



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

August 24, 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, Latai Tupou, Harold Woodruff and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Steve Lehman, Lee Logston, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

WEST VALLEY CITY COMMUNITY AND ECONOMIC DEVELOPMENT

Freyja Johnson

AUDIENCE

There were five people present in the audience.

S-13-2016

Sunrise Acres Subdivision – Amending Lot 3 Bangerter Acres Subdivision – Final Plat

Adam Nash

RE Zone

12 Lots

8.6 Acres

BACKGROUND

Adam Nash is requesting final subdivision approval for the Sunrise Acres Subdivision. The subdivision received preliminary approval in June 2016. 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.
- Follow recommendations outlined in the soils report.
- Revisions to plat required.

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.

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 proposed subdivision has a general downward slope from south to north. The preliminary review suggested that storm water could be taken off site via an irrigation system at the northwest corner of the subdivision. However, this proposal would not work for the City Engineering Division because it offers little or no option for the City to maintain the storm drain line. As an alternative, the developer will grade individual lots to retain surface water on site. Water generated from the street will flow to the north. It will then be piped to the west for a connection with an existing storm water system.
- 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 final plat 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 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.
 5. That 6535 West and 3320 South be dedicated and improved according to plans and profiles approved by the City Engineering Division.
 6. That recommendations outlined in the soils report be followed.
 7. 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.
 8. 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, Suite 200
Salt Lake City, UT 84107

Discussion: Adam Nash said the West Valley City staff has been great to work with. This will be a nice subdivision, we think the RE zone will work well for us. We have homes under construction within the City that meet the new housing standards and they are being received well. We are excited for the prospects here.

Motion: Commissioner Winters moved to approve S-13-2016 subject to the eight items listed in the staff report.

Commissioner Fuller seconded the motion.

Vote:

Commissioner Fuller Yes

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

Unanimous – S-13-2016 – Approved

S-18-2015 and S-19-2015

Juniper Acres Subdivision – Final Plat

Mindy Danise

R-1-8 Zone

27 Lots

8.4 Acres

BACKGROUND

Mindy Dansie, representing the Utah Department of Transportation, is requesting final plat approval for the Juniper Acres Subdivision. The subject property was rezoned in 2006 from the M zone to the R-1-8 zone, and received preliminary plat approval in January 2016. A development agreement was reviewed and approved as part of the rezone process. As a reminder, recorded development agreements run with the land and will be applicable to this proposed development.

The subdivision is bordered on the north by the Vistas at Westridge Phase 2 Subdivision, the east by the future Mountain View Corridor, the south by the Denver & Rio Grande Railroad Company and the west by 6000 West.

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.
- Follow recommendations outlined in the soils report.
- Will need to coordinate storm water issues.
- Revisions to plat required.

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.

ISSUES:

The proposed subdivision has a number of planning elements that need to be addressed. More specifically, changes in the design subsequent to preliminary approval. For this reason, staff would like to address the following:

Subdivision Design:

The preliminary design of the Juniper Acres Subdivision consisted of 34 lots on approximately 8.4 acres. Subsequent to preliminary approval, the applicant learned that a portion of property that was intended to be developable land, was encumbered with a Rocky Mountain Power easement. The easement would necessitate a re-design of the subdivision resulting in a net loss of 7 lots.

The current design of the subdivision consists of 27 lots on 8.4 acres. The overall density equates to 3.2 units per acre, whereas it was 3.8 units per acre previously. Lot sizes range from 8,030 square feet to 14,600 square feet with an average lot size of 9,000 square feet.

Development Agreement:

As mentioned previously, this property was involved in a rezone effort in 2006. A development agreement was reviewed and approved by the Planning Commission and City Council. In order to assist the Planning Commission regarding housing standards etc., staff will attach the executive summary that was approved as part of the rezone.

Access:

Access to the subdivision will be gained from 3 points along 6000 West and from a stub street in the Vistas Phase 2 Subdivision to the north. Staff believes that the number of access points along 6000 West will evenly distribute traffic with each cul-de-sac comprising 7-8 lots.

During the preliminary review process, a concern was expressed about the street connection with the Vistas Phase 2 Subdivision to the north. City ordinance requires the connection and staff believes that the connection between the two subdivisions is necessary for a variety of reasons related to infrastructure. In addition, the Growth Principles and Objectives outlined in the General Plan state the following:

1. Provide public infrastructure that is efficient and adequately maintained. The proposed subdivision accomplishes this by optimizing use and maintenance of existing infrastructure for storm water needs and for culinary water and sanitary sewer systems.
2. Ensure public health and safety. The proposed subdivision design accomplishes this by promoting interconnected streets to reduce travel distance and to ensure emergency vehicles have sufficient access.
3. Strengthen sense of community. To meet this principle the proposed street layout will avoid physically dividing neighborhoods.

The redesigned subdivision will reduce the number of potential trips as there are only 10 new lots platted that would connect with the Vistas Ph. 2 Subdivision.

Grading/Drainage:

The proposed subdivision has a general downward slope from south to north. The percentage of slope is approximately 5%. The City Engineering Division is in the process of reviewing the grading and drainage information. The developer will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability.

Utilities:

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.

Fencing:

The developer will be responsible to fence the area along the southern boundary of the subdivision. This area is located along the Denver & Rio Grande Railroad. City ordinance requires that a 6-foot chain link fence be installed. Staff recommends that the fence be black vinyl coated chain link material.

In other developments adjacent to railways, the Planning Commission has allowed vinyl fencing to be used. Should the developer make this request, staff would support the vinyl fence. However, the likelihood that it would be a target for graffiti increases substantially. If vinyl fencing is permitted, staff would suggest looking at fencing types that would discourage graffiti.

Groundwater:

Based on the preliminary plat, a soils report has been submitted for the new subdivision. The report indicated that 5 test pits were studied to determine subsurface water elevations. Four of the five test pits revealed no ground water to a depth of 11-13 feet. One test pit contained ground water to a depth of 5 feet.

Staff believes that additional information will be needed to determine what the allowable basement elevations should be. The report contains some basic information, but is not definitive on recommendations. This matter will be resolved prior to plat recordation.

Overpressure Zone:

The proposed subdivision is located in the outer ring of the overpressure zone. City ordinance requires that certain construction standards be applied for new dwellings. More specifically, that special windows be used. A note regarding the OPZ will be attached to the subdivision plat.

As with other subdivision development in this area, there are concerns with the noise from concerts held at the USANA Amphitheater and from potential impacts of the Frito Lay manufacturing plant. These concerns were addressed with the Vistas development to the west of 6000 West. Staff will recommend that similar notes be placed on the plat notifying potential residents of these impacts.

STAFF ALTERNATIVES:

- A. Grant Final Plat Approval for the Juniper 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 6000 West be dedicated and improved according to plans and profiles approved by the City Engineering Division. All other interior streets, including design shall be approved by the City Engineering Division.
 7. That additional information be provided regarding the soils report. Specifically, recommendations regarding basement depths. The City's minimum requirement is 3 feet above high ground water.
 8. That all single-family dwellings be subject to the construction standards outlined in Section 7-10 of the West Valley City Code. This section outlines the requirements for construction within the Overpressure Zone.
 9. That a note be placed on the plat notifying potential residents that this subdivision is located near manufacturing property and an entertainment venue, and may be subject to noise and odors associated with manufacturing and entertainment uses.
 10. That the developer install a 6-foot non-climbable chain link fence along the railroad at the south boundary of the subdivision. Staff recommends that this fence be black vinyl coated

chain link. Should the developer select a different fence material that is approved by the Planning Commission, staff would recommend a vinyl fence type that discourages and/or makes graffiti application difficult.

Applicant:

Mindy Dansie, DAI
1099 West South Jordan Parkway

Discussion: Commissioner Matheson asked how UDOT is involved with this project. Mindy Dansie said UDOT owns this piece of property. There is a large, 800 acre, master planned development in Saratoga Springs that the Mountain View Corridor will go through. UDOT wants the property in Saratoga Springs, but does not have funding to purchase it. DAI has been negotiating with UDOT to trade other, smaller parcels located throughout the valley in exchange for the property in Saratoga Springs. Parcels A and B of this property will be owned and maintained by UDOT.

Commissioner Winters asked how the City will determine what will be allowed on this property in terms of basements. Steve Lehman said City ordinance requires the slab of a basement be 3' above groundwater level. Additional testing by a geotechnical engineer will determine whether the developer can do full or partial basements.

Motion: Commissioner Woodruff moved to approve S-18&19-2015 subject to the ten conditions listed in the staff report.

Commissioner Matheson seconded the motion.

Vote:

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

Unanimous – S-18-2015 and S-19-2015 – Approved

S-21-2016
Fairbourne Station Phase 3 Subdivision
2950 West 3550 South
CC Zone
1 Lot & 1 Parcel
1.5 Acres

BACKGROUND:

West Valley City is requesting preliminary and final plat approval for the Fairbourne Station Phase 3 Subdivision. This subdivision will also vacate and amend lots 15-18 of Holmberg Subdivision, lots 8A-11 of Lehman Subdivision and will amend and extend Parcel C of the Fairbourne Station Phase 1 Subdivision, and Parcel B of Fairbourne Station Phase 2 Subdivision. A number of public utility easements will also be vacated with this application. The subject property is located at approximately 2950 West 3550 South.

ISSUES:

The proposed subdivision is being requested in order to establish a new lot for a future residential development. The subdivision plat will also consolidate existing parcels within phases 1 and 2 of the Fairbourne Station Subdivisions and will dedicate a portion of 3030 West similar to what was done on the west end of the Fairbourne Station Phase 2. Parcel A will be created as a result of the street dedication. This parcel will remain in City ownership and will be landscaped in conjunction with the parcel to the north.

Prior to this application, the Planning Commission approved the vacation of both Holmberg Street and Leon Avenue. This plat will vacate various lots and public utility easements platted as part of the Holmberg and Lehman Subdivisions. Staff continues to work with various utility companies to ensure adequate easements are available for future utility service.

The plat contains 1 lot and 1 parcel. Lot 301 will allow for the development of a future residential use. The subdivision plat will also dedicate a small area along the north side of Lehman Avenue to establish the full right-of-way width for this street.

Access to the subdivision will be gained from 3030 West, Lehman Avenue, Three Mill Lane and from Weigh Station Road. There are varying right-of-way widths for each of these streets. The varying widths are due to transit needs and on-street parking.

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel, ICO's residential project and the future home of Granger Medical.

STAFF ALTERNATIVES:

1. Approve the Fairbourne Station Phase 3 Subdivision subject to a resolution of staff and agency comments.
2. Continue the application for reasons determined during the Planning Commission meeting.

Motion: Commissioner Fuller moved to approve S-21-2016.

Commissioner Fuller seconded the motion.

Vote:

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

Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-21-2016 – Approved

CONDITIONAL USE APPLICATIONS

C-29-2016

Shoppes at Lake Park Phase 2 Pole Sign – Trevor Gasser

2885 S 5600 W

C-2 Zone (1.28 acres)

The applicant, Trevor Gasser, on behalf of Utah Valley WVC Surplus Property, LLC, is requesting a conditional use amendment to waive the size maximum for a recently approved pole sign at a commercial complex. The property is located at 2885 South 5600 West, 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 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. There will be no more pole signs allowed for the complex. The Planning Commission approved a 25' tall pole sign that met our ordinance with the maximum sign area of 200 square feet on June 22, 2016.

The applicant is now asking for a waiver for the maximum sign area, which the Planning Commission can grant per 11-5-106 (9). The new pole sign is proposed to be 2 feet taller at 27' 3" tall, with a total sign area increased to 238 square feet. The sign will be set back 22' from the property line and will need to be situated within a landscaped area twice the size of the sign area, or at least 476 S.F. The sign will be placed at the corner of 5600 W and Highbury Parkway (2865 S) within an easement negotiated with the pad site owner, 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.

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 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
824 McKittrick Lane
Farmington, UT 84025

Discussion: Commissioner Meaders asked what kind of latitude the Planning Commission has to approve or deny this application. Lee Logston said the ordinance reads that the maximum size for a pole sign be 200 sqft of sign area. The Planning Commission can waive that under their discretion. Brandon Hill said the sign ordinance provides some criteria for bonus sign area; such as additional landscaping around the sign or unique architectural design. Lee Logston noted the design of the sign mimics the design of surrounding monument signs, the various pad sites, and the architecture of the main complex.

Trevor Gasser reported he told the landowner of the Café Rio pad that he would try to get some extra square footage on the sign for his use. The landowner also owns the pads for Ross, Lane Bryant, Famous Footwear, and rue21. Rue21 doesn't have any signage, which is one reason the owner is asking for extra square footage on the new pole sign.

Trevor Gasser indicated he now only needs a 10% increase in sign area, which would increase the sign height to 26'3". The square footage of the sign face will be 221 sqft. Lee Logston noted that additional height on a sign requires additional setback.

Commissioner Lovato asked if City Ordinance limits the number of signs one business may have. Lee Logston said signage for a property is limited by frontage, length, and spacing from other signs. The names of the businesses listed on each sign is determined by an agreement between the sign owner and his various tenants.

Motion: Commissioner Lovato moved to approve C-29-2016 subject to the two conditions listed in the staff report. Sign height will be 26'3" tall with an area of 221 sqft.

Commissioner Winters seconded the motion.

Vote:

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

Unanimous – C-29-2016 – Approved

C-30-2016
West Valley City Parks Department
5706 Woodview Dr.
R-1-8 Zone (.25 Acres)

The West Valley City Parks Department is requesting a conditional use for a trailhead sign. This property is zoned R-1-8, single family residential with an 8,000 sqft lot minimum. The West Valley City General Plan designates this area as low density residential. The surrounding zone is R-1-8 to the north, south and east and M, Manufacturing to the west. There are single family homes to the north, south and east, and Mountain View Corridor is located to the west.

The WVC Parks Department would like to put signage at this trailhead and have proposed a monument type sign. The sign face includes three sheets of metal sandwiched together. The outer sheets will be a dark black/bronze color with a laser cut design. The inner panel will be a solid piece of galvanized metal to highlight the design. Per 11-6-101(2)c the monument sign shall not exceed 5' in height.

The base of the sign will have two 4x4 steel powder coated black exposed poles and as stated in 11-5-103(9), "exposed poles up to one third of the height of the sign may be considered by the Planning Commission through the Conditional Use process. The exposed poles must be architecturally compatible with the building in color, material and design." Therefore, they are requesting Planning Commission approval for the submitted design.

Staff Alternatives:

- Approval, subject to the following conditions:
 1. The sign shall be designed per the approved plans, shall be no taller than 5', and may have exposed poles that are no more than 1/3 of the overall height of the sign.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Jason Erikson, WVC Parks and Recreation Dept.

Discussion: Commissioner Winters asked what the expected life span is for the new sign and how we can keep it from rusting. Jason Erikson said the base of the sign will be in gravel that will keep water away. The sign should last a very long time. Commissioner Meaders said if there are any questions about the park, they can be addressed to Jason Erikson after this meeting. This application is for a sign only.

Motion: Commissioner Winters moved to approve C-30-2016 subject to the one condition listed in the staff report.

Commissioner Tupou seconded the motion.

Vote:

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

Unanimous – C-30-2016 – Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from August 10 (Regular Meeting) **Approved**

Approval of Minutes from August 17, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:42 p.m.
Respectfully submitted,

Brenda Turnblom, Administrative Assistant