

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**July 27, 2016**

The meeting was called to order at 4:01 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,  
and Latai Tupou

**ABSENT**

Martell Winters and Harold Woodruff

**WEST VALLEY CITY PLANNING DIVISION STAFF**

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

**WEST VALLEY CITY LEGAL DEPARTMENT**

Brandon Hill

**WEST VALLEY CITY COMMUNITY AND ECONOMIC DEVELOPMENT**

Freyja Johnson

**AUDIENCE**

There was one person present in the audience.

**ZT-11-2016**  
**West Valley City**

## **Amending Section 7-1-103 and adding Section 7-14-219 to define and create standards for lodging facilities**

West Valley City staff is recommending a zoning ordinance amendment to change Section 7-1-103 and to add Section 7-14-219 to define and create standards for lodging facilities. The term “lodging facility” would replace hotel, motel and extended stay hotel and be defined as follows: “any establishment outside a single family residential zone where lodging or overnight accommodations are offered, with or without compensation.”

### **Background**

In 2004, the City adopted the Commercial Design Standards for new commercial development including hospitality. Staff occasionally evaluates recently completed developments to ensure that the City’s ordinances are yielding the type of development desired by the City. Upon a recent evaluation of lodging facilities, staff saw significant differences between lodging facilities developed within the City including ones developed under the Commercial Design Standards. The attached spreadsheet details the results of staff’s evaluation.

As seen in the attached spreadsheet, there are some projects that have virtually no amenities, have relatively small average room sizes and/or use only stucco as an exterior material. An example of a project with no amenities and a relatively small average room size is the Value Place Hotel at 1646 W 3500 S. This project has the lowest assessed value/guest room and the highest number of police calls/guest room. In other words, the guest rooms in this facility generate the highest demand for police service while yielding the lowest amount of revenue. An interesting general relationship in the data was those lodging facilities that had few or no amenities, relatively small average room sizes and/or stucco only exteriors had the highest calls for service per room and the lowest assessed value per room.

West Valley already has several lodging facilities with little or no amenities and relatively basic architectural design. With the limited amount of commercial ground remaining in the City, staff believes the City should raise the bar on the quality of lodging facilities to encourage higher value commercial development, reduce calls for service and improve the overall quality and appearance of commercial development. With these objectives in mind, staff drafted the proposed ordinance.

The City’s General Plan includes the goal to promote high quality commercial development, reinvestment and redevelopment. The proposed ordinance will help the City achieve this goal.

### **Ordinance Summary**

In summary, the proposed ordinance, which is attached, requires:

- a minimum height of 3 stories,
- the use of brick, stone or comparable material whenever stucco or fiber cement siding is used,

- a porte-cochere (a porch large enough for automobiles to pass through),
- at least six amenities from a list of amenities,
- a minimum average room size and
- compliance with the Commercial Design Standards.
- a restroom in each guest room

If adopted, these standards would apply to all lodging facilities that are new development, redevelopment or retrofits of existing buildings.

**Staff Alternatives:**

1. Approval.
2. Continuance, for reasons determined during the public hearing.

**Discussion:** Clover Meaders asked if we have information on what types of calls are being received by the police. Brandon Hill said not all calls for service are criminal in nature. A few calls are for general complaints not necessarily pertaining to the lodging facilities. Calls include theft, vehicle break-ins, vandalism, etc. There is not a specific difference in the nature of offenses occurring at each hotel, however, a higher volume of calls tend to come from those facilities with lower rates and fewer amenities.

Commissioner Lovato asked if a women’s shelter would be considered a lodging facility. Brandon Hill answered that women’s shelters are usually in apartment complexes or single family residential neighborhoods. For safety reasons, these facilities don’t have signs on them that label them as shelters. He does not think shelters will be categorized as lodging facilities.

Commissioner Fuller mentioned the Little America Hotel has two level units in combination with a high rise. He asked if the minimum three story requirement is an average or constant throughout. Brandon Hill said there is some flexibility in the three story requirement through a development agreement.

**Motion:** Commissioner McEwen moved to approve ZT-11-2016.

Commissioner Lovato seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes

**Unanimous – ZT-11-2016 – Approved**

To save time for the one person in the audience who was present for the last item on the agenda, Commissioner Fuller motioned to skip to S-17-2016. There were no objections.

**S-17-2016**  
**Collings/Harvey Subdivision**  
**2991 West 3835 South**  
**R-1-8 Zone**  
**2 Lots**  
**.46 Acres**

## **BACKGROUND**

Mr. Jared Collings, is seeking preliminary and final subdivision approval for a two lot subdivision located at 2991 West 3835 South. The subdivision consists of two lots, the smallest of which contains an existing single-family dwelling. The new subdivision will also amend lot 5 of the Bangerter Subdivision.

## **STAFF/AGENCY COMMENTS:**

### Fire Department:

- Fire hydrant to be located within 250 feet of the new dwelling.

### Granger Hunter Improvement District:

- Project will need to run availability for water and sewer.
- 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.
- Bonding for any off-site improvements and payment of flood impact fees.
- Dedication and improvement of 3875 South to include sidewalk.
- Revisions to final plat are required.

## **ISSUES:**

- The proposed subdivision will result in the creation of 2 lots from a large lot having double frontage along 3835 South and 3875 South. Lot 1 is approximately 9,540 square feet, while lot 2 will be approximately 10,590 square feet. The new lot will gain access from 3875 South and will allow for the construction of a new single family dwelling.
- The proposed subdivision will amend lot 5 of the Bangerter Subdivision. This subdivision was recorded in 1953. Lots that were platted within the subdivision were approximately 66 feet wide and 305 feet deep. To address the lack of required frontage, the Board of Adjustment granted a variance in June 2016 to allow the property to subdivide with a width of 66 feet where 80 feet is required.
- The subject property is being processed as a minor subdivision rather than a lot split because an existing protection strip is located adjacent to 3875 South Street. The existing 1-foot protection strip will be dedicated to West Valley City as part of the subdivision plat. The applicant resolved the acquisition of the protection strip when they purchased the property. While protection strips were allowed under Salt Lake County's jurisdiction, West Valley City does not allow them.
- The applicant will be required to improve 3875 South to a 25-foot half width. Rolled gutter presently exists, but sidewalk does not. The applicant will be required to install the sidewalk to match the existing walk to the east. Sidewalk does not exist to the west of the property. Formal improvements along 3835 South have not been installed. However, the Public Works Department has discussed a possible delay agreement, but a decision about this has not yet been made.
- The applicant will be responsible to coordinate with the Fire Department regarding fire hydrant locations. City Ordinance requires that the nearest fire hydrant be located no greater than 250 feet from the new dwelling.

## **STAFF ALTERNATIVE:**

1. Grant preliminary and final plat approval for the Collings Harvey 2 Lot Subdivision subject to a resolution of staff and agency concerns.
2. Continue the application to address issues raised during the Planning Commission meeting.

### **Applicant:**

Philip Harvey

**Discussion:** Commissioner Matheson asked if water and sewer are available on both of the streets fronting this property. Steve Lehman said all services are available.

**Motion:** Commissioner Fuller moved to approve S-17-2016.

Commissioner Matheson seconded the motion.

### **Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes

**Unanimous – S-17-2016 – Approved**

**ZT-12-2016**  
**West Valley City**

## **Amending the Multi-Family Residential Design Standards (Chapter 7-14) and the Residential Building Design Standards in the City Center Zone (Section 7-6-1605)**

West Valley City staff is recommending a zoning ordinance amendment to amend the Multi-Family Residential Design Standards in Chapter 7-14 and the Residential Building Design Standards in Section 7-6-1605 of the City Center Zone.

### **Background**

In 2006, the City adopted the Multi-Family Residential Design Standards for new multi-family residential developments. One of the recommended actions in the City's General Plan is to update the multi-family residential standards to promote higher quality multi-family residential in appropriate locations.

Staff took two important steps to determine what items needed to be updated in the ordinance. First, staff reviewed recently developed multi-family residential developments with the Planning Commission to see what projects met their expectations and which ones fell short. Second, staff reviewed quality multi-family residential developments in and out of the City and evaluated whether such projects far exceeded the standards or just met the standards. Following these steps, staff determined that changes were needed to ensure higher quality multi-family residential.

### **Ordinance Summary**

In summary, the proposed ordinance:

- adds clarifying definitions,
- requires each unit to have a kitchen and bathroom
- requires garages for at least 50% of the units,
- sets minimum unit sizes,
- caps the amount of stucco and fiber cement siding,
- requires at least 20% brick or stone where stucco or fiber cement are used,
- increases the amount of building relief required and adds a building relief treatment option,
- increases the amount of window treatments required,
- requires at least 25% fenestration on primary façades,

- increases the amount of garage treatments required and adds more garage treatment options,
- increases the amount of roof articulation required,
- increases the roof pitch to 6/12 for pitched roofs,
- increases the number of amenities required for smaller developments and adds more amenity options and
- requires landscaping between driveways

These revisions are proposed in both the Multi-Family Residential Design Standards and the Residential Building Design Standards of the City Center Zone. As a reminder, the Multi-Family Residential Design Standards apply to all new multi-family residential development except such development within the City Center Zone. The City Center Zone includes its own design standards which are very similar to those in the Multi-Family Residential Design Standards.

The attached PowerPoint slides provide not only examples of projects that would meet the updated standards but also descriptions of how the projects meet the standards.

**Staff Alternatives:**

1. Approval.
2. Continuance, for reasons determined during the public hearing.

**Discussion:** Commissioner Tupou asked what the cost difference is between a boxed window and a regular window. Ryan Harris said the cost is more for a boxed window. Commissioner Tupou asked if adding boxed windows will translate to a higher appraisal value of a building. Ryan Harris said buyers are willing to pay more for buildings that are more aesthetically pleasing.

Commissioner Lovato asked when there is a large common area, how do we add landscaping between driveways? Is this something a builder can accomplish in an apartment complex? Steve Lehman said the theory is to have all the units front the dedicated streets and tuck the parking in between the perimeter of the buildings. Ryan Harris said we can make adjustments through a development agreement.

Commissioner McEwen asked if a building that has 50 units is required to have two amenities, can the amenities selected from either the major or minor list? Ryan Harris said amenities may be selected from either list.

**Motion:** Commissioner Tupou moved to approve ZT-12-2016

Commissioner McEwen seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes

**Unanimous – ZT-12-2016 – Approved**

**PLANNING COMMISSION BUSINESS**

Election of Chairman and Vice Chairman for the 2016-2017 fiscal year: Clover Meaders was voted to continue to serve as Chairman and Brent Fuller was voted to continue to serve as Vice Chairman of the Planning Commission.

Approval of Minutes from July 13, 2016 (Regular Meeting) **Approved**

Approval of Minutes from July 20, 2016 (Study Session) **Continued**

There being no further business, the meeting adjourned at 4:25 p.m.

Respectfully submitted,

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Brenda Turnblom, Administrative Assistant