



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**October 12, 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, Harold Woodruff, Jack Matheson, Clover Meaders, Latai Tupou, and Martell Winters

**ABSENT**

Matthew Lovato

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Brock Andersen, Jody Knapp, Steve Lehman, Steve Pastorik, Greg Robinson, and Brenda Turnblom

**WEST VALLEY CITY LEGAL DEPARTMENT**

Brandon Hill

**AUDIENCE**

There were nine people present in the audience.

**S-20-2016**  
**E-Center Retail Subdivision – Lot 2G Amended**  
**3074 South Decker Lake Drive**  
**M Zone**  
**2 Lots**  
**2.15 Acres**

**BACKGROUND**

Craig Larsen is requesting consideration to amend lot 2G of the E-Center Retail Subdivision Lot 2 Second Amended. The purpose for the amended subdivision is to divide the existing lot (2G) to create an additional building lot. The subject property is located north of 3100 South at Decker Lake Drive.

**ISSUES:**

The E-Center Retail Subdivision, Lot 2 Second Amended, was recorded with the Salt Lake County Recorder's Office in July 2015. The subdivision plat consisted of 3 lots on 5 acres. The purpose for that plat was to amend originally recorded lots to allow for the construction of a new hotel. The purpose for this application is to divide off approximately 1 acre to the south of the recently completed hotel for a future commercial building.

The amended plat will divide the existing lot 2G to create a new lot. Although it is not yet known what commercial use will occupy the new lot, it is anticipated that it would be a use that will accentuate the hotels in the area, transit oriented development and entertainment uses in this part of the City. The subdivision is located in the commercial overlay zone. All uses in this zone are considered conditional and will therefore be reviewed by the Planning Commission at a later date.

Access to the subdivision will be gained from both Decker Lake Drive and 3100 South. Access in and through the various lots will be achieved by interior driveways. Recorded access easements already exist to facilitate new development when it occurs.

In addition to access easements, there are also drainage, sewer and water easements that encumber this property. The developer will need to coordinate these with the City Engineering Division and water and sewer district to ensure that their placement on the plat is correct. In addition, staff would like to point out that these easements may restrict some types of development. Building placement, parking, and landscaping improvements will need to account for these easements in the future.

As future development occurs on lot 2J, additional reviews will be necessary. Therefore, it is not necessary that the review of the subdivision plat be all inclusive. The subdivision plat will contain easements and other information applicable to the division of property, but will not address site design issues typically found in commercial developments.

**STAFF ALTERNATIVES:**

1. Approve the Amended E-Center Retail Subdivision Lot 2G Amended subject to a resolution of staff concerns noted in the analysis.

2. Continue the application for reasons determined in the Planning Commission meeting.

**Applicant:**

Craig Larsen, Legacy Design Group  
598 West 500 South, Suite 102  
Woods Cross, UT 84010

**Discussion:** Commissioner Tupou asked if the existing sign reading, “My Place” will need to be moved once this property is developed. Craig Larsen said the sign will be located on the My Place property because it is a flag lot in the new subdivision. Steve Lehman said City ordinance requires all properties have access to a dedicated right of way.

Craig Larsen is looking to attract a purchaser for this property. Ideally, he is looking for a restaurant to serve the My Place hotel and the Maverik center.

**Motion:** Commissioner Fuller moved to approve S-20-2016.

Commissioner Winters seconded the motion.

**Vote:**

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

**Unanimous – S-20-2016 – Approved**

**S-24-2016**

**Villages at Westridge Phase 1B PUD (Amending lots 119-135 and Parcel C)**

**5345 South 5680 West**

**R-1-4 Zone**

**BACKGROUND**

The Villages at Westridge is a planned community consisting of 150 residential town home units and two commercial pad sites sitting on approximately 17 acres. The original concept for the residential portion of this project consisted of three different residential housing types; courtyard, mansion and traditional town homes.

The Planning Commission granted preliminary subdivision approval in July 2011 and final plat approval for the first phase in September 2012. In September 2013, Henry Walker Homes submitted phase 2 which is under construction and located to the north of phase 1.

Oakwood Homes will be developing the remainder of the Villages at Westridge development. After acquiring the project, they learned that the product type constructed in phase 1 was

struggling. They learned that that floor plans were not desirable, square footage was small, and that some units only had a single car garage. Realizing that these items were keeping potential buyers at bay, they decided to request a change to the development agreement.

In July 2016, the City Council reviewed a change to the development agreement. This change will affect the remaining vacant property to the south and west of the existing courtyard homes. The Council approved the changes based on the following:

- 5 fewer units
- All units will have a two car garage and a full driveway
- Units sizes are larger
- All units will have basements.

Staff believes that these changes will provide a more marketable product versus the original courtyard homes. With the amended development agreement in place, the developer is ready to move forward amending the remaining portion of what was platted as phase 1.

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

Due to the infrastructure already being installed in this amended plat, there are no staff and agency comments. However, since basements are being planned for the new units, the City Engineering Division and Building Official will require an updated soils report.

#### **ISSUES:**

This phase of the project will amend lots 119-135 and Parcel C. The difference in unit count from the original plat to this plat will be 3 less units. The reason for the reduction in unit count is that these units are substantially larger than the original courtyard product.

Streets accessing units in this phase have previously been constructed. The developer will need to make slight adjustments to the location of utilities, but this should not be a problem. The installation of these improvements is in accordance with plan and profiles approved by the City Engineering Division.

Housing for this phase of the development will be two 7-plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch. Proposed square footage is encouraging and as mentioned earlier is larger than the original courtyard homes. Square footage ranges from 1420 to 1588 square feet. Units will also have basements which will increase the square footage by approximately 500 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, all units will have a driveway to accommodate additional guest or family parking.

The project is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards be applied for all new dwellings. The developer is familiar with these standards and will coordinate building permit requirements with the building contractor.

The developer will provide 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 final approval for the Villages at Westridge Phase 1B subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
  2. That housing comply with the multiple family design standards outlined in the City ordinance.
  3. That the applicant provide an updated soils report.
  4. That the developer provide a landscape plan to be reviewed prior to plat recordation. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
  5. That all provisions of the West Valley City Fire Department be satisfied.
  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 to this plan if needed in order to accommodate utilities or other infrastructure.
  10. That all conditions related to the development agreement be made part of this approval.
  11. That building elevations, be in accordance with those presented to the Planning Commission during the October 12, 2016 meeting.
  12. That a note be placed on the plat regarding the overpressure zone.
  13. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. That a concrete ribbon be used along the edge of the private drive opposite the rolled curb and gutter.
- B. Continuation, in order for the developer to address issues raised during the Planning Commission meeting.

**Applicant:**

Mike Stewart, Oakwood Homes  
2016 East Winchester Street  
Murray, UT 84107

**Motion:** Commissioner Winters moved to approve S-24-2016 subject to the 13 conditions listed in the staff report.

Commissioner Fuller seconded the motion.

**Vote:**

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

**Unanimous – S-24-2016 – Approved**

**S-25-2016**

**Villages at Westridge PUD - Phases 4 and 5 (Final Plat)**  
**5315 South 5680 West and 5400 South 5680 West**  
**R-1-4 Zone**

**BACKGROUND**

Mike Stewart, representing Oakwood Homes, is requesting final plat approval for the fourth and fifth phases of the Villages at Westridge PUD. The subject property was rezoned in February 2011, and received preliminary approval from the Planning Commission in July 2011. To date, a portion of phase 1 and all of phase 2 have been constructed.

**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.

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.

Revisions to plat required.

Flood control issues to be coordinated with Public Works.

Concerns regarding the topography along south, east and west boundaries will need to be addressed. Retaining walls may be needed to lessen street grades and to provide better building pads.

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. Private street widths shall be a minimum of 26 feet.

Building Division:

1. Follow recommendations outlined in the soils report.

**ISSUES:**

Phases 4 and 5 of the Villages at Westridge will consist of 56 residential units and various parcels for open space. During the rezoning of this property, a development agreement was reviewed and approved by the Planning Commission and City Council. All conditions outlined in the agreement are still in effect for these phases. However, as the Planning Commission may recall, the housing product for phases 2 and 3, along with the remainder of this project was modified by the City Council. As these phases are being reviewed for the first time, staff would like to address the following items:

**Access:**

Access to phase 4 will be gained from phase 1 to the north. Although units front 5400 South, there will be no vehicular access, but pedestrian access will be provided. Access to phase 5 will be gained from phase 1 to the south and from Summer Ridge Drive to the east. Summer Ridge Drive is a dedicated right-of-way and will be installed as part of this application.

Internal access for both phases will be via a private street system. Summer Ridge Drive and 5400 South are dedicated rights-of-way and will be installed in accordance with plan and profiles approved by the City Engineering Division. The right-of-way width of Summer Ridge Drive is 54 feet. Standard improvements including curb, gutter and sidewalk will be installed.

The developer will dedicate and improve 57 feet along 5400 South. Although curb, gutter and sidewalk is currently installed across the frontage of this property, the improvements will need to be inspected as to their condition. The developer would be required to repair or replace those

improvements that may be damaged or missing. The right-of-way along 5400 South is slightly larger than normal in order to accommodate a bike lane.

### **Housing:**

Housing for this phase of the development will be 4 and 7-plex town home units. These units will be constructed of stone, fiber cement siding and stucco. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch.

Staff recently visited with the architect for this project. During this meeting, staff reviewed the most recent version of the multiple family design standards. Based on preliminary elevations provided by the architect, this project will meet and/or exceed the standards outlined in City ordinance. However, the architect will evaluate all components of the ordinance to ensure compliance.

As mentioned with previous phases of this project, square footage will range from 1420 to 1588 square feet. In addition to larger square footage, the developer is also proposing to install basements which will increase the square footage by approximately 500 square feet.

### **Parking:**

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have two car garages. With the recent redesign of this development, all units will also have a full driveway for guest and family parking as well.

### **Storm Water:**

The developer will be coordinating storm water issues for the entire project with the City's Engineering Division. At this point in the review process, an area located at the northeast corner is projected to handle storm water. Although this area has yet to develop, coordination the developer will coordinate this matter with the Public Works Department. An easement to drain the first few phases has already been put into effect which will allow water from this project to go north and east.

### **Grading:**

The site does exhibit some challenging grading issues. These areas are concentrated near the residential development to the west. The developer has been coordinating these matters with the City's Engineering Division to ensure that all grading between these properties will work for development purposes. Retaining walls may need to be installed to allow proper placement and drainage for residential buildings.

### **Open Space:**

As part of the overall development, at least 50% of the project site will be open space. Although not part of this phase, the developer will be deeding an area approximately 1.3 acres in size for use as a City park. According to the development agreement, a certificate of occupancy will not be issued for more than 40 units until construction of the private park spaces has commenced. The developer has explained that the open space areas included as part of phases 1A, 1B and these phases will be installed in conjunction with the construction of units in those phases.



A landscaping plan will need to be submitted prior to plat recordation. In addition to the landscaping, the developer is also working on their amenity package. Options regarding amenities are outlined in City ordinance. In discussing this project with the developer, they are proposing garages, private patios, a tot lot, pavilion and walking trails as part of their amenities. As the project moves forward, the amenity package will be solidified.

**Overpressure Zone:**

This project is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards be applied for all new dwellings. The developer is familiar with these standards and will coordinate building permit requirements with the building contractor.

**Site Management:**

The developer will provide 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 final approval for the Villages at Westridge PUD Phases 4 and 5 subject to the following conditions:
  - 1. That the developer resolve all staff and agency concerns.
  - 2. That all housing comply with the multiple family design standards outlined in the City ordinance.
  - 3. That the applicant follow the recommendations outlined in the soils report.
  - 4. That the developer provide a landscape plan to be reviewed prior to plat recordation. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
  - 5. That all provisions of the West Valley City Fire Department be satisfied.
  - 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use. This includes any necessary easements for storm water runoff on to the north property.
  - 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 to this plan if needed in order to accommodate utilities or other infrastructure.

10. That all conditions related to the development agreement be made part of this approval.
11. That an entry feature be installed at 5600 West as noted in the development agreement. Said entry feature shall be brought back for Planning Commission review in a future study session.
12. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the October 12, 2016 meeting.
13. That a note be placed on the plat regarding the overpressure zone.
14. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. That a concrete ribbon be used along the edge of the private drive opposite the rolled curb and gutter.

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

**Applicant:**

Mike Stewart, Oakwood Homes  
2016 East Winchester Street  
Murray, UT 84107

**Discussion:** Mike Stewart said he thinks this project fulfills the needs of the market.

**Motion:** Commissioner Fuller moved to approve S-25-2016 subject to the 14 conditions listed in the staff report.

Commissioner McEwen seconded the motion.

**Vote:**

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

**Unanimous – S-25-2016 – Approved**

**C-38-16**  
**Verizon Wireless**  
**3232 S. Redwood Rd.**  
**C-2 Zone (1.22 Acres)**

Verizon Wireless is requesting a conditional use for the construction of a roof mounted small cell antenna at 3232 S. Redwood Rd. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zones include General Commercial (C-2) with RMH (Residential Mobile Home) located to the northwest and R-1-6 to the west. The surrounding uses include Utah Barricade/Safety Supply and Sign to the north, Redwood Village Mobile Home Park and single family residential to the west, Care Free Homes to the south and retail to the east across Redwood Road. On November 18, 2015 a similar application was approved by the Planning Commission (C-57-15) for antenna equipment on the building directly north of this application. There are three parcels that are part of the Utah Barricade/Safety Supply and Sign business and the landlord has requested the equipment be located on this parcel instead.

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing building at Utah Barricade. The equipment is 5' tall as measured from the top of the parapet wall (6' from roof deck). The antenna is set back 6' from the exterior wall of the middle building on the site and is approximately 46' from the edge of the adjacent to Redwood Road. This location complies with the standards set forth in section 7-23-206 of the WVC Municipal Code.

Verizon Wireless has not proposed to add any screen type structure around the antenna and feel that the screening will be more visually intrusive than the antenna alone. The equipment will however be painted to match the building.

The ground equipment will be located adjacent to the south side of the building and is screened from Redwood Road. The equipment includes one cabinet and it is located on a concrete pad. A generator is not proposed for this site.

**Staff Alternatives:**

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
2. The antenna and roof equipment shall be painted to match the colors of the existing building.
3. The supporting ground equipment shall be located on a concrete pad behind the building as indicated on the site plan.
4. Must comply with all other relevant requirements set forth from applicable department and agencies.

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

**Applicant:**

Pete Simmons  
5710 South Green Street  
Salt Lake City, UT 84123

**Motion:** Commissioner Fuller moved to approve C-38-2016 subject to the four conditions listed in the staff report.

Commissioner Winters seconded the motion.

**Vote:**

Commissioner Fuller                      Yes

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

**Unanimous – C-38-2016 – Approved**

**C-39-16**

**Verizon Wireless**

**5675 West 6200 South**

**C-2 Zone (22.65 Acres)**

Verizon Wireless is requesting a conditional use for the construction of a roof mounted small cell antenna at 5675 West 6200 South. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zones include General Commercial (C-2) to the south and residential multi-family (RM) to the west. Both of these adjacent properties are currently undeveloped. There are homes directly north of this site across 6200 South that are located in Kearns and West Jordan boundaries this site to the east across 5600 West.

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing Walmart location. The equipment is 3'tall as measured from the top of the parapet wall (7'9" from roof deck). The antenna is set back 56' from north edge of the building and 37' from the east edge of the building. This location complies with the standards set forth in section 7-23-206 of the WVC Municipal Code.

Verizon Wireless has not proposed to add any screen type structure around the antenna and feel that the screening will be more visually intrusive than the antenna alone. The equipment will however be painted to match the building.

The ground equipment will be located adjacent to the east side of the building. The equipment includes one cabinet and it is located on a concrete pad. A generator is not proposed for this site.

**Staff Alternatives:**

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
2. The antenna and roof equipment shall be painted to match the colors of the existing building.
3. The supporting ground equipment shall be located on a concrete pad adjacent to the building as indicated on the site plan.
4. Must comply with all other relevant requirements set forth from applicable department and agencies.

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

**Applicant:**

Pete Simmons

5710 South Green Street  
Salt Lake City, UT 84123

**Motion:** Commissioner Fuller moved to approve C-39-2016 subject to the four conditions listed in the staff report.

Commissioner Winters seconded the motion.

**Vote:**

Commissioner Fuller	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-40-16**

**Verizon Wireless**  
**4570 South 4000 West**  
**C-2 Zone (8.01 Acres)**

Verizon Wireless is requesting a conditional use for the construction of a roof mounted small cell antenna at 4570 South 4000 West. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zones include General Commercial (C-2) and residential multi-family (RM) to the south, General Commercial (C-2) to the west and single family residential (R-1-8) to the east and north. The adjacent uses include single family residential to the east and north, Valley Cove multi-family PUD to the south and retail uses to the south (Harbor Freight) and west (Home Depot).

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing Walmart Neighborhood Market location. The equipment is 3'tall as measured from the top of the parapet wall (8'6" from roof deck). The antenna is set back 37' from east edge of the building and 47' from the south edge of the building. This location complies with the standards set forth in section 7-23-206 of the WVC Municipal Code.

Verizon Wireless has not proposed to add any screen type structure around the antenna and feel that the screening will be more visually intrusive than the antenna alone. The equipment will however be painted to match the building.

The ground equipment will be located adjacent to the southwest corner of the building. The equipment includes one cabinet and it is located on a concrete pad. A generator is not proposed for this site.

**Staff Alternatives:**

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
2. The antenna and roof equipment shall be painted to match the colors of the existing building.
3. The supporting ground equipment shall be located on a concrete pad adjacent to the building as indicated on the site plan.
4. Must comply with all other relevant requirements set forth from applicable department and agencies.

Continuance,

**Applicant:**

Pete Simmons  
5710 South Green Street  
Salt Lake City, UT 84123

**Motion:** Commissioner Woodruff moved to approve C-40-2016 subject to the four items listed in the staff report.

Commissioner Fuller seconded the motion.

**Vote:**

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

**Unanimous – C-40-2016 – Approved**

**C-41-2016**

**Nicole Tanner**

**6891 W Copper Hill Dr**

**R-1-8 Zone (0.19 acres)**

The applicant, Nicole Tanner, is requesting conditional use approval for a home preschool at 6891 W Copper Hill Dr. The zoning for the property and surrounding area is R-1-8, single family residential. A home preschool is a major home occupation in this zone. The West Valley City General Plan designation is low density residential for the area.

The applicant would like to operate a preschool out of her home for children ages 3 – 5. There will be a Monday/Wednesday/ Friday class and a Tuesday/Thursday class from 9:00 to 11:30 a.m. The applicant anticipates teaching no more than 6 children at one time. The code allows up to 10 children per session.

The applicant's home is a tri-level floor plan, and the preschool areas will be on portions of the main and lower levels. The living room on the main level will be used for lessons, and the family room on

the lower level will be used for play and activity time. If a portion of a home is solely used for a home occupation, then only 25% of the area of any one floor may be occupied. The applicant plans to continue to use these two areas of the home for personal and family use outside of the preschool session times.

The applicant will place a small sign for the preschool on her garage door. The code limits this type of signage to two square feet.

**Staff Alternatives:**

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

1. No more than 10 students per preschool session.
2. No more than two preschool sessions per day, and there must be at least a 30 minute break between sessions.
3. Drop-off, pick-up and parking areas are to be on the driveway and may not be on the street.
4. Signage for the preschool on the home shall be no larger than two square feet in size.
5. All requirements of affected departments and agencies must be met.
6. This approval is subject to review upon a valid complaint.

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

**Applicant:**

Nicole Tanner  
6891 West Copper Hill Dr.  
West Valley City, UT 84128

**Discussion:** Commissioner McEwen asked if there is a second restroom in the home. Nicole Tanner said there is only one bathroom in the hallway upstairs. Brock Anderson said no neighbors have voiced any concerns regarding this application.

**Motion:** Commissioner Winters moved to approve C-41-2016 subject to the six items listed in the staff report.

Commissioner McEwen seconded the motion.

**Vote:**

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

**Unanimous – C-41-2016 – Approved**

**C-43-2016**  
**Bart Warner**  
**5137 West 2400 South**  
**M Zone (7.11 Acres)**

The applicant, Dan VanZeben representing Bart Warner, is requesting conditional use approval for truck and trailer parking at 5137 West 2400 South. The zoning for this area is M, manufacturing. The West Valley City General Plan designates this area as light manufacturing. The surrounding zone is manufacturing on all sides. The surrounding uses include office/warehouse and other light industrial or freight/trucking uses.

At this time, Mr. Warner is proposing improvements to the property for truck and trailer parking. The entire property is 7.11 acres however only a portion of the site will be developed at this time. All trucks and trailers must be parked on hard surfacing with proper lighting per 7-9 of the WVC Municipal Code. Any areas that are not paved or improved shall not be used and will be developed at a later time.

The site plan indicates that a building is proposed in the future. The building design and additional site improvements required for that use will need to come back to the Planning Commission as a conditional use amendment. At that time we will re-evaluate the property and review the site for parking, landscaping and any additional requirements that may be necessary based off that submittal.

The overall minimum required landscaping for the site is 5%. Landscaping has been provided along the frontage of this property and meets the 5% minimum requirement at this time. All areas that are considered landscaping must have a minimum 50% live plant material and trees planted at a ratio of one tree for every 300 square feet of required landscaping. The site landscaping will be further evaluated once the property is further developed.

The site has approximately 333' feet of frontage on a 66' right-of-way street. Therefore, only one access is permitted for this use. The lot would need a minimum of 400' of frontage for two access points. There will be no signage as part of this application.

**Staff Alternatives:**

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

1. The property shall be used for truck and trailer parking only and all trucks and trailers must be parked on hard surfacing with the appropriate lighting for the intended use.
2. The overall minimum required landscaping for the site is 5%. All areas considered landscaping shall include a minimum of 50% live plant material and trees planted at a ratio of one tree for every 300 square feet of required landscaping.
3. All requirements of affected departments and agencies must be met, including but not limited to WVC Public Works.
4. This use is subject to review upon a valid complaint.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing and to allow time for the applicant to submit more detailed information on the project.

**Applicant:**  
Dan VanZeben  
4067 North Juniper Lane



Eden, UT 84310

**Discussion:** Dan VanZeben mentioned that he has met with City staff and has no issues with City requirements. He will install industrial lighting that is dark sky compliant. He will modify the property so it has only one access. He acknowledged that parking will be on a hard surface.

**Motion:** Commissioner Woodruff moved to approve C-43-2016 subject to the four items listed in the staff report.

Commissioner Tupou seconded the motion.

**Vote:**

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

**Unanimous – C-43-2016 – Approved**

**C-44-2016**

**Sprinter Truck Facility  
5396 West 2400 South  
M Zone (2.32 Acres)**

The applicant, Dan VanZeben representing Bart Warner, is requesting conditional use approval for Sprinter truck facility at 5396 West 2400 South. The zoning for this area is M, manufacturing. The West Valley City General Plan designates this area as light manufacturing. The surrounding zone is manufacturing on all sides. The surrounding uses include office/warehouse and other light industrial or freight/trucking uses.

The site was originally approved in 2001 for truck and trailer overflow parking (C-36-94 amend) for the West Valley Truck Center. At this time they would like to develop the property for a Sprinter Truck sales, service and parts facility.

A 12,547 square foot building will be constructed on site that is made of concrete and metal panels. The design is subject to the Commercial Design Standards section of the City Code.

The sales area occupies 1,973 sqft, the office space is 2,613 sqft and the parts warehouse occupies 3,240 sqft. There will be 6 service bays and a wash bay. Based off this mixture of uses 36 parking stalls are required and have been provided on the site. Additional space has been provided, out of the setback areas, for truck inventory and display.

There must be a minimum of 5% landscaping for this site and 15% has been provided. This includes a 20' minimum landscaped area along both frontages with a 2-3' berm and one tree planted for every 600 square feet of gross landscape area. There will be a variety of decorative rock mulch and shrubs or groundcover provided for at least 50% live plant material coverage. Interior landscaping includes enhanced planter areas along the office/sales portion of the building. There will also be a 5' landscaped area along the north and

west sides of the site. These areas will contain 50% live plant material and trees planted at a ratio of 1/300 sqft.

Public Works will evaluate the frontage along 2400 South as part of their plan review and make a recommendation regarding whether or not sidewalks will be required at this location.

The applicant has indicated that there will be no signage provided for this application. If any signage is proposed in the future it must be done in accordance with Title 11 of the WVC Municipal Code.

**Staff Alternatives:**

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

1. The building design must meet the commercial design standards.
2. There must be adequate parking for the proposed building use, including but not limited to the number of service bays provided for use.
3. Vehicle display is not permitted in the required setback areas.
4. The landscaping shall meet all applicable West Valley City standards, shall include trees, decorative rock mulch and must include coverage of at least 50% live plant material.
5. All signage must comply with Title 11 of the WVC Municipal Code.
6. Dumpsters must be located within a 6' tall masonry enclosure.
7. Must have approval from all other affected departments and agencies.
8. Subject to review upon valid complaint.

**Continuance**, to allow for the resolutions of any issues raised at the public hearing or to allow for a revised site plan/elevations to be submitted.

**Applicant:**

Dan Vanzeben  
4067 North Juniper Lane  
Eden, UT 84310

**Discussion:** Dan Vanzeben said he understands and will meet the requirements of the Commercial Design Standards. He said this dealership was granted by Mercedes Benz and the metal panels that will be used on the building are not the corrugated metal you would see on a barn. Concrete on the building will be sandblasted with cone ties. The insulated panels being used are 24" deep with tongue and groove attachments, no fasteners will be exposed. Articulation has been done with the stairs and entry to create some textural surface transition. He will meet all landscaping requirements.

Sidewalks were discussed. Dan Vanzeben said the original 80 acre purchase of land by the Truck Center is such large industrial area that it was determined that sidewalks would not be installed on either side of the road because they would be seldom used. Dan Vanzeben is trying to find the agreement for the Truck Center in respect to sidewalks not being required. To be

transparent, Dan Vanzeben disclosed that he does not believe this parcel is part of the original 80 acre purchase. He will follow City requirements as necessary.

Commissioner Matheson asked if this dealership will service as well as sell vehicles. Dan Vanzeben said it will be a full service dealership.

**Motion:** Commissioner Fuller moved to approve C-44-2016 subject to the eight items listed in the staff report.

Commissioner Matheson seconded the motion.

**Vote:**

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

**Unanimous – C-44-2016 – Approved**

**C-45-2016**

**Reed Knight Office/Warehouse  
1855 West 3600 South  
C-2 Zone (.45 Acres)**

The applicant, Reed Knight, is requesting a conditional use for an office/warehouse building at 1855 West 3600 South. This property is zoned C-2, General Commercial, and the West Valley City General Plan designates this area as General Commercial. The adjacent property to the south is zoned RM and the remaining areas are C-2. The surrounding uses include the Homestead Farms residential development to the south, Prom II retail will soon be constructed to the east. The west side is vacant land that is yet to be developed and there is retail/commercial to the north.

This site is designated as Lot 5 of the Plaza 3600 Business Park shopping center which was approved by the Planning Commission in November of 1998 (C-26-98). The original 17 lot development anticipated future retail uses on this property. Access to the site is gained off of 3600 South, which is a private road. The original approval specified that each development must be reviewed as a separate conditional use before the Planning Commission since the tenants were not known at the time of the overall approval, furthermore this particular use is also listed as a conditional use in the C-2 zone.

The landscaping on site must meet the 15% minimum area as required in the C-2 Zone. The landscape plan indicates 19.6% of the site will be landscaped. The landscaping along the frontage of this parcel was approved as part of the overall shopping center landscaping concept. This included a minimum of 7 feet of landscaping along the private drive with street trees that were originally planted when the roadway was improved. The site will also have a 5' strip of landscaping adjacent to the parking lot on the east and west sides and a 10' wide landscaped area adjacent to the residential property to the south. These areas must include 50% live plant material and trees.

The building design must comply with the Commercial Design Ordinance. The building will be constructed of a mixture of split and smooth faced colored concrete block. There will be a stepped parapet wall with a

roof accent on the north side of the building that faces 3600 South. All but the south side of the building will be visible from the road so some detail has been added to the sides of the building as well to achieve a 360-degree architectural finish.

The parking for the site has been calculated for office/warehouse uses. Therefore, 9 spaces are required, and 13 have been provided.

Since the property is adjacent to a residential community a 6' tall solid masonry wall must be constructed along the entire southern boundary. The wall will be constructed of CMU Block to match the building and a similar enclosure will also be constructed around the dumpster located on the site. Any mechanical equipment proposed on site or on the building shall also be properly screened from view per the standards set forth in the West Valley City Code.

A lighting plan must also be submitted and the site must comply with the standards set forth in the West Valley City Code. Any lighting installed adjacent to residential uses shall be installed and/or shielded so it does not negatively impact those adjacent uses.

The applicant has indicated that only wall signage will be proposed for this site. All signage shall comply with the West Valley City Sign Ordinance, to include no more than 15% signage on the front building face, and 5% on the remaining sides, and no more than 50% of the window area shall be covered in signs. A building permit must be issued for all signage. Ground signage has not been proposed at this time.

**Staff Alternatives:**

**Approval** of the conditional use for the retail center on lot 4 of the Plaza 3600 Business Park subject to compliance with all of the City's zoning ordinances and the following:

1. No more than 50% of the floor area shall be used for warehousing.
2. The landscaping must be completed per the approved site plan and in accordance with applicable standards in the West Valley City Municipal Code including but not limited to a minimum 7' wide landscaped area along 3600 West with three trees per C-26-98.
3. The building must be designed in accordance with the Commercial Design Standards.
4. There must be adequate parking on site for the proposed tenant mix.
5. A 6' masonry wall shall be installed along all residential zone boundaries.
6. The dumpster location shall be at least 20' from any residential boundary and completely secured with a 6' tall masonry enclosure.
7. All mechanical equipment on site must be properly screened.
8. All lighting shall be designed per Title 7 and not negatively impact adjacent residential uses.
9. All signage must comply with the West Valley City Sign Ordinance.
10. Must meet requirements of all affected departments and agencies.
11. Subject to review upon valid complaint.

**Continuance** for reasons determined in the meeting.

**Applicant:**

BJ Lund  
5963 South Rappahannock Circle  
Murray, UT 84123

**Discussion:** Commissioner Fuller asked how the office space will be used. BJ Lund said it is a speculation office that he has not yet found a tenant for. The side garage will be used for the owner's personal equipment and as his office.

Commissioner Matheson asked if there are CC&Rs tied to this property. BJ Lund he said he is aware there are CC&Rs related to this property. Jody Knapp the CC&Rs are a private agreement that the City is not involved with.

**Motion:** Commissioner McEwen moved to approve C-45-2016 subject to the eleven conditions listed in the staff report.

Commissioner Woodruff seconded the motion.

**Vote:**

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

**Unanimous – C-45-2016 – Approved**

Approval of Minutes from September 14, 2016 (Regular Meeting) **Approved**

Approval of Minutes from October 5, 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