

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**July 28, 2010**

The meeting was called to order at 4:04 p.m. by Acting Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Brent Fuller, Jack Matheson, Phil Conder, Joe Garcia, Barbara Thomas

**ABSENT:** Imaan Bilic, Terri Mills, & Harold Woodruff

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Shane Smith, Jody Knapp, Frank Lilly, and Karon Jensen

**WEST VALLEY ADMINISTRATIVE STAFF:**

Claire Gillmor, Assistant City Attorney

**AUDIENCE**

Approximately four (4) people were in the audience

## **ZONE CHANGE APPLICATION**

### **Z-1-2010**

**Phil Holland**

**5300 South 5600 West**

**M to R-1-4 and C-2**

**16.2 acres**

This application was continued by the Planning Commission during the public hearing held on July 14<sup>th</sup>. The information in this staff report has remained the essentially the same with the exception of the last three paragraphs before the staff alternatives section at the end.

Phil Holland with Strategic Capital Partners is requesting a zone change for a 16.2 acre parcel at approximately 5300 South 5600 West from M (manufacturing) to R-1-4 (residential, single family, minimum lot size 4,000 square feet) and C-2 (general commercial). Surrounding zones include R-1-7 to the west and north, R-1-6 to the east in Salt Lake County, and C-2 to the south. Surrounding land uses include single family homes or lots planned for single family homes to the north and west, single family homes to the east, and a convenience store and vacant land to the south. The subject property is designated as mixed use including commercial and medium density residential (7 to 12 units per acre) in the West Valley City General Plan. The southeast portion of the property is developed as a Maverik convenience store.

Attached to this report is a letter from the applicant which outlines the reasoning for this application as well as a timeframe for when the different components of the project would be built.

### **Background**

Up until 6 years ago, all of the property within the City that is east of the West Ridge Golf Course was zoned M. In 2004, the City changed the zoning on the City owned property to the southeast of the golf course from M to R-1-7. This land was then sold to Ivory Homes which Ivory then developed as the Westridge Estates Subdivision.

Back in the later part of 2008, Colin Wright, who works with Phil Holland, submitted a zone change application from M to R-1-4 and MXD for the subject property. This application was continued indefinitely at the applicant's request in light of the City's efforts in creating a new TOD (transit-oriented development) zoning ordinance. Since that time the City is now focusing on creating new zones for specific districts where TOD is anticipated, such as Hunter Town Center at 3500 South and 5600 West instead of a TOD Zone that could apply in multiple areas of the City.

UTA and UDOT have committed to building bus rapid transit (BRT) in dedicated lanes in the center of 5600 West between 6200 South and 2700 South by 2015. Stations for this BRT are planned every mile with a station planned at the intersection of 5600 West and 5400 South. The Wasatch Front Regional Council's regional transportation plan includes BRT along 5400 South by 2030. The subject property is currently serviced by bus route 54, which runs along 5400 South and connects with the 5300 South TRAX station, and by bus route 356, a fast bus with limited stops and park & ride lots that runs along 5600 West and goes to downtown Salt

Lake.

Development Concept

A copy of the proposed concept plan is attached. The latest concept includes three different types of uses. The R-1-4 portion of the project includes an 80 unit, 4 story, senior apartment building and 55 single family home lots ranging in width from 45' to 60' and in area from 4,230 S.F. to 6,133 S.F. Elevations of the proposed home plans and the senior apartment building are attached. For means of comparison, the concept plan submitted back in 2008 is also attached. The table below compares the concept submitted in 2008 with the concept submitted with this application.

	<b>2008 Concept</b>	<b>Latest Concept</b>
Commercial area (acres)	3	3.5
Single family home lots	44	55
Senior apartment units	78	80
Apartment units	72	0
Total units	194	135
Residential density (units/acre)	14.7	10.6

As described in the table above, the latest concept has slightly more commercial and significantly fewer residential units overall when compared with the concept from 2008.

Applicable Ordinances

Given the blend of uses proposed and the location of the project, several ordinances apply to this property. These ordinances include transfer of development rights (TDR) for the residential portion of the project, planned unit development (PUD) for the single family detached portion, commercial design standards for the office and retail portion, multi-family design standards for the senior apartments, single family design standards for the single family detached portion, overpressure zones for the entire project, and standards for landscaping along high-image arterial streets along 5600 West and 5400 South.

Development Agreement

Staff has been working with the applicant to develop a detailed development agreement. A draft of this agreement, entitled "Exhibit B – The Villages at Westridges", is attached.

UTA Input

State law requires municipalities to notify UDOT of any land use application on property that will be impacted by the Mountain View Corridor as well as the associated transit corridor planned on 5600 West. Staff notified UDOT of this application and UDOT forwarded the information to UTA. Julianne Sabula with UTA provided a written response which is attached including several attachments referenced in the letter.

UTA is requesting essentially two things. First, that the City will request setbacks to accommodate the future transit right-of-way. This request is addressed in the development agreement. Second, that the City continue the application to allow more time to explore land use solutions that are more supportive of transit. On this second request, the Planning Commission should consider the following information:

1. This application was originally started back in 2008 and was continued to explore

TOD Zoning.

2. The Mountain View Vision Agreement referenced in UTA's letter includes the following at the beginning: "We agree that it is appropriate for local jurisdictions to apply the Mountain View Corridor Vision as each sees fit. Even while working towards common goals, jurisdictions will retain local control of general plans and zoning of land within their boundary."
3. The residential density of the proposed development is over three times that of the surrounding neighborhood.
4. Staff believes a transition is needed between the homes to the north and west.
5. The proposal does meet the land use designation described in the City's General Plan.

Update

During the study meeting the Commission discussed several concerns about the proposal, especially relating to the senior apartments. These concerns were passed on to the applicant. The applicant indicated that he will come to the public hearing prepared to address these concerns.

According to our procedures, the Planning Commission can only continue an application twice. That means that if the Planning Commission were to continue this application at the public hearing on July 28<sup>th</sup>, the Commission would be limited to either approve or deny the application at the following meeting. If the Commission is unable to pass a motion at the third meeting, the application is deemed as denied.

Given the history on this application, staff recommends that the Commission give an approval or denial recommendation to the Council at the public hearing on July 28<sup>th</sup>.

**Staff Alternatives:**

- Approval of the zone change subject to the standards in the development agreement.
- Approval of the zone change subject to the standards in the development agreement with revisions as determined during the public hearing.
- Continuance to address issues raised by UTA and/or other issues addressed during the public hearing.
- Denial.

**Applicant:**

Phil Holland  
179 S. Wellington Kaysville, UT

**Applicant:**

Colin Wright  
500 N. Marketplac Dr.

**Against**

Beth Stambler  
4676 Pagentry Pl.

**Discussion:** Steve Pastorik presented the application. He stated that some details regarding amenities could be placed in the PUD review and discussed in more detail at that time. Commissioner Matheson commented that most of the issues regarding elevations, etc. would be coming back to the Planning Commission for further review. Steve Pastorik acknowledged that most of these issues would be discussed during the subdivision review and the conditional use review as a separate commercial development that comes down the road. He added that discussion and review of elevations will come about later and the Commission will receive more details from the applicant at that time. Commissioner Matheson acknowledged that the Planning Commission is making a decision on this application based on the fact

that the proposed development meets our current design standards. Steve Pastorik replied that staff will ensure everything meets the City's ordinances. He added that it appeared that this development exceeds the architectural design standard and the applicant has utilized a lot of upgraded architectural elements to make this a nice, quality development.

The applicant, Phil Holland, reviewed information regarding West Valley City's requirement for amenities based on the amount of people in the proposed development. He stated that a diligent effort has been made to make this area attractive so that persons 55 or older would choose to be live in the senior apartments.

West Valley City's Land Use Development and Management Act calls for 4 amenities to be connected with a project that has 76-99 dwelling units. Of the amenities, two must be major and two must be minor. The Active Adult Living at Westridge will have 5 major and 2 minor amenities. The proposed amenities that will attract seniors 55 & older include:

Active Adult Living Additions:

Major:

- a. Library/technology center
- b. On site manager
- c. Fitness room
- d. Common lobby
- e. 30 covered parking stall

Minor:

- a. Walking/Exercise trail
- b. Tot Lot – for residents watching children can take to tot lot

Phil Holland stated that he believes this is a very good development and appropriate for this area corresponding well with West Valley City's general plan. He indicated that his preference would be to not keep the apartment complex age restrictive but added that this demographic is growing steadily and is needed in the community.

Commissioner Thomas said that she felt concerned about the amenities being proposed by the applicant. She stated she felt they may not be significant enough. Commissioner Garcia expressed concern regarding the building height. Phil Holland responded that this development will surpass West Valley City's ordinance requirements.

Commissioner Matheson expressed concern about filling all of the space in the commercial area and questioned whether the applicant is optimistic that businesses will be interested. Phil Holland replied yes. Commissioner Matheson suggested that this area would be a good transition place for 8 to 10 townhomes and noted that he was not excited about the commercial use in this location. Colin Wright responded that there are commitments for a bank at this site. He added that two-thirds of the commercial site is full and we will be getting more tenants soon.

Commissioner Matheson pointed out that there will be 2 homeowners associations. One association for the apartments and one for the single family residential homes. Commissioner Conder inquired if the senior residents will be able to use the proposed amenities. Colin Wright responded that the single family residents would pay for the amenities but the senior residents could also utilize it.

Commissioner Thomas stated that she has concerns regarding traffic on 5600 West near the residential homes. She added that she is also concerned about residents crossing a long straight street to utilize the trail system. Commissioner Conder stated that he remembers UTA discussing taking loops in the neighborhood, but questioned if this street will be dedicated. Steve Pastorik responded that there are 2 dedicated streets and the rest of the streets are private. There is a need for a traffic signal at 5315 South and UDOT is doing more research. Steve Pastorik spoke about different concepts concerning traffic flow and said they are looking at creative ways to resolve these issues. He added that it is too early to say what will work at this intersection right now. The Planning Commission discussed traffic issues regarding 5600 South, 5400, and 5315. Staff suggested that one option would be installing a traffic light at the intersection near Westridge Estates.

Commissioner Conder expressed concern regarding the walkway from the senior apartments to the commercial pads. He questioned if apartments would be removed to incorporate the amenities or if the building would be expanded. Phil Holland responded that they plan to dedicate certain areas for the amenities and some apartments may be lost. Phil Holland stated that he feels strongly this age group is present and that this will be a good place for residents who do not want all of the maintenance of a home, but would like some of the extra amenities. Colin Wright added that he is confident the 80 proposed units will be filled. He stated that this age group may take a little longer to fill up the apartments, but the positive side is that this age group is not transient and will make good residents.

Commissioner Matheson stated that the library/tech. center is a very nice amenity although he believes it is only a minor one. He indicated that the parking is not really geared to senior residents but he believes the amenities offered are needed for the development. He asked if there will be any background checks. Phil Holland responded that both background and credit checks will be done.

Commissioner Fuller asked the applicant to elaborate more about the library. Phil Holland explained that the library will be a place to go and relax and added that people donate a lot of books. Commissioner Fuller asked the applicant how many people would be in the library at a given time. Phil Holland responded that multiple people can access the library at the same time. Commissioner Fuller expressed concern that the fitness center and the library might be too small and asked Mr. Holland to provide more detail regarding the proposed amenities. Phil Holland responded this is a business and as a business it has to make money. He indicated that in order to draw people to this development there has to be good quality amenities that include a fitness center, library, tot lot, etc. He added that the market dictates incorporating amenities that will be desirable to those who may consider residing in this development.

**Motion:** Commissioner Thomas moved for approval subject to resolution of standards in development agreement with a revision to the design standards to include the Active Adult Living Additions presented in the pre-meeting.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	No
Commissioner Thomas	Yes
Acting Chairperson Conder	Yes

**Majority – Z-1-2010 – Approved**

**ZONE TEXT CHANGE APPLICATION**

**ZT-9-2010**

**Section 7-2-111, Exceptions to Height Limitations and  
Chapter 7-31, Alternative energy Systems**

**Staff: Shane Smith, Long Range Planner**

**Background**

This ordinance text change encourages and provides regulations for Alternative Energy Systems throughout the City. The proposed changes would remove ‘solar collectors’ and ‘windmills’ from the Exceptions to Height Limitations, and establishes Chapter 31, Alternative Energy Systems. Much of this proposed ordinance originated in the Model Wind Ordinance for Utah provided by the Utah State Energy Program. The proposed Chapter 31 would establish 3 primary sections: Standards for All Alternative Energy Systems, Standards for Small Wind Energy Systems, and Standards for Solar Energy Collection Systems.

The proposed ordinance would require that property owners apply for and receive a permit prior to erecting a wind or solar energy collection system. This administrative permitting process will allow Planning and Building Inspection staff to review the required site plan and system drawings for appropriate location and device/structure safety.

Staff believes that the height allowances for wind systems (80 feet, or 120 feet in Agricultural or Manufacturing zones) are reasonable to support energy collection at the scale appropriate to West Valley City and that the setback requirements will minimize the noise and ensure the safety of the devices.

On 14 July 2010 the Planning Commission voted for Continuance of this application to allow for further discussion. At the Planning Commission Study Session, the Planning Commissioners and staff discussed issues and options dealing with an Exception to Height and Setback standards for smaller properties. The Planning Commission decided with no opposition to remove this exception from the draft ordinance. No other changes were proposed.

The amended draft Alternative Energy Systems Ordinance is attached for your review.

**Staff Recommendation**

- Approval of the Alternative Energy Systems Ordinance Text Amendment

**Alternatives**

- Approval of the Alternative Energy Systems Ordinance Text Amendment, subject to changes
- Continuance, for resolution of any issues that may arise at the public hearing
- Denial of Alternative Energy Systems Ordinance Text Amendment

**Applicant:**

West Valley City

**Discussion:** Shane Smith presented the application and explained that this ordinance text change supports and provides regulations for Alternative Energy Systems in West Valley City. In the study meeting staff and the Planning Commissioners reviewed issues and alternatives dealing with an Exception to Height and Setback standards for smaller properties. The Planning Commission agreed to remove this exception from the draft ordinance. There were no other changes proposed.

There being no further discussion regarding this application, Acting Chairman Conder called for a motion.

**Motion:** Commissioner Matheson moved for approval of the ordinance text change.

Commissioner Garcia seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Thomas	Yes
Acting Chairman Conder	Yes

**Unanimous – ZT-9-2010 – approved**

**ZT-11-2010**

**Multiple sections of Title 7 reorganized to establish Chapter 7-13, Landscape and Streetscape Standards**

**Staff: Shane Smith, Long Range Planner**

**Background**

This ordinance text change largely reorganizes Title 7 such that most of the landscape and streetscape elements throughout the Title are pulled together in Chapter 13, formerly titled Standards for Landscaping along High Image Arterial Streets. There are also some new elements added to update the landscaping requirements and to make the ordinance easier to understand.



The proposed ordinance text amendment creates four landscape buffer types based upon existing standards and provides graphic representations. Standards have been included for Vegetated Biofiltration Swales, minimum required plant sizes and minimum live plant material requirements for single- and two-family properties. New streets have also been added to the High Image Arterial street list as well as a requirement that the streetscape contain between 25% and 75% turf. A requirement has also been added that a developer provide a Tree Survey if the development proposal would remove ten or more existing trees. On 14 July 2010 the Planning Commission voted for Continuance of this application to allow for further discussion. At the Planning Commission Study Session, the Planning Commissioners and staff discussed the tree survey requirement and other options for tree preservation within the City, as well as reconsidering the removal of a conifer tree requirement in Manufacturing zones. The coniferous tree requirement was added back into the ordinance text requiring one (1) coniferous tree for each four hundred (400) square feet of required landscape yard area. Regarding the tree preservation element, staff suggests that this change be considered in a separate ordinance text amendment application to allow for greater discussion as well as specific feedback and comments from the public.

The amended proposed Ordinance Text Amendment is attached for your review.

#### **Staff Recommendation**

- Approval of the Landscape and Streetscape Standards Ordinance Text Amendment

#### **Alternatives**

- Approval of the Landscape and Streetscape Standards Ordinance Text Amendment, subject to changes
- Continuance, for resolution of any issues that may arise at the public hearing
- Denial of the Landscape and Streetscape Standards Ordinance Text Amendment

#### **Applicant:**

West Valley City

**Discussion:** Shane Smith presented the application and indicated that in regards to the tree preservation element, staff suggests that this change be considered in a separate ordinance text amendment application to allow for greater discussion as well as specific feedback and comments from the public. Commissioner Conder questioned if staff can make a proposal to the City Council suggesting that the section about tree preservation be addressed or would staff like to see that come back? Shane Smith responded that it sounds fair, but didn't know if it is appropriate without the direction of the City Council, City Manager or CED Director. Commissioner Thomas inquired if the Planning Commission could make the recommendation about trees. Shane Smith replied that he thought it would need direction from the City Manager. Commissioner Conder asked whether the Planning Commission could encourage the City Council and City Manager in the Planning Commission decision. Shane Smith responded that the Planning Commission is charged with applying City Code and that if they believed something was missing, they could suggest the City Council consider a change, but also that the protocol is such that ultimately the City Manager should direct staff to bring a tree preservation ordinance text amendment

application.

There being no further discussion regarding this application, Acting Chairman Conder called for a motion.

**Motion:** Commissioner Thomas moved for approval with changes noted on #1051 (89) and 1103 tree replacement & tree preservation. I would also like to request a suggestion to encourage a discussion about tree replacement and tree preservation.

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Thomas	Yes
Commissioner Conder	Yes

**Unanimous – ZT-11-2010 – Approved**

**CONDITIONAL USE APPLICATION**

**C-15-2010**

**West Valley Discover, LLC**

**4660 South 4000 West**

**C-2 Zone – 4.7 acres**

Mark McDougal, proprietor of Discover Rents, is requesting a conditional use amendment for the property that will allow him to lease vehicles as part of their rent-to-own inventory. The applicant is operating under a motor vehicle dealer license, and their previous operations were in Midvale. This property is in a general commercial (C-2) zone and the West Valley City General Plan designates this area as general commercial. The property is part of a commercial center at the intersection of 4700 South and 4000 West. Directly to the east of the property is the Valley Cove PUD, zoned RM. The residents of this development can use a pedestrian trail along the canal to gain access to 4700 South.

The proposed use does not include any changes or addition to their existing building. Discover Rents received permission from the owner to display up to 30 vehicles in the parking lot west of the U-Haul facility and south of the Dollar Tree Store, which the applicant refers to as Lot B. A site plan indicated the auto rental and sales area is included in Figure 1 of this staff report. The applicant has agreed not to wash or perform any maintenance on vehicles at the location, and that all vehicles in the location will be operational. They will maintain existing lighting, which is sufficient for their proposed use, and will not be adding any additional permanent signs. They will be changing the sign face on their existing pole sign on 4700 South.

The parking lot is in poor condition and will likely require resurfacing in the next few years. Staff recommends that the applicant be required to restripe Lot B per their site plan as part of the conditional use approval.

The landscape setback along 4700 South is also in need of an upgrade. The site plan for the original conditional use application for this site included 9 trees in their landscaped area west of the curb cut on 4700 South, as indicated in Figure 2. Currently two trees remain. Staff recommends that the landowner be required to add landscape elements along Lot B according to the landscape standards for high-image arterial streets (7-13-103).

**Staff Alternatives:**

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

1. Vehicles for sale or lease will be stored only in Lot B, in the designated auto rental and sales area indicated in Figure 1 of the staff report.
2. No vehicle washing or maintenance will be performed on site.
3. The parking lot shall be restriped in accordance to the applicant's site plan.
4. The landscaped area between Lot B and 4700 South shall be upgraded according to the landscape standards for high-image arterial streets.
5. All permanent and temporary signage shall comply with the West Valley City Sign Ordinance.

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

**Applicant:**

Mark McDougal  
4660 South 4000 West  
WVC

Mark McDougal, proprietor of Discover Rents, stated that he is proposing to add auto rental and auto sales to his existing business. He explained that this is not a typical car lot and noted that they will not be doing any mechanical work or car washing at this location. The building is the old Deseret Industries store and there are 8 employees. The applicant stated we need a place to keep the cars, but it is a relationship with the customers that come and go from our association. Basically, our customers are credit challenged and have problems making their payments. He explained that they also rent to own most household appliances and this proposal is just an addition to what we are already doing. The cars will be located and displayed on the lot, but all of the transactions will be taking place inside the building. There is a sign next to the lot; however the idea is to not impact the customer parking. The usage study of lot B shows no more than 6 or 7 cars at one time, however I have personally never seen anyone park in that location.

**Discussion:** Commissioner Conder inquired about the walkway access away from the building. Mr. McDougal responded that they had piloted this program for 2 years before being brought to West Valley City and there is quite an offset. The pedestrians do not walk where these cars are displayed. Commissioner Thomas indicated that people do cut through the parking lot area. Mr. McDougal replied then

it is not appropriate because that is not an access. It is curbed and not set up for a pedestrian walkway. Commissioner Thomas indicated that people do cut through because of the impact of the traffic in that area. Commissioner Garcia inquired about the proposed lighting. Mark McDougal responded there is relatively good overhead lighting at this location. The lighting consists of dual lights on the pole and in the front parking lot they utilize the same lighting.

Commissioner Thomas expressed concerns about graffiti. Mr. McDougal responded that they haven't had any issues with vandalism until a few weeks ago. He further explained that they didn't have any vandalism for over 2 years, however in the last 2 weeks the business has been vandalized 3 times. A catalytic converter was stolen, a gas line was cut and siphoned and we have also had some graffiti issues.

Mr. McDougal noted that his business does not display many cars for sale. The newest automobile we currently have is a 2005 vehicle due to the fact that customers can't afford payments on a new car. Commissioner Matheson acknowledged that the business is a good service for the customers. Mr. McDougal explained that there is no long term obligation and so our customers can't come upside down on these cars. These vehicles are lease to own vehicles. The customers pay in advance one month at a time with no long term obligation and they are offered a reinstatement policy, if in 6 months they lost their job. Commissioner Matheson questioned do the customers accrue any interest? Mr. McDougal responded that they accrue interest when they pay their last payment at 36 months. There is no down payment and the customer is required to maintain automobile insurance and a valid drivers permit.

Commissioner Garcia noted that there is no onsite car washing. The applicant replied that there are 3 car cleaning businesses in near proximity to their business. Commissioner Thomas had questions about vehicle repossession. Mr. McDougal responded that they occasionally pick up a few cars. All of our vehicles have GPS transmitters and I have the ability to disable the vehicles and turn them off, if a customer does not make their payment. All of our cars are current on payments and the customers have no ownership until the automobile is paid off. Commissioner Garcia stated you are requesting 30 spaces for vehicles and it sounds like you are proposing to keep this to a minimum of typically 12 spaces. Mr. McDougal replied we are placing our customers in a financial situation that they can afford.

Commissioner Conder summarized that he is hopeful that this use benefits the area by requiring the applicants that to improve and maintain the area with additional landscaping, trees, etc. Our intent is to make improvements to the area and make it a better use. The applicant is also proposing to restripe Lot B as part of the conditional use approval. Commissioner Thomas asked the applicant if he would move the lot closer to the building. Mr. McDougal replied that he will ask the owner that question. He indicated that they are proposing to install razor wire in several places and putting up a new façade to keep graffiti down. I am amenable to doing that and with as little disruption to the parking lot as possible. We have cracked down on inappropriate cars locating there and have had a towing company come in to help with this issue. Commissioner Thomas questioned what type of fencing are you proposing? Mr. McDougal replied there is none. However, I do not want the graffiti or vandalism either so I will do everything I can to keep it as minimal as possible.

There being no further discussion regarding this application, Acting Chairman Conder called for a motion.

**Motion:** Commissioner Fuller moved for approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. Vehicles for sale or lease will be stored only in Lot B, in the designated auto rental and sales area indicated in Figure 1 of the staff report.
2. No vehicle washing or maintenance will be performed on site.
3. The parking lot shall be restriped in accordance to the applicant's site plan.
4. The landscaped area between Lot B and 4700 South shall be upgraded according to the landscape standards for high-image arterial streets.
5. All permanent and temporary signage shall comply with the West Valley City Sign Ordinance.

Commissioner Mattheson seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Acting Chairman Conder	Yes

**Unanimous – C-15-2010 – Approved**

**PLANNING COMMISSION BUSINESS**

Approval of minutes from July 14, 2010 (Regular Meeting) **approved**

Approval of minutes from July 21, 2010 (Study Session) **approved**

There being no further business, the meeting adjourned at 5:35 p.m.

Respectfully submitted,

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Karon Jensen, Administrative Assistant