14-2016 – Approved**

**C-19-2016**  
**Café Silvestre 3524 S 2200 W**  
**C-2 Zone (.66 acre site)**

The applicant, Café Silvestre, is requesting a conditional use amendment to have a restaurant with liquor. The restaurant is at the north end of 2200 West adjacent to the I-215 off ramp off 3500 South. The property is zoned C-2, General Commercial, as is the La Quinta Inn to the south. To the north of the restaurant is land owned by the Utah Department of Transportation. Residential property is to the east and southeast. The West Valley City General Plan anticipates General Commercial in this area.

Café Silvestre is currently licensed as a restaurant, but would like to expand to a full-service restaurant. The site was approved for a restaurant in 1974 and Café Silvestre has been in operation since 1980. The restaurant is family owned and operated. They have two other locations within the valley, which are already full-service restaurants. The restaurant will continue to operate its same hours: 11 am to 11 pm, seven days a week. This location meets all of the spacing requirements set forth in section 7-6-1011 of the West Valley City Code.

Café Silvestre applied for a conditional use for a restaurant with liquor in February of 2015. The conditional use was approved and the conditions of approval required the site to be cleaned up and the landscaping restored to the original landscape plan. The applicant never got his liquor license and the conditional use expired.

Since the last conditional use was approved, the site has been improved. They have installed landscaping in the parking lot and in the front yard. They have also striped part of the parking lot and have fixed all the potholes in the parking lot. There are a few items that haven't been done that were part of the conditions of approval with the last conditional use. Staff believes these items should be fixed as part of this approval. It's recommended that the applicant replace the tree that was recently removed in the front yard, that landscaping be installed around the pole sign, and the entire parking lot be striped.

**Staff Alternatives:**

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

1. Must meet the requirement of all affected departments and agencies, including but not limited to, the Department of Alcohol and Beverage Control.
2. Landscaping needs to be installed around the pole sign.
3. The entire parking lot needs to be re-striped.
4. At least one tree shall be planted in front of the building.
5. This use is subject to review upon valid complaint.

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

**Applicant:**

Fred Ruiz  
3524 South 2200 West  
West Valley City, UT 84119

**Discussion:** Fred Ruiz said he will take care of the staff conditions that remain.

**Motion:** Commissioner Winters moved to approve C-19-2016.

Commissioner McEwen seconded the motion.

**Roll call vote:**

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

**Unanimous – C-19-2016 – Approved**

**C-20-2016**

**Shoppes at Lake Park Phase 2 Pole Sign – Trevor Gasser 2885 S 5600 W  
Zone (1.28 acres)**

The applicant, Trevor Gasser, on behalf of Utah Valley WVC Surplus Property, LLC, is requesting conditional use approval for a new pole sign. The property is located at 2885 South 5600 West and is zoned commercial (C-2) and is within the 5600 West Overlay Zone. The West Valley City General Plan designates this area as Mixed Use. Surrounding land uses are primarily commercial with multi-family to the north and east.

The almost 29 acre commercial complex is developing in Phases. The original Phase 1 approval (C-34-2003) included Kohl's and a single pole sign, and future monuments and pad sites were discussed. Phase 2 approval (C-5-2006) included more mid box approval, clarified pad site plans, and addressed another pole sign and monuments, although a final sign plan was not approved. In the meantime, a total of five monuments have been approved and built according to ordinance spacing requirements. The overall shopping center is allowed three pole signs, one per each frontage. This would be the final pole sign allowed for the complex.

The new pole sign is proposed to be 25' tall. At this proposed height, the sign will need to be set back 20' from the property line and will need to be situated within a landscaped area twice the size of the sign area, or at least 400 S.F. The sign will be placed at the corner of 5600 West and Highbury Parkway (2865 S), satisfying the one pole sign per frontage limitation. This is adjacent to the Café Rio. The proposed pole sign meets all ordinance requirements for setback, height, architectural design, and spacing from other signs.

At the time of this staff report, we were lacking a site plan that detailed the exact location of the proposed pole sign and the landscaping, but the applicant says it will be placed according to setbacks and within an easement negotiated with the pad site owner.

**Staff Alternatives:**

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

1. Must meet the requirements of all affected agencies and departments.
2. Submittal of an approved site and landscaping plan that details exact sign positioning.

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

**Applicant:**

Trevor Gasser  
74 East 500 South #200  
Bountiful, UT 84010

**Discussion:** Trevor Gasser asked if he can incorporate the existing landscaping on the corner of the property with the landscaping required under the sign. Lee Logston answered affirmatively.

**Motion:**

Commissioner Winters moved to approve C-20-2016, subject to the two 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
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

**Unanimous – C-20-2016 – Approved**

**PLANNING COMMISSION BUSINESS**

Approval of Minutes from June 1, 2016 (Study Session) **Approved**  
Approval of Minutes from June 8, 2016 (Regular Meeting) **Approved**  
Approval of Minutes from June 15, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:48 p.m.

Respectfully submitted,

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Brenda Turnblom, Administrative Assistant