



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 27, 2017

The meeting was called to order at 4:01 p.m. by Commissioner Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Mathew Lovato, Clover Meaders, Darrick Porter, Martell Winters, and Cindy Wood

ABSENT

David McEwen and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Brock Anderson, Steve Lehman, and Brenda Turnblom

AUDIENCE

There were four people present in the audience.

S-15-2017

Villages at Westridge Phase 3 PUD (Final Plat)

5260 South 5675 West

R-1-4 Zone

BACKGROUND:

Jacob Hone, representing Oakwood Homes, is requesting final plat approval for the third and final phase 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. Over the last number of years, phases 1, 2, 4 and 5 have been approved and are either built or under construction.

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.

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

Follow recommendations outlined in the soils report.

ISSUES:

Phase 3 of the Villages at Westridge will consist of 28 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 this phase. However, as the Planning Commission may recall, the housing product for phase 2, 3, 4 and 5 was previously modified by the City Council. As this phase is being reviewed for the first time, staff would like to address the following items:

Access

Access to phase 3 will be gained from phase 2 to the south and from Summer Ridge Drive to the west. Summer Ridge Drive is a dedicated right-of-way and was platted with phase 5 a few months prior to this application. Internal access will be via a private street system.

Housing

Housing for this phase of the development will be 4-7 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.

As mentioned with previous phases of this project, square footage will range from 1420 to 1588 square feet. In addition to the finished square footage numbers, 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. To help with guest parking in phase 2 to the south, the developer is providing 21 guest spaces as well.

Storm Water

Within this phase of the development is a storm water detention basin. This basin has been evaluated from the beginning stages of this project to ensure it has the capacity for all storm water generated from the Villages project. An easement to accommodate storm water from other phases within the project has already been established and recorded. Water from this project will eventually end up in 5600 West.

Grading

The site does exhibit some challenging grading issues. These areas are concentrated near the existing phase 2 and along the north boundary. The developer has been addressing these matters with the City's Engineering Division to ensure that all grading between these properties will work for development purposes. A tremendous amount of fill has been brought to the site to lessen the slope abutting phase 2 to the south. The slope will gradually taper down as it nears the residential development to the north.

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 has already dedicated an area approximately 1.3 acres in size for use as a City park.

A landscaping plan has been submitted for this phase and for that portion of property adjacent to 5600 West which the developer has indicated will be installed with this phase. 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 Phase 3 PUD 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 follow the landscape plan as submitted. 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 building elevations, colors and materials 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 public hearing.

Applicant:

Jake Hone, Oakwood Homes
206 East Winchester
Murray, UT 84107

Discussion: Jake Hone said this townhome product has been successful, with a diverse buyer profile. These townhomes are an affordable choice for both first-time home buyers and for those wishing to downsize. However, there have been gradual price increases due to demand. These townhomes have an efficient layout and open main floor plan. With the help of City staff, the townhomes have been oriented to show off the architecture and work with the grading of the property.

Commissioner Wood asked about the price range of the townhomes. Jake Hone said the cost is mid 240,000's-\$270,000's after options and upgrades.

Motion: Commissioner Winters moved to approve S-15-2017.

Commissioner Lovato seconded the motion.

Vote:

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| Commissioner Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner Meaders | Yes |
| Commissioner Porter | Yes |
| Commissioner Winters | Yes |
| Commissioner Wood | Yes |

Unanimous – S-17-2017 – Approved

C-24-2017

**Wright Timberframe Warehouse 7079 W
Gates Ave.
M Zone (0.38 Acres)**

The applicant, Samuel Wright, is requesting conditional use approval for a warehouse and shop building at 7079 W Gates Ave. This property is zoned manufacturing (M). The properties to the north and the adjacent parcel to the west are zoned manufacturing, while all other surrounding properties are zoned agriculture. The West Valley City General Plan designates all properties along Gates

Avenue as light manufacturing, and all properties to the south as large lot residential. There are a couple of towing and impound yards and an automotive repair shop on the properties to the north, single unit dwellings to the east and south, and an undeveloped parcel to the west.

This property and the adjacent parcel to the west were recently re-zoned from agriculture to manufacturing. There is a development agreement, which is attached to this report, that limits the hours of operation, requires an entry feature on the north side of the building and prohibits certain uses on the property. The applicant is proposing to build an 8,400 sq.ft. warehouse and shop building to house his business, which involves manufacturing wood structures such as pergolas, pavilions and trellises. He is proposing to develop only one of the parcels at the current time. The building will be a metal structure and the applicant is proposing to place a 5' x 5' wood awning in front of the door.

Title 7 requires a 6-foot masonry wall and landscape buffer where any nonresidential lot borders an agricultural zone. However, there is a provision in the code that states when future commercial use of the neighboring property is recommended in the General Plan, the Planning Commission can approve a waiver or substitution for the wall requirement. The applicant will install a 6-foot masonry wall along the southern boundary of the property, but is requesting that the Planning Commission modify the requirement along the east property line. He would like to install a 6-foot tall chain link fence that has slats. The areas along both residential property lines will be landscaped per Title 7 requirements.

The site lighting shall be installed so it does not negatively impact the adjacent residential uses and all signage shall meet the requirements set forth in Title 11 of the WVC Municipal Code.

Staff Alternatives:

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

1. The site shall be constructed per the approved plans.
 2. A 6' masonry wall shall be constructed along the south property line and a 6' chain link fence with slats may be substituted for the masonry wall along the east property line.
 3. Landscaping shall be completed per the approved plans and in accordance with all the requirements of Title 7.
 4. Lighting shall be installed per the approved plan and shall not negatively impact the adjacent residential uses.
 5. All signage shall comply with the WVC Sign Code.
 6. All requirements of any affected departments and/or agencies must be met.
 7. Subject to review upon valid complaint.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Samuel Wright
1439 Cherry Circle
Provo, Utah 84604

Discussion: Samuel Wright said he has the neighboring junkyard under contract to purchase. His long-term plan is to remove the junk yard and install another building on the west to mirror the building on the east. Parking will be in between the two buildings.

Commissioner Meaders asked Samuel Wright if he has received any complaints from the neighbor to the east. Samuel Wright answered no and confirmed there will be no work or noise taking place on the east side of his existing building.

Commissioner Wood has concerns about a chain link fence on the east side of the property. She said a chain link fence will catch trash and she prefers a masonry wall. Although the long-term plan is for the surrounding area to have light industrial uses, the existing home on the east side could be there for many years. Samuel Wright is mostly concerned about security on the sides of his property, as the junk yard is broken into on a weekly basis. A fence already exists on the west side next to the junk yard, but it does not have barbed wire on it. He would like to put one or two strands of security wire along the top of the fence in the front and along the side. It is less expensive and easier to install security wire on a chain-link fence. Commissioner Wood asked if the City prohibits electric or razor wires on fences. Brock Anderson said they are permitted in the Manufacturing zone.

Considering the current and future use of the property, Commissioner Winters does not feel comfortable requiring a masonry wall. He feels what is proposed will be an improvement and makes sense. Commissioner Lovato agrees.

Motion: Commissioner Fuller moved to approve C-24-2017 subject to the seven items listed in the staff report.

Commissioner Winters seconded the motion.

Roll Call Vote:

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| Commissioner Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner Meaders | Yes |
| Commissioner Porter | Yes |
| Commissioner Winters | Yes |
| Commissioner Wood | No |

Majority – C-24-2017 – Approved

C-25-2017

Wind River Construction 7104 W

Gates Ave.

M Zone (0.45 Acres)

The applicant, Dave Dominguez, is requesting conditional use approval for outside storage at 7079 W Gates Ave. The property is zoned manufacturing (M). The surrounding properties to the east and west are zoned manufacturing and the properties to the south are zoned manufacturing and agriculture. The West Valley City General Plan designates all properties along Gates Avenue and across the frontage road as light manufacturing. Adjacent land uses include towing and impound yards, automotive repair, warehouse and undeveloped land.

The applicant is a contractor and plans to use the property as a storage yard for vehicles, equipment and supplies. In the future, he would like to construct an office and shop area on the property as well. The applicant will need to amend his conditional use approval at that time.

This property was recently re-zoned from agriculture to manufacturing. There is a development agreement which is attached to this report that requires an 8-foot precast concrete wall to be installed along the north, south and west property lines. The design and style of the wall shall be approved by the Planning Commission.

On June 1, 2017, a variance was granted on this property from the Board of Adjustment for the 20-foot landscaped area required adjacent to a street (B-3-17). A variance of 8 feet was granted for property along the Frontage Road and 20 feet for portions adjacent to Gates Avenue. There will still be at least 20 feet of landscaping around the site, some of this will just be in the public right-of-way. All other landscaping requirements of Title 7 will need to be met on the site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. Landscaping shall be completed per the approved plans and in accordance with the variance requirements set forth in B-3-17.
 2. The 8’ masonry wall shall be constructed per the submitted plans and photo.
 3. All requirements of any affected departments and/or agencies must be met.
 4. Subject to review upon valid complaint.

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

Applicant:

Dave Dominguez
1358 Fairway Drive
Washington, UT 84780

Discussion: Commissioner Wood asked why an 8’ wall is being installed here rather than a 6’ wall. Brock Anderson said the owner is the one who wants an 8’ wall. The development agreement specifies that the Planning Commission is to approve the style and type of the wall. The proposed wall is a welcome upgrade.

Motion: Commissioner Fuller moved to approve C-25-2017 subject to the four items listed in the staff report.

Commissioner Porter seconded the motion.

Vote:

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| Commissioner Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner Meaders | Yes |
| Commissioner Porter | Yes |
| Commissioner Winters | Yes |
| Commissioner Wood | Yes |

Unanimous – C-25-2017 – Approved

Approval of Minutes from September 13, 2017 (Regular Meeting) **Approved**

Approval of Minutes from September 20, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant