

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

August 25, 2010

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

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Barbara Thomas, and Imaan Bilic

ABSENT:

Joe Garcia

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, Ron Weibel, and Nichole Camac

WEST VALLEY ADMINISTRATIVE STAFF:

Claire Gillmor, Assistant City Attorney

AUDIENCE

Approximately eight (8) people were in the audience

SUBDIVISION APPLICATION

S-5-2010

Highbury Place Subdivision – Phase 5

2814 South 5220 West

R-1-8 Zone

12 Lots

5.2 Acres

BACKGROUND:

Nick Mingo, representing Ivory Homes, is requesting preliminary and final plat approval for the fifth phase of the Highbury Place Subdivision. The proposed subdivision is located east of the waterway adjacent to phases 2 and 3. Property to the east and south of this phase is vacant and will be platted as future phases of Highbury.

STAFF/AGENCY COMMENTS:

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- Follow recommendations outlined in the soils report.
- Will need to address grading and drainage concerns.
- Will need appropriate easements for storm water and sewer connections.
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Follow recommendations outlined in the Soils report.

Utility Companies:

Standard Utility Easements required.

Fire Department:

- Project to meet all fire codes relating to this type of development.
- Hydrants to be shown on plat.

ISSUES:

Ivory Homes is requesting preliminary and final approval for the fifth phase of the Highbury Place Subdivision. This phase consists of 12 lots on 5.2 acres. Lot sizes range from 7,125 square feet to 9,330 square feet.

Access to the subdivision will be gained from an existing stub street from phase 2 to the west and from Highbury Parkway to the north. This phase will also provide stub streets for future development to the east. All streets in the subdivision will be dedicated and will consist of a 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. Ivory Homes has submitted a tree planting plan for the entire Highbury Place Subdivision. Ivory will provide home owners with a voucher to purchase and plant these trees. The residential HOA will ensure that trees are planted and maintained in accordance with the approved plan.

The Planning Commission and City Council have reviewed and approved a development agreement for the entire Highbury community. This agreement addresses dwelling size, building materials and other items related to the construction of residential homes. To remind the Planning Commission of these requirements, we have provided the exhibit regarding single family development. Staff believes that the requirements outlined in this agreement have created a unique community with a variety of housing options along with ample open space and recreational opportunities.

Ivory Homes is planning on installing basements for all homes. A soils report has been prepared which indicates that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised slightly which will allow full basements to be constructed. In addition, Ivory will be installing a sub-drain system to provide an extra measure of protection for new home owners.

The subdivision is located next to one of many waterways planned for the overall development. In phases 2 and 3, Ivory installed a semi private fence along the rear property lines. This fence is constructed of Trex material and allows visibility into the waterway. The same fence type will be installed along those lots in this phase that sit adjacent to the waterway.

This application will be the first phase in what is known as Plat C in the development agreement. The Public Works Department has required that an overall grading and drainage plan be submitted for the entire Plat C area. Although these plans have not been approved, Ivory is working with the Engineering Division to ensure that accommodations are being provided in this phase to help control storm water from future phases.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the 5th phase of the Highbury Place Subdivision subject to the following conditions:
 - 1. That the subdivision be guided by the design standards and all exhibits of the development agreement dated December 2008.
 - 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 - 3. That compliance be made with Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection.

4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate with any water users and the City Public Works Department as part of this recommendation.
 5. That the developer follow all recommendations outlined in the soils report. The proposed sub-drain system shall be reviewed and approved by the City Engineering Division.
 6. That the proposed development comply with all provisions of the West Valley City Fire Department.
 7. That Trex fencing (matching that installed in phase 3) be installed along the rear property lines of lots 507-512.
- B. Continue the application to address issues raised by the Planning Commission.

Applicant:

Chris Gamvroulas

Discussion: Steve Lehman presented the application. Barbara Thomas asked where the sidewalks will be located. Steve indicated their location on the maps.

Jack Matheson stated that he is concerned about getting access to the Valley Crest School. He questioned why this portion of the subdivision is being developed first rather than the property to the south. Chris Gamvroulas, the applicant, replied that this phase is being developed now due to land conditions as well as financial reasons dictated by the current market. Phil Conder asked if there is any way to gain access for children to the elementary school. Mr. Gamvroulas replied that the current land owner is SLR, not Ivory, and they may be able to create a trail in the future. Commissioner Conder asked which way lot 501 will face. Mr. Gamvroulas replied it could face either way and will depend on the buyer's preference. Commissioner Thomas asked if there is anything in the CC&R's that require people to keep the open fences on the waterway. Chris replied that there isn't anything that says you can't remove them but any modifications to fencing structures must go through an architectural review committee. Commissioner Thomas stated that she is concerned with the walk-ability of the project. She stated that she doesn't feel there are enough options to allow people to safely travel throughout the neighborhood, especially to the school. Commissioner Matheson disagreed and stated that there are walkways throughout the entire community. Commissioner Conder added that there are bridges to enable access as well. Steve indicated that staff will work with property owners to get access to the elementary school.

Motion: Commissioner Matheson moved for approval subject to the 7 staff conditions.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous– S-5-2010 – Approved

CONDITIONAL USE APPLICATIONS

C-16-2010

Krista Dougal

3342 S. Shalise Circle

Home Preschool

R-1-8 Zone (.25 acres)

The applicant, Krista Dougal, is requesting a major home occupation as a conditional use for a home preschool. The zoning for this area is R-1-8 and major home occupations are a conditional use in this zone. The West Valley City General Plan anticipates low density residential for this area.

During the 2010-2011 school year, classes will be held up to three (3) times per week on Tuesdays, Wednesdays and Thursdays, in the afternoon. As enrollment increases, Ms. Dougal does plan to increase her class schedule. Staff recommends that there be no more than two (2) sessions per day (one morning and one afternoon) and that the classes are at least 30 minutes apart to help alleviate any traffic congestion that may occur during drop-off and pick-up times.

All sessions shall last for no more than 2 hours and there will be no more than 6 students per session.

The area to be used for the preschool is located in the family room of the home. The area dedicated to the preschool will not occupy more than 25% of the area of any one floor.

Parking is typically a concern with home occupations, however, the extended driveway for the home provides plenty of off street parking and drop off space for this use.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing and meeting the requirements of all affected departments and agencies, as well as the following:

1. Drop off and parking areas are to be on the driveway and may not be on the street.
2. No more than six (6) students per session.

3. There shall be no more than two (2) sessions per day (one morning and one afternoon) with at least a 30 minute break between classes to help eliminate traffic congestion in the neighborhood.
4. Shall comply with all requirements of affected departments and agencies, including the West Valley City Fire Department and the Salt Lake Valley Health Department.
5. Subject to review upon valid complaint.

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

Applicant:

Krista Dougal
3342 Shalise Circle

Discussion: Jody Knapp presented the application. Terri Mills stated that there may be more safety in dropping children off at the curb rather than backing out of a driveway. She questioned whether this is required in the ordinance. Jody replied that it is required that all business be conducted entirely on the owners property. The applicant, Krista Dougal, stated that she is concerned with people backing out of the driveway as well and indicated that only one child will be released at a time to prevent any problems. Imaan Bilic asked if Ms. Dougal has any educational background. Ms. Dougal replied that she has a degree in education and taught elementary for 6 years. Commissioner Bilic asked if any of her own children will be attending the pre-school. Ms. Dougal replied no. She stated that she has three children. Her oldest is in elementary and the two younger ones will be leaving the home and staying with a neighbor during preschool hours.

Motion: Commissioner Thomas moved for approval subject to the 5 staff conditions.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous– C-16-2010 – Approved

Commissioner Matheson asked to be excused from the following application.

C-17-2010
Home2 Suites by Hilton
2595 South Lake Park Blvd.
M Zone 2.26 Acres

Lake Park Project, LLC is requesting conditional use approval to develop an extended stay and short stay hotel with 79 rooms and potential expansion to 15 more rooms. This property is in a manufacturing (M) zone and the West Valley City General Plan designates this area as business park. All adjacent properties are zoned M, and all these properties are in the Lake Park Corporate Center.

The proposed hotel is four stories and a total of 48,654 square feet with a footprint of 13,512 square feet. There is an enclosed pool and spa and an exercise area as well as a serving and eating area for breakfast. The walking/jogging trails and golf course in the Lake Park Corporate Center will offer additional amenities. The hotel is intended to serve the needs of the office park as well as the adjacent community and is close to the airport with easy access via Bangerter Highway.

The 2.26 acres used for this hotel is part of a larger 5.3 acre parcel. The applicant has shown a conceptual plan that includes another hotel and a restaurant on this parcel. However, these are not part of this conditional use request. The parking required for an extended stay hotel is 1.25 parking stalls per room. This computes to 99 stalls required for the 79 rooms. They have provided for 87 stalls on their site and an additional 22 stalls on the adjacent property for a total of 109 stalls. The 22 stalls shared with the adjacent site actually encroach slightly on the applicant's property and there is a cross parking agreement between these properties.

The definition for an extended stay hotel in Chapter 7-1-103(76) is "...a hotel in which provisions for cooking are made in individual rooms or suites, and in which guests stay for more than 30, but less than 180 day." As stated above, this hotel is proposed to be both an extended stay and short stay hotel.

The site and building meet the requirements in the Commercial Design Standards, Chapter 7-14-200P. However, there was some concern in the Planning Commission study session with both staff and Planning Commission members that the building colors were plain and institutional looking. There are two buildings in the immediate vicinity that use tans and muted shades of red that seem to add to the aesthetics of the buildings. Perhaps the applicant could explore different color schemes for the proposed building.

The monument sign shown on the site plan and the wall signs shown on the elevations meet all the requirements of the West Valley City Sign Ordinance.

Staff Alternatives:

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

1. All parking required parking for this site that is not entirely on the property shall have a recorded cross parking agreement from the adjacent property owner.
2. The requirements of all affected departments and/or agencies shall be met.

Continuance, to allow for the resolution of any issues raised at the public hearing or for the applicant to provide revised site plans and elevations.

Applicant:

Allen Erikson
3275 Germania Circle
Sandy, UT 84093

Applicant:

Alma Erikson
12451 Tithing Ridge Dr
Riverton, UT 84065

Applicant:

Terry Roylance
SLR

Discussion: Ron Weibel presented the application. Barbara Thomas asked how many parking stalls will be needed if additional rooms are added to the hotel. Ron replied 121-122 spaces.

Allen Erikson, the applicant, stated that he has worked out a verbal agreement with the neighboring property owner to acquire the use of additional parking stalls. He indicated that this matter is currently under legal review and the written agreement will hopefully be obtained soon. Mr. Erikson stated that a porte cochere will enhance the product. Phil Conder asked if this will be attached to the building. Mr. Erikson replied that the actual porte cochere doesn't connect to the building but there will be a covered walkway that does. Harold Woodruff asked what building materials will be used. Mr. Erikson displayed the materials and described them as a stucco material, porcelain tile, painted white aluminum, painted cement-like material, and hardie board. He indicated where the various materials would be on the elevation for the building. He stated that their goal was to make an executive and institutional building that is more refined and elegant than a typical hotel.

Barbara Thomas indicated that the building is very institutional looking. Harold Woodruff stated that he feels the building is adequate for the area. Commissioner Thomas indicated that she feels Lake Park is beautifully landscaped and plain buildings such as this are typically set further back from the road in this area. Imaan Bilic disagreed. She stated that she feels the colors are elegant and added that not every building in the area needs to be alike.

Barbara Thomas asked how much the applicant will be charging per night. Mr. Erikson replied a nights stay would be around \$90.00. Barbara Thomas asked if there is covered parking. Mr. Erikson replied no. Ron Weibel asked if there is anything in the lease or sales agreement that will prevent this extended stay hotel from turning into a permanent residence. Alma Erikson stated that the Hilton franchise does not permit apartments. Terri Roylance added that there are two HOA's and CC&R's that a new applicant would need to go through for this to become an apartment building. Mr. Erikson briefly described the various amenities as well as the lobby area. Brent Fuller asked whether the architecture meets the city's design standards. Ron replied yes. He added that the landscaping standards set for the entire Lake Park area will also have to be met. Phil Conder stated that he feels this is a good product for the area. He added that he is still concerned with the extended stay hotel becoming an apartment but he doesn't see a way to get around that possibility.

Motion: Commissioner Fuller moved for approval subject to the 2 staff conditions.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Excused
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous– C-17-2010 – Approved

Commissioner Matheson re-entered the council chambers

PLANNING COMISSION BUSINESS

Approval of minutes from July 28, 2010 (Regular Meeting) **Approved**
Approval of minutes from August 18, 2010 (Study Session) **Approved**

Election of Chairman/Vice-Chairman for the 2010-2011 fiscal year.

Motion: Chairman Woodruff moved to elect Brent Fuller as Chairman and Phil Conder as Vice-Chairman.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	No
Chairman Woodruff	Yes

Majority– Approved

There being no further business, the meeting adjourned at 5:08 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant