



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**July 12, 2017**

The meeting was called to order at 4:00 p.m. by Commissioner Meaders at 3600 Constitution Blvd., West Valley City, Utah.

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Brent Fuller, David McEwen, Mathew Lovato, Clover Meaders, Darrick Porter, Cindy Wood, Harold Woodruff, and Martell Winters

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Brock Anderson, Jody Knapp, Steve Lehman, and Brenda Turnblom

**WEST VALLEY CITY LEGAL DEPARTMENT**

Brandon Hill

**AUDIENCE**

There were 16 people present in the audience.

**S-8-2017**

**Hollow Creek Subdivision**

**3315 South 6400 West**

**R-1-7 Zone**

**3 Lots**

**BACKGROUND**

Nate Jones, representing the property owner, is requesting preliminary approval for the Hollow Creek Subdivision. A similar version of this subdivision was reviewed and approved in August 2007. However, due to market conditions at that time, the subdivision plat was never recorded. The subject property is located at 3315 South 6400 West. It is bordered on the north, east and south by existing residential development.

**STAFF/AGENCY CONCERNS:**

Fire Department:

Fire hydrants to be installed in accordance with the Uniform Fire Code.  
Will need to provide a turnaround for emergency vehicles.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.  
Subject to design and review inspections.  
Will need to install a master meter for water services.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

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

Revisions to plat are required.

1. Street improvements along 6400 West will need to be coordinated with Public Works.
2. Will need to provide a soils report.

Building Inspections:

3. Will need to submit a soils report to determine basement depth.

**ISSUES:**

The subdivision will consist of 3 lots on 1.2 acres. An existing single-family dwelling is currently

located within the subdivision boundary. However, this dwelling will be removed to provide access to the subdivision. As all new lots will be considered flag lots, they will need to meet the minimum requirement of 12,000 square feet. This standard was added to the City's design and development review section subsequent to the original application. As a result of this requirement, the subdivision will contain 1 less lot than the original submittal.

The property was rezoned from the A zone to the R-1-7 zone in 2007. As part of that rezone process, the applicant agreed to a number of development standards. Here are the few standards that were outlined in the development agreement: 1. The minimum dwelling size for all new homes will be 1600 square feet. 2. If homes are constructed of 100% masonry materials, the dwelling size can be reduced to 1400 square feet. 3. The average in the subdivision will need to be 1600 square feet. 4. The south property line is also to be fenced with a solid fence.

Access to the subdivision will be gained from 6400 West via a private lane. A turnaround has been provided between lots 1 and 2 for emergency vehicles. This turnaround will need to be paved at the same time as the private lane. The private lane will be maintained in common by all owners. Improvements to the private lane will be determined by the City Engineering Division. Depending upon grades, the street may need curb and gutter. There will also be a small landscape area on the south side of the street. This will provide a buffer between the Hollow Creek Subdivision and the Teasel Downs No. 2 Subdivision. The landscaped area will also provide a small space separating vehicles from the fence.

Street improvements along 6400 West will consist of curb gutter and sidewalk. The connection of new improvements with those already existing along 6400 West will need to be coordinated with the City Engineering Division. As neither parcel to the north or south has any formal improvements, the Engineering Division could recommend a delay agreement. That decision is currently being evaluated.

As with all new subdivision development, there is a concern with the potential of ground water impacts. During the original approval, a soils report was submitted. The report indicated that ground water was not encountered to a depth of 11 feet. Because it has been 10 years since the original report was submitted, staff will require that a new soils report be provided to address ground water concerns.

The new lane providing access into the subdivision will create double frontage lots for those existing residences to the south. In order to mitigate the problems that may arise from this situation, the original subdivision approval required a 6-foot vinyl fence along that boundary. Staff believes that the same requirement be used for this project as well.

#### **STAFF ALTERNATIVES:**

- A. Approval of the Hollow Creek 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 private street name be approved by Salt Lake County.
  - 3. That an updated soils report be submitted.

4. That interior street widths and cross sections be reviewed and approved by the Public Works Department.
5. That all matters pertaining to the existing irrigation system along 6400 West be addressed with the City Engineering Division.
6. That the subdivision be subject to the approved development agreement.
7. The City Engineering Division shall determine if improvements are to be installed along 6400 West. At a minimum, 6400 West shall provide the necessary dedication and if required, improved with curb, gutter, sidewalk and asphalt. Said improvements shall be in accordance with plan and profiles approved by the Public Works Department.
8. That a 6-foot vinyl fence be installed along the south property line.
9. That a landscape area be installed between the vinyl fence and private lane. The HOA will be responsible for maintenance of this area.
10. That the developer resolve all other staff and agency concerns.

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

**Applicant:**

Nua Poteki  
3647 West 5100 South  
Taylorsville, UT

**Discussion:** Nua Poteki is representing Nathan Jones. He said an updated soils report was completed and emailed to the City today.

**Motion:** Commissioner Winters moved to approve S-8-2017 subject to the ten items listed in the staff report.

Commissioner Lovato seconded the motion.

**Vote:**

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

**Unanimous – S-8-2017 – Approved**

**S-10-2017**  
**Granite Mountain Storage Subdivision**  
**4550 South 3820 West**

**C-2 Zone**  
**2.8 Acres**

**BACKGROUND**

Bill King, representing Granite Mountain Storage Facilities is requesting preliminary approval for the Granite Mountain Storage Subdivision. The subdivision is located in the C-2 Zone and is located between the Home Depot and Bangerter Highway. Surrounding land uses are commercial to the west, apartments and a church to the south and rental units to the north. A conditional use application for the storage unit project was reviewed and approved in April 2017.

The subdivision will consist of 1 lot on 2.8 acres. An existing stub street (3820 West) is located immediately to the north of the subject property and will be the single point of access for the subdivision. The plat will allow for the stub street to terminate in a cul-de-sac which complies with City ordinance. The developer will coordinate improvements for the cul-de-sac with the City Engineering Division.

The plat also contains a sewer easement in favor of Granger Hunter Improvement District. The applicant will need to ensure that the location of the easement will work in conjunction with new buildings that will be constructed as part of the storage unit project.

**RECOMMENDATION**

1. Approve the Granite Mountain Storage Subdivision subject to staff and agency issues.
2. Continue the application in order to address concerns raised during the public hearing.

**Applicant:**

Bill King  
2818 South 450 West  
Bountiful, Utah 84010

**Discussion:** Bill King said it has been a good experience working with the City through this process.

**Motion:** Commissioner Fuller moved to approve S-10-2017.

Commissioner McEwen seconded the motion.

**Vote:**

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

**Unanimous – S-10-2017 – Approved**

**S-11-2017**

**Artisan Place PUD**

**2163 South Constitution Boulevard**

**M Zone**

**2.7 Acres**

**BACKGROUND**

Mr. Carlos Hernandez, is requesting preliminary approval for the Artisan Place Planned Unit Development. The subdivision is located in the M Zone and is situated on the east side of Constitution Boulevard at the north end of this street just before the road turns west.

Access to the subdivision will be gained from 2700 West (Constitution Boulevard). Earlier this year, the City vacated a portion of 2700 West located immediately to the west of the proposed subdivision. The vacation was initiated at the request of the City Engineering Division as the right-of-way would never be used in its current configuration. The street at this location transitions at the northern end by veering off toward the northwest, essentially becoming the south frontage road along Highway 201. The vacated property is now in the ownership of the applicant and will be landscaped as part of this project.

The subdivision will consist of 11 lots on 2.7 acres. Lot 1 is currently used by the applicant for his business operation which is Artisan Marble and Granite. This business will anchor the planned unit development. The applicant would like to utilize the remaining portion of his property by constructing two additional buildings for light industrial uses.

The remaining portions of the property that will not be occupied with buildings will be common areas. Due to this project being a planned unit development, there will need to be an association set up to manage these areas. At the present time, the association will consist solely of Mr. Hernandez. However, at a future point in time, and when a majority of units are occupied, a more formal association would need to be set up to manage and maintain the property.

**RECOMMENDATION**

3. Approve the Artisan Marble and Granite PUD subject to staff and agency issues.
4. Continue the application in order to address concerns raised during the public hearing.

**Applicant:**

Brett Carter  
6431 South 1940 East  
Murray, UT 84121

**Discussion:** Brett Carter said he has been working on this project since last summer and he hopes it adds to the community.

**Motion:** Commissioner Lovato moved to approve S-11-2017.

Commissioner Winters seconded the motion.

**Vote:**

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

**Unanimous – S-11-2017 – Approved**

**C-18-2017**

**Utah Auto Spa**

**3151 South Redwood Road**

**C-2 Zone (.9 Acres)**

The applicant, Philip D’Agostini, representing Utah Auto Spa, is requesting a conditional use amendment for a carwash expansion at 3151 South Redwood Road. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as general commercial. The surrounding zones include C-2 to the north, west and south and RM, residential multi-family, to the east. The surrounding uses include First Utah Bank to the north, Family Dollar to the south, a convenience store to the west across Redwood Road and the Vivante residential community to the east.

There is an existing carwash facility at this location that was approved as a conditional use in 2003 (C-15-03). At this time, the current owner would like to convert the two automatic wash areas to a single tunnel wash facility. This property is located within the Jordan River Overlay Zone and auto services uses are prohibited however, per 7-14-203 of the WVC Municipal Code, existing businesses may expand with Planning Commission approval. This expansion would include a 2,000 sqft building addition for the wash facility, equipment room and employee office area. The building will be constructed of block with a stucco finish and a wainscot to match the existing building.

The current in-bay automatic facility is an un-maned 24/7 facility and the new facility would be managed by employees with more limited hours of operation. (7am-9pm in the summer and 7am-5pm in the winter months). The new equipment will be completely enclosed within the building so it will be considerably quieter than the existing equipment.

The property has frontage along Redwood Road, which is a High Image Arterial. Therefore, the frontage has been improved according to the standards set forth in title 7-10 of the WVC Municipal Code which includes a 15’ landscaped berm, a 10’ sidewalk and a 5’ landscaped strip with site lighting. The existing landscaping throughout the site will remain and new landscaping will be added along the east side of the site to help delineate the maneuvering and queue areas for the tunnel wash expansion.

There is an existing dumpster located within a 6’ tall masonry enclosure on site that will remain. This property is adjacent to residential homes so a 6’ masonry wall was constructed with the original

application and all property and site lighting shall be installed so it does not negatively impact the adjacent residential uses. All signage shall meet the standards set forth in 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 site shall be constructed per the approved plans.
2. The building addition shall be constructed to match the existing building including the stone veneer wainscot.
3. The frontage shall be designed in accordance with chapter 7-10, Standards for Landscaping Along High Image Arterials.
4. Lighting shall be installed per the approved lighting plan and shall not negatively impact the adjacent residential uses.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

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

**Applicant:**

Brandon D'Agostini  
1316 East Sherman Ave.  
Salt Lake City, Utah 84105

**Discussion:** Brandon D'Agostini said he has owned the car wash since 2011. He works hard to run a good business that helps the community. He believes adding a tunnel carwash will offer more jobs to residents in the area and bring in more business.

**Motion:** Commissioner Winters moved to approve C-18-2017 subject to the seven items listed in the staff report.

Commissioner Lovato seconded the motion.

**Vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes



Commissioner Winters      Yes

**Unanimous – C-18-2017 – Approved**

**C-19-2017**

**Legacy Plaza Shopping Center Pole Sign**

**4050 S 5600 W**

**C-2 Zone (13.41 Acres)**

The applicant, Wasatch Sign & Lighting, is requesting conditional use approval for modifications to an existing pole sign. The zoning for the property and the adjacent parcels to the east are C-2, General Commercial. The properties to the north, south and west are zoned A, Agriculture. Adjacent land uses include single unit residential to the north, Hunter High School to the south, a shopping center to the east and the future Mountain View Corridor to the west.

Two pole signs for the Legacy Plaza Shopping Center were approved with the original conditional use application for the development, C-10-99. Wasatch Sign & Lighting is proposing to modify the existing pole sign along 4100 South. The applicant indicates that the other pole sign on 5600 West will remain unchanged.

The original approval was for a 20' tall sign with two tenant panels, which are currently being used by Smith's and Lowes. The applicant is proposing to add two additional tenant panels to the sign and increase the overall height to 25', which is the maximum height for a pole sign in the C-2 zone. The sign area of the modified sign will be 162 sq. ft., which is below the 200 sq. ft. of signage that the code allows. The required setback is based on the sign height. A 25' tall sign needs to be setback 20' from the property line, and the existing sign is already setback 34'. The 5600 West sign does not meet the required setback, which is why the applicant is not requesting modifications to that sign. However, at some point two additional tenant panels were added to the bottom of the sign without any approval from the City. These panels should be removed.

Title 11 requires that the sign be incorporated in a landscaped area that is at least equal to twice the area of the sign, with 50% live plant material. The existing landscaped area is large enough to accommodate the additional square footage, but it looks like a couple of the shrubs need to be replaced around the base of the sign. This should be done in conjunction with the sign modifications.

**Staff Alternatives:**

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

1. The sign shall be constructed per the approved plan.
2. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
3. Any dead landscaping around the sign shall be replaced.
4. A building permit must be issued for the sign.
5. The bottom two tenant panels for the pole sign along 5600 West shall be removed.

**Continuance**, for reasons determined at the hearing.

**Applicant:**

Melvin Sweeney  
631 Beechwood Drive  
Draper, Utah 84020

**Discussion:** Commissioner Wood asked if there is a possibility that the two extra panels on the sign on 5600 West could be approved at a later date. Brock Anderson answered no alterations will be made to this sign because it does not conform with current setback requirements. Any modifications to the sign must meet all provisions of the Code, including setback requirements. Commissioner Lovato surmised the reason the sign does not meet setback requirements is because the property line moved when 5600 West was widened. Melvin Sweeney said he originally wanted to enlarge both signs, but can only enlarge one due to the nonconforming setback of the second sign.

**Motion:** Commissioner Wood moved to approve C-19-2017 subject to the five conditions listed in the staff report.

Commissioner Woodruff seconded the motion.

**Vote:**

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

**Unanimous – C-19-2017 – Approved**

**C-20-2017**

**Walmart Fuel Station**

**3180 South 5600 West**

**C-2 Zone (19.87/1.27 Acres)**

The applicant, Walmart, is requesting a conditional use amendment for fuel center for property located at 3180 South 5600 West. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zone is C-2, general commercial with R-1-8 to the east across 5600 West. The surrounding uses include the Walmart store to the west, IHOP to the north, Chick-fil-A to the south and the WVC Skatepark to the east.

The existing Walmart facility was originally approved as a conditional use in 2001 under C-13-2001. At this time Walmart would like to add a fueling station along the east side of the site. The fueling center includes 12 fueling positions and a 1,440 sqft convenience store. The building must be designed in accordance with the Commercial Design Standards as well as the gas canopy. This includes a rock wainscot on the canopy posts so it is consistent with the main building design.

The facility has frontage along 5600 West but an additional access will not be provided for this use. This frontage is located along a High Image Arterial Street and is subject to the requirements set forth in

chapter 7-10 of the WVC Municipal Code. The required landscaping was installed as part of the original approval and it will remain in place and will not be modified as part of this project.

The existing parking lot design will be reconfigured due to the location of the fueling station. A parking analysis has been provided and there is adequate parking provided for all the uses on the site. There are also some existing landscaping islands located at the end of the parking stalls that will be relocated to accommodate the new use.

There is an existing pole sign on site. The applicant originally indicated that modifications to that sign may be requested however no additional information has been submitted at this time. Therefore, any pole sign modifications will be reviewed as a separate application at a later date. Wall signage or any proposed monument signage will need to meet the requirements of the WVC Sign Code.

**Staff Alternatives:**

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

1. The landscaping must be installed per the approved plan and in accordance with the Standards for Landscaping Along High Image Arterials.
2. The building and gas canopy must be completed per the approved plans and shall be designed in accordance with the Commercial Design Standards.
3. Signage must comply with the West Valley City Code.
4. Must meet the requirements of all affected departments and agencies.
5. Subject to review upon valid complaint.

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

**Applicants:**

Richard Piggott, Galloway & Co.  
515 South 700 East, Suite 3F  
Salt Lake City, Utah 84102

Chris Everett, SGA Designs (Architect)  
1427 South Boulder  
Tulsa, Oklahoma 74119

**Discussion:** Richard Piggott indicated the landscaping along 5600 West will be graded because the parking lot will be lowered in that area. Grass and trees will be replaced after grading.

Commissioner Wood is concerned about traffic problems where two entrances to the property are located close together. Richard Piggott said the reason Walmart requested an additional access is because retail business is more successful when the number of turns necessary to enter a property is reduced. An easy right hand turn will bring more customers in to the fuel station.

Jody Knapp said the two entrances into Walmart are separated only by about 5 parking stalls. She questioned whether two entrances in to the property are necessary. Richard Piggott said he is willing to look at any recommendations.

Commissioner Wood asked if a left hand turn exiting the fuel station is possible. Richard Piggot said that drivers will educate themselves. Most of the customers using the fuel station will be local. They will find that a left hand turn at certain times is inappropriate and will exit another way. Commissioner Winters said drivers will learn by having an accident while trying a left hand turn. He questioned if the high traffic area should be entrance only. Richard Piggott said usually it is more of an embarrassment for drivers to be stuck in a drive lane, unable to turn because of traffic.

Commissioner Wood asked if the median in the road will be removed or if it will be enlarged to prevent left hand turns. She has seen people go around the median to get in to Chick-fil-A. Brandon Hill said City ordinances do not require entrance separation. He does not think it is a reasonable condition to eliminate the second access, but it would be reasonable to make it right in, right out if the Planning Commission is inclined to do so. Commissioner Wood said we could make it entrance only. Chair Meaders said entrance only seems sensible, but can we enforce that?

Richard Galloway said fuel trucks will be entering the property to fuel the islands. A right in, right out entry may create a problem because the truck will flare out while exiting. Jody Knapp said the entry is not ideal, but the traffic engineer does not feel strongly enough about it to make another recommendation. Commissioners Lovato and Winters agree.

Chris Everett asked if vegetation can be used as a berm in lieu of mounds of dirt. Jody Knapp said that is fine if the Planning Commission approves. A landscaped hedge will also work.

Commissioner Lovato asked about the chain link fence on the property, masonry is usually required. Chris Everett said an 8' chain link fence with slats is currently proposed because it is a small area with not a lot in the back. He is willing to change the material of the fence if that is a condition. Jody Knapp said the code requires that mechanical equipment be screened. Typically in commercial areas that is a masonry wall.

**Motion:** Commissioner McEwen moved to approve C-20-2017 subject to the five conditions listed in the staff report.

Commissioner Lovato seconded the motion.

**Vote:**

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

**Unanimous – C-20-2017 – Approved**

Approval of Minutes from June 28, 2017 (Regular Meeting) **Approved**

Approval of Minutes from July 5, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:41 p.m.

Respectfully submitted,

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Brenda Turnblom, Administrative Assistant