



The Regular Electronic Meeting of the West Valley City Council will be held on Tuesday, February 23, 2021, at 6:30 PM.

Pursuant to Utah Code Ann. § 52-4-207(4), West Valley City has determined that this meeting will be held electronically without an anchor location given the ongoing Novel Coronavirus (COVID-19) pandemic. West Valley City has determined the pandemic presents a substantial risk to the health and safety of those who may be present at an anchor location. This meeting will be held electronically. Members of the press and public are invited to view this meeting live on YouTube at <https://www.youtube.com/user/WVCTV>. To participate in the public comment period or scheduled public hearings, please visit www.wvc-ut.gov/PublicComment prior to 2:30 PM on February 23, 2021.

A G E N D A

1. Call to Order
2. Roll Call
3. Inside the City Video Series
4. Special Recognitions
5. Approval of Minutes:

A. February 16, 2021

6. Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.
- Electronic connection may be made by telephonic or other means. In the event of an electronic meeting, the anchor location is designated as City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah.

shall request recognition by the Mayor. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

A. Public Comments

B. City Manager Comments

C. City Council Comments

7. New Business:

A. Consider Application S-1-2020, Filed by Ken Olson, Requesting Final Plat Approval for the Woodhollow Estates PUD- Phase 3, Located at 7300 West 6200 South

B. Consider Application SMI-9-2020, Filed by Ken Olson, Requesting Final Plat Approval for the Woodhollow Estates PUD- Phase 4, Located at 6310 South 7020 West

8. Motion for Closed Session (if necessary)

9. Adjourn

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 16, 2021

-1-

THE WEST VALLEY CITY COUNCIL MET IN REGULAR ELECTRONIC SESSION ON TUESDAY, FEBRUARY 16, 2021, AT 6:30 P.M. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE MEETING WAS HELD ELECTRONICALLY.

THE FOLLOWING MEMBERS WERE PRESENT ELECTRONICALLY:

Ron Bigelow, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1 (arrived a
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Jake Fitisemanu, Councilmember District 4

STAFF PRESENT ELECTRONICALLY:

Nicole Cottle, Acting City Manager
Nichole Camac, City Recorder
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Russell Willardson, Public Works Director
Steve Pastorik, CED Director
Layne Morris, CPD Director
Nancy Day, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
John Flores, HR Director

INSIDE THE CITY VIDEO SERIES

A video providing information about the Police Department was displayed.

APPROVAL OF MINUTES OF REGULAR MEETING HELD FEBRUARY 9, 2021

The Council considered the Minutes of the Regular Meeting held February 9, 2021. There were no changes, corrections or deletions.

Councilmember Lang moved to approve the Minutes of the Regular Meeting held February 9, 2021. Councilmember Christensen seconded the motion.

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 16, 2021

-2-

A voice vote was taken and all members voted in favor of the motion.

COMMENT PERIOD

A. PUBLIC COMMENTS

Jim Vesock stated that he appreciates hearing from the other citizen who has been speaking during public comment period. He indicated that he is sure the Police Department is monitoring concerns on 4100 S.

Mike Rigdon stated that traffic on 4100 South has increased considerably. He indicated that he was able to discuss the issues with a member of staff and he felt assured. Mr. Rigdon stated that he saw something on the news that registers and reports speed limits and would encourage the City to look into this. Mr. Rigdon stated he is frustrated that the City has charged him full fees at the Fitness Center when a senior is designated as 55 and up by federal law.

B. CITY MANAGER COMMENTS

Nicole Cottle, Acting City Manager, had no comments.

C. CITY COUNCIL COMMENTS

Upon inquiry, members of the City Council had no comments.

CONSENT AGENDA

A. RESOLUTION 21-30: RATIFY THE CITY MANAGER'S APPOINTMENT OF JIM VESOCK AS CHAIR OF THE WEST VALLEY CITY CLEAN AND BEAUTIFUL COMMITTEE FOR A TERM COMMENCING JANUARY 27, 2021 AND ENDING JUNE 30, 2021

Mayor Bigelow discussed proposed Resolution 21-30 that would ratify the City Manager's appointment of Jim Vesock as Chair of the West Valley City Clean and Beautiful Committee for a term commencing January 27, 2021 and ending June 30, 2021.

Written documentation previously provided to the City Council included information as follows:

The Chair of the West Valley City Clean and Beautiful Committee serves for a term of one year. Committee members have nominated Jim to fulfill the remainder of the term for the previous Chair, Darrell Kirby, as he no longer serves on the Committee. His term will commence January 27, 2021 and end June 30, 2021.

B. RESOLUTION 21-31: AUTHORIZE THE CITY TO ENTER INTO AN

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 16, 2021

-3-

EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM ERIC AND STACEY HUTCHINGS FOR PROPERTY LOCATED AT 4189 SOUTH 2735 WEST

Mayor Bigelow discussed proposed Resolution 21-31 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Eric and Stacey Hutchings for property located at 4189 South 2735 West.

Written documentation previously provided to the City Council included information as follows:

This portion of the Eric Hutchings and Stacey Hutchings parcel located at 4189 South 2735 West is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Eric Hutchings and Stacey Hutchings includes a Perpetual Easement for the wall and for a Temporary Construction Easement. Compensation in the amount of \$1,600 is based upon the Appraisal Report prepared by the Fortis Group LLC.

C. RESOLUTION 21-32: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM WENDY LEE WATSON FOR PROPERTY LOCATED AT 4119 SOUTH 2735 WEST

Mayor Bigelow discussed proposed Resolution 21-32 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Wendy Lee Watson for property located at 4119 South 2735 West.

Written documentation previously provided to the City Council included information as follows:

This portion of the Wendy Lee Watson parcel located at 4119 South 2735 West is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 16, 2021

-4-

(2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Wendy Lee Watson includes a Perpetual Easement for the wall and for a Temporary Construction Easement. Compensation in the amount of \$2,600.00 is based upon the Appraisal Report prepared by the Fortis Group LLC.

D. RESOLUTION 21-33: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A PERPETUAL EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM GERALDINE AND JOE TRUJILLO FOR PROPERTY LOCATED AT 4215 SOUTH 2735 WEST

Mayor Bigelow discussed proposed Resolution 21-33 that would authorize the City to enter into an Easement Purchase Agreement and accept a Perpetual Easement and a Temporary Construction Easement with and from Geraldine and Joe Trujillo for property located at 4215 South 2735 West.

Written documentation previously provided to the City Council included information as follows:

This portion of the Geraldine L. Trujillo and Joe L. Trujillo parcel located at 4215 South 2735 West is being acquired as part of the 2700 West Improvement Project Phase 2, scheduled to be constructed in 2020. This project will include construction of sidewalk, textured colored concrete parkstrip, street trees, and decorative street lighting along the west side of Constitution Boulevard (2700 West) from 4100 South to 4700 South. The project will also include an eight-foot tall decorative concrete post and panel wall along those properties with backyards facing Constitution Boulevard. The acquisition from Geraldine L. Trujillo and Joe L. Trujillo includes a Perpetual Easement for the wall and for a Temporary Construction Easement. Compensation in the amount of \$1,100 is based upon the Appraisal Report prepared by the Fortis Group LLC.

Upon inquiry by Mayor Bigelow there were no further questions from members of the City Council, and he called for a motion.

Councilmember Buhler moved to approve all items on the Consent Agenda.

Councilmember Lang seconded the motion.

A roll call vote was taken:

MINUTES OF COUNCIL REGULAR MEETING FEBRUARY 16, 2021

-5-

Mr. Fitisemanu	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Christensen	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

MOTION TO ADJOURN

Upon motion by Councilmember Lang all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE REGULAR MEETING OF TUESDAY, FEBRUARY 16, 2021 WAS ADJOURNED AT 6:44 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held Tuesday, February 16, 2021.

Nichole Camac, CMC
City Recorder

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-1-2020 – Woodhollow Estates PUD – Phase 3

SYNOPSIS:

Applicant: Ken Olsen
Proposal: Final Plat Approval
Location: 7300 West 6200 South
Zoning: R-1-10

BACKGROUND:

The third phase of the Woodhollow Estates PUD subdivision consists of 30 lots on 9.4 acres. This equates to a density of 3.2 units per acre. The overall density for the entire project is approximately 2.95 units per acre. Lots range in size from 7,300 square feet to 11,260 square feet. The average lot size in this phase has been calculated at 8,620 square feet. During the rezone process, the City Council reviewed and approved a development agreement for this subdivision.

Access to the subdivision will be gained from 6200 South and from a stub street to the east. Additional stub streets are planned for this phase as future development will occur to the south and west. A number of lots will be located adjacent to a natural ravine. The developer believes that these lots have the ability to be constructed with walk-out basements making them appealing to residential owners. The ravine will be improved with a walking trail, but will remain natural as it relates to vegetation and as outlined in the development agreement. Staff and developer are negotiating the improvements for the trail and whether an HOA will be established for the maintenance of the trail, or whether the City would maintain the trail.

Per a recent amendment to the original development agreement, housing standards for all remaining phases of this development will be much improved over the original agreement. Staff believes these modifications along with a future City park and trail system will make for a great community along the west bench of the City.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager

There being no discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval of the zone text change.

Commissioner Lang seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Conder	Absent
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – ZT-1-2006 – approved

S-18-2006
Wood Hollow Estates Subdivision - Preliminary Plat
6200 South U-111
R-1-10 Zone
245 Lots
85.3 Acres

Mr. Steve Pastorik presented the application.

BACKGROUND:

Ken Olson is requesting preliminary approval for the Wood Hollow Estates Subdivision. The subject property was rezoned in July 2005 from the A-1 zone to the R-1-10 zone. During that process, the developer informed the Planning Commission and City Council that the subdivision would be processed as a planned unit development.

A development agreement was reviewed and approved by the Planning Commission and City Council which sets forth the development standards to be used in this subdivision.

An executive summary was prepared during the rezoning process. Staff has attached a copy of this summary to remind the Planning Commission of the developer's commitments.

STAFF/AGENCY COMMENTS:

Public Works:

- A Authorization required of ditch/water users for any abandonment, relocation, piping or any other modification to existing ditches or irrigation systems.
- B Soils report will be required.
- C Grading and drainage concerns.
- D UDOT approval required for access on to U-111.
- E Concerns regarding 44-foot right-of-way. Should be consistent with other streets in the subdivision.
- F Revisions to plat required.
- G Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Soils report will be required prior to final plat review.

Utility Companies:

- Standard Utility Easements required.

Kearns Improvement District:

- Developer will need to coordinate all matters regarding water and sewer services.

Parks Department:

- Dedication of park property to be done by deed.

- Collection of park impact fees will be required.

Fire Department:

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

ISSUES:

The preliminary plat consists of 245 lots on 85.3 acres. This equates to an overall density of 2.95 units per acre. Lots range in size from 7,200 square feet to 12,832 square feet. The average lot size in the subdivision has been calculated at 8,701 square feet. The following is a breakdown of the lots sizes proposed for the subdivision:

7000 - 8000	76 lots
8000 - 8500	69 lots
8500 - 9500	46 lots
9500 - Above	54 lots

The subdivision is located in an area that has yet to undergo any formal review regarding residential development. Although residential development is presently occurring west of U-111 to the south in West Jordan, this area has not been very well studied. For that reason, staff would like to address a number of issues:

Subdivision Design:

The subdivision consists of a variety of lot sizes and shapes having a curve linear street system. The lot layout and street design have been planned to take advantage of views into the valley. The developer has also suggested using the existing topography to create a unique opportunity for a trail system and open space areas.

Development Agreement:

As mentioned previously, the Planning Commission and City Council reviewed and approved a development agreement for this subdivision. Due to the many issues facing development at this location, the development agreement was rather extensive. In order to assist the Planning Commission regarding housing standards etc., staff will attach the executive summary that was used during the rezone process.

Staff believes that these standards will provide for a solid community. However, subsequent to the rezone of this property, the City adopted single family design standards

that if applied would make an even better community than the standards reviewed during the rezone process. Staff has discussed these standards with the developer and he has agreed to incorporate them into the approval of this development. Because this is a planned development, the Planning Commission has the ability to attach standards that will create an attractive and enduring community.

Access:

Access to the subdivision will be gained from 6200 South at U-111. Although the frontage of the subject property at U-111 is rather limited, it will provide sufficient width to accommodate the necessary intersection being requested by UDOT. At the present time, UDOT has informed the City that access to U-111 will only be available at 6200 South and 6600 South.

The developer has been working with UDOT on an acceptable intersection design. The current configuration will require the developer to purchase property from ATK. A purchase agreement has been signed and should be completed within the next few months. Although the subdivision can still develop if this agreement does not work, the design of the subdivision would be negatively impacted and future use of the northeast property (which is likely to be commercial) would be impacted as well. Therefore, it is worth the efforts being put forth by the developer to secure the ATK property.

As previously stated, UDOT will only approve access from 6200 South and 6600 South. In order to facilitate vehicular and pedestrian movement between these two streets, the developer is proposing a 66-foot collector which will act as somewhat of a frontage road to U-111. Additional stub streets have been planned to accommodate future development to the south. The developer has also provided a stub street to the east.

Various right-of-way widths will be used in the subdivision. The developer will be dedicating and improving 6200 South as a 40-foot half width for an eventual 80-foot right-of-way. Interior streets will be 54 feet and the cul-de-sac widths will be 44 feet. All roads, with the exception of the cul-de-sacs, are proposed to have a 5-foot parkstrip.

The City Engineering Division has expressed concerns regarding the 44-foot width for the cul-de-sacs. They believe that all streets should match the 54-foot cross section. The developer would like to use the smaller width in the cul-de-sac because the parkstrip has little value for those lots with limited frontage. Because the subdivision is being proposed as a planned unit development, the Planning Commission can approve the smaller cross section.

The property at the northeast corner of the subdivision is presently zoned R-1-10. The developer anticipates rezoning this area at a later date to accommodate commercial uses.

During the study session, staff mentioned that access to the future commercial property would be limited to 6200 South. A question was raised about the possibility of the developer providing a stub street into this area to better serve the subdivision. Although connectivity is generally recommended where residential development is concerned, staff would advise against access from the residential into the commercial.

Grading/Drainage:

The proposed subdivision has a general upward slope toward the base of the mountain. Within the boundary of the subdivision, there is a ravine and hill which will play a significant role in the development of this property. In addition, there are specific areas that have historically been used as small water channels.

The preliminary plat identifies the existing grades throughout the subdivision. There are a few lots adjacent to the ravine and hill that do have substantial grade changes. These areas are located to the rear of the lot and do not appear to negatively affect the building envelope. During the study session, a concern was raised about the possibility of encroaching on a slope in excess of 30%. Although the City does not have a hillside ordinance, staff believes that dwellings will not encroach these areas.

The City Engineering Division has yet to review the grading plan. Should there be problems or concerns with regards to existing or proposed grades, staff will address these with the Planning Commission during the final review. The developer will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability.

The City Engineering Department is concerned regarding storm water generated from this subdivision. The developer is proposing to detain and then channel water where it has historically traveled. Because this issue has not yet been addressed by the Engineering Division, staff is unprepared to state whether that proposal will work. The developer will need to coordinate this matter with the Engineering Division.

Utilities:

Staff is unsure about the utility service in this area of the City. The developer will be responsible to coordinate the availability of all utilities for the subdivision. Kearns Improvement District will handle water and sewer connections in the subdivision. Although service does not yet exist at this site, KID is confident that connections will be available. KID is presently working with Property Reserve Inc. on property east of U-111 to secure the necessary easements in order to provide these services. The developer will need to coordinate this issue with the improvement district.

Fencing:

The developer is proposing to install a decorative masonry wall along 6200 South. The developer recently notified staff that they will also install the masonry wall on property that will be adjacent to future commercial zoning. The remaining sides of the development will be fenced with black vinyl coated chain link. As residential development will soon occur on the property immediately to the south, (west of the collector street) staff suggests that the developer coordinate fencing along this boundary with the adjacent land owner. Although the development agreement states that chain link fencing be installed at this location, an alternative could be the installation of a solid fence because home owners will install such a fence even if chain link exists.

The developer will be responsible to fence the area adjacent to the trail system. This will be a black vinyl coated chain link fence. The developer will incorporate into the CCR's a condition that solid fencing cannot be installed for privacy. Screening will need to be done by various types of vegetation. Although this sounds reasonable, staff believes that residents will still want to install a solid fence. The CCR's are a good suggestion, but they are only as good as a working association. Staff is exploring the idea that a deed restriction could be attached to these lots but has yet to discuss this option with the City Attorney's Office.

Open Space:

The development site contains approximately 9.14 acres of open space. There will be formal and informal open space areas as well as a trail system in this development. During the rezoning process of the property immediately to the south, the City Parks Department suggested that an area straddling the two developments be considered for a large park location. Mr. Olson agreed to this suggestion and modified his conceptual plat to include an area approximately 1.42 acres in size to be used for that purpose. The proposed location and size for each area of the open space has been reviewed and approved by the Parks Department.

Specific details will need to be worked out as the subdivision process continues. Staff does have a concern regarding the width of the trail as illustrated on the preliminary plat. The developer has indicated that the trail width will be 8 feet. Staff will suggest that the trail width be a minimum of 10 feet. The City will collect park impact fees which will be used to help construct open space improvements in this subdivision. The developer has indicated their willingness to install an arbor at the crest of the hill. Any improvements such as this will need to be coordinate between the developer and Parks Department. A resolution regarding these improvements will need to be finalized prior to the final plat process.

Applicant:
Ken Olson
10299 Spring Crest Lane

Discussion: Mr. Ken Olson informed the Commission of the additional open space associated with this development. He asked that the 44-foot cross section in the cul-de-sacs remain instead of the proposed 54-foot cross sections. Steve informed the Commission that the difference is a park strip would not be possible with the 44 foot cross section. Commissioner Mills was concerned that snow might pile up on the sidewalks if there is not a parkstrip when snow is plowed off of the streets. Steve indicated that may be the tradeoff. Commissioner Matheson informed that typically snow piles in the gutter rather than on the sidewalks, and it melts more quickly in the gutter. Steve Pastorik said the Commission needs to decide if 44-feet or 54-feet makes more sense. Chairman Woodruff addressed other issues such as fencing along the trail system and an access to commercial from the subdivision. Mr. Olsen did not want access from the subdivision into commercial, saying there would be a decorative wall around the development. He indicated fencing along the trail system would be black coated vinyl chainlink. Chairman Woodruff asked what would happen if a resident wanted to place a solid fence along the trail system. Mr. Olsen assured deed restrictions could be required. Commissioner Lang suggested some residents might want privacy from the trail and desire a solid fence. Mr. Olsen stated restricted covenants should keep the trail well maintained and deed restrictions will enforce the solid fence issue. He said it would also be enforced by neighbors. Mr. Olsen commented individuals who want more privacy could plant shrubs next to the trail or move to a different lot. Commissioner Mills was concern about city maintenance for the trail system. Steve Pastorik replied the City wants the trail dedicated.

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

Motion: Commissioner Matheson moved to grant preliminary approval for the Wood Hollow Estates Subdivision subject to the following conditions:

1. That the subdivision be guided by the recorded development agreement.
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 the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection. The

developer shall resolve all matters pertaining to these services prior to final plat review.

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 6200 South be dedicated to a 40-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. All other interior streets shall be approved by the City Engineering Division. The Planning Commission shall make a determination as to the approval of the 44-foot cross section to be used for all cul-de-sac lots.
6. That a decorative masonry wall be installed along 6200 South and adjacent to the future commercial property. Wall pattern and design shall be reviewed during the final plat process.
7. That the developer install a 6-foot black coated chain link fence on the east, west and south boundary of the subdivision. Chain link fencing on the south boundary shall only be installed on the east side of the collector street. The developer shall coordinate fencing on lots west of the collector street with the adjacent land owner. Staff suggests that in lieu of the chain link requirement at this location, a solid vinyl fence be installed.
8. That the developer install a black coated vinyl chain link fence adjacent to all portions of the trail system. Fencing shall be installed after the dwelling has been constructed and the final grade set. This requirement shall be noted in the CCR's and will possibly be a deed restriction for said lots.
9. That the developer submit a soils report for the subdivision. Recommendations resulting from this report shall be presented to the Planning Commission during the final plat process.
10. That the developer provide a detailed grading and drainage plan. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential

grading problems between lots. These plans will need to be reviewed and approved by the City Engineering Division prior to final plat review.

11. That the developer resolve the land purchase with ATK. This matter shall be resolved prior to any review of the final plat.
12. That the developer coordinate access from U-111 with UDOT. UDOT shall also approve the intersection design.
13. That the developer coordinate the open spaces with the Parks Department. Improvements to be installed by the developer shall be finalized prior to final plat review.
14. That the recently adopted single family design guidelines be used for this project. These guidelines will replace the point system reviewed and approved during the rezoning of this property. All other requirements of the development agreement shall apply.
15. Access would be required from the interior roads into the adjacent parcel.

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Conder	Absent
Commissioner Fuller	Yes
Commissioner Lang	No
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	No

Split vote - S-18-2006 – motion does not pass

Commissioners discussed options regarding the interior roads going to the adjacent proposed commercial or residential area. Mr. Olsen believes opening up the neighborhood to commercial would be a big mistake. He informed that a small percentage of this subdivision would be adjacent to the commercial, causing problem for units adjacent to commercial that would be cut through. Mr. Olsen requested this application be approved with an option left open if residential is built adjacent to this

subdivision. He reminded it will be a busy intersection and the proposed wall used for separation will allow for nicer homes in this area.

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

Motion: Commissioner Lang moved to grant preliminary approval for the Wood Hollow Estates Subdivision subject to the following conditions:

1. That the subdivision be guided by the recorded development agreement.
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 the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve all matters pertaining to these services prior to final plat review.
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 6200 South be dedicated to a 40-foot half width and constructed in accordance with plans and profiles approved by the City Engineering Division. All other interior streets shall be approved by the City Engineering Division. The Planning Commission approved the 44-foot cross section to be used for all cul-de-sac lots.
6. That a decorative masonry wall be installed along 6200 South and adjacent to the future commercial property. Wall pattern and design shall be reviewed during the final plat process.
7. That the developer install a 6-foot black coated chain link fence on the east, west and south boundary of the subdivision. Chain link fencing on the south boundary shall only be installed on the east side of the collector street. The developer shall coordinate fencing on lots west of

the collector street with the adjacent land owner. Staff suggests that in lieu of the chain link requirement at this location, a solid vinyl fence be installed.

8. That the developer install a black coated vinyl chain link fence adjacent to all portions of the trail system. Fencing shall be installed after the dwelling has been constructed and the final grade set. This requirement shall be noted in the CCR's and will possibly be a deed restriction for said lots.
9. That the developer submit a soils report for the subdivision. Recommendations resulting from this report shall be presented to the Planning Commission during the final plat process.
10. That the developer provide a detailed grading and drainage plan. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. These plans will need to be reviewed and approved by the City Engineering Division prior to final plat review.
11. That the developer resolve the land purchase with ATK. This matter shall be resolved prior to any review of the final plat.
12. That the developer coordinate access from U-111 with UDOT. UDOT shall also approve the intersection design.
13. That the developer coordinate the open spaces with the Parks Department. Improvements to be installed by the developer shall be finalized prior to final plat review.
14. That the recently adopted single family design guidelines be used for this project. These guidelines will replace the point system reviewed and approved during the rezoning of this property. All other requirements of the development agreement shall apply.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Cisneros	Absent
Commissioner Conder	Absent
Commissioner Fuller	Yes
Commissioner Lang	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-18-2006 – approved

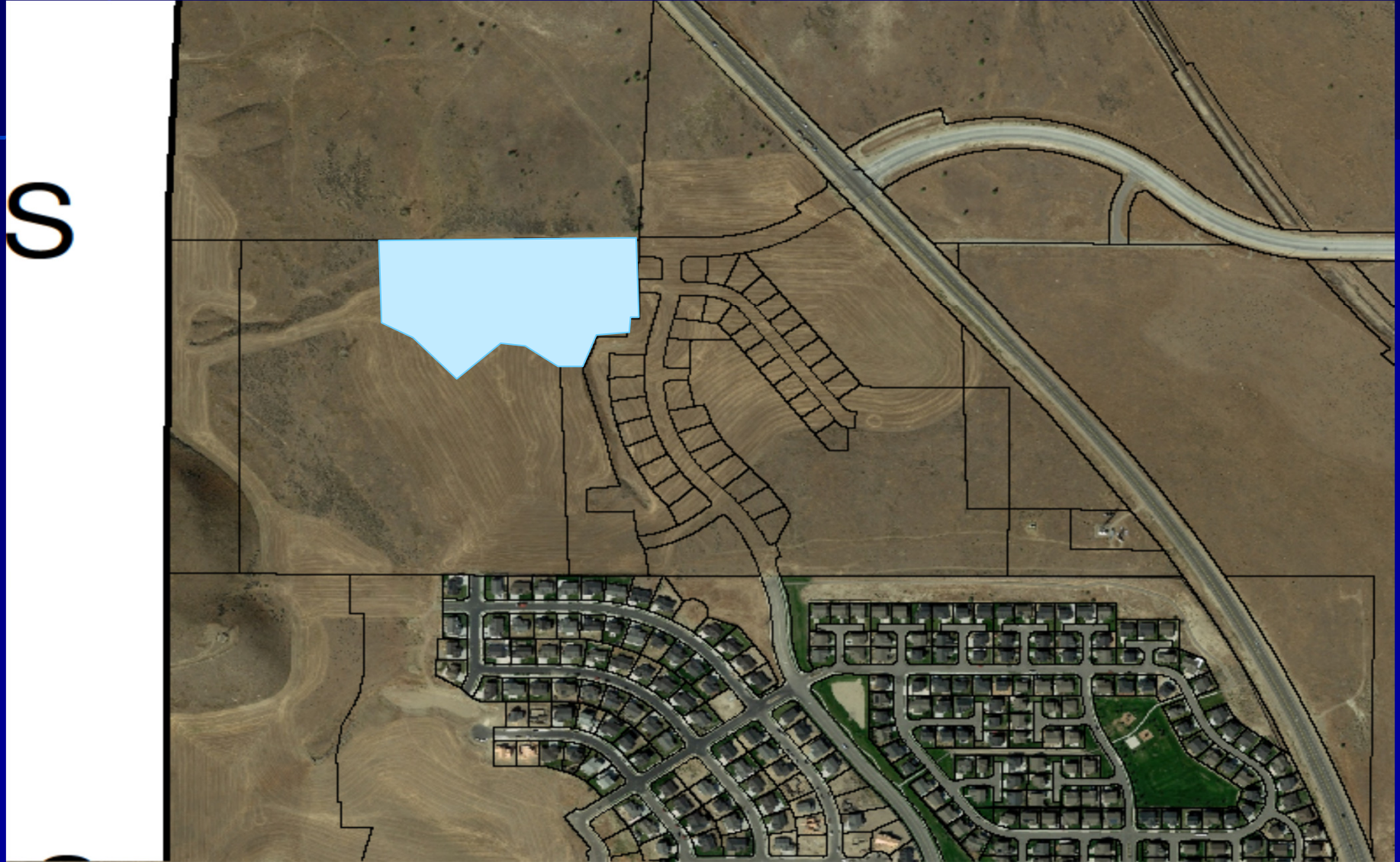
There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Lori Cannon, Administrative Assistant

S-1-2020

Petition by KEN OLSON requesting final approval for the Woodhollow Estates PUD Phase 3 Subdivision. The subdivision will consist of 30 lots on 9.4 acres. The proposed subdivision is located at approximately 7300 West 6200 South and is zoned R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). (Staff – Steve Lehman at 801-963-3311)



ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

SMI-9-2020 – Woodhollow Estates PUD – Phase 4

SYNOPSIS:

Applicant: Ken Olsen
Proposal: Final Plat Approval
Location: 6310 South 7020 West
Zoning: R-1-10

BACKGROUND:

Ken Olson, is requesting final approval for the Woodhollow Estates PUD Phase 4 Subdivision. This phase of the Woodhollow development was not part of the original project. However, the developer recently petitioned the City to include this property within the overall boundary of the Woodhollow Estates Subdivision. He also petitioned the City for several enhancements to the original development agreement that would apply not only to this phase of the project, but for the remainder of the Woodhollow Estates PUD Subdivision.

The subdivision will consist of 9 lots on 2.7 acres. This equates to an overall density of 3.3 units per acre. Lots range in size from 7,500 square feet to 16,700 square feet. The average lot size has been calculated at just over 10,000 square feet. All lots meet the area and frontage requirements of the development agreement.

Access to the subdivision will be gained from a stub street in phase 2 of the Woodhollow Estates PUD Subdivision to the west. As part of this subdivision, a new road and cul-de-sac will be constructed. The cul-de-sac will be constructed to provide a turnaround for residents and emergency vehicles. It will also provide access to the southern properties for when they develop.

The developer is proposing to install a decorative masonry wall along the east side of the development being adjacent to U-111. All other fencing requirements will be per the development agreement. More specifically, the sides of the development adjacent to the communication tower and commercial property will be fenced with black vinyl coated chain link.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager

SMI-9-2010
Woodhollow Estates PUD Phase 4 - Preliminary Plat
6310 South 7020 West
R-1-10 Zone
9 Lots
2.7 Acres

BACKGROUND:

Ken Olson is requesting preliminary approval for the Woodhollow Estates PUD Phase 4 Subdivision. The subdivision is bordered on the north by property zoned C-2 and the west by the Woodhollow Estates PUD Phase 2 Subdivision. U-111 is located immediately to the east and two communication facilities are located to the south.

As mentioned in the study session, this phase was not part of the original Woodhollow Estates PUD development and was therefore not part of the development agreement. The developer recently petitioned the City to include this property within the overall project and suggested several enhancements to the development agreement, not only for this property, but for the remainder of the Woodhollow Estates PUD Subdivision. However, the amended agreement would not affect phases 1 or 2 which were developed by Century Homes.

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.
- Soils report will be required.
- Will need to address grading and drainage concerns.
- Masonry wall required along U-111
- Revisions to plat required.
- Contact Salt Lake County for approval regarding street names and subdivision name.

Building Division:

- Soils report will be required prior to final plat review.

Utility Companies:

- Standard Utility Easements required.

Kearns Improvement District:

- Developer will need to coordinate all matters regarding water and sewer services.

Fire Department:

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

ISSUES:

The subdivision will consist of 9 lots on 2.7 acres. This equates to an overall density of 3.3 units per acre. Lots range in size from 7,500 square feet to 16,700 square feet. The average lot size has been calculated at just over 10,000 square feet. All lots meet the area and frontage requirements of the development agreement.

Access to the subdivision will be gained from a stub street in phase 2 of the Woodhollow Subdivision to the west. As part of this subdivision, a new road and cul-de-sac will be constructed. The cul-de-sac will be constructed to provide a turnaround for residents and emergency vehicles. It will also provide access to the southern properties for when they develop. While there are no plans to develop this property at the present time, at some point in the future this could change. Access and infrastructure would be available if the communication properties were to develop.

The proposed subdivision has a substantial grade change from the south to north and east to west. The preliminary plat identifies these grades throughout the subdivision. The City Engineering Division will review the proposed grading plan.

Should there be problems or concerns with regards to existing or proposed grades, those will need to be resolved prior to City Council review. The developer will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability and to eliminate potential grading problems between lots.

The developer is proposing to install a decorative masonry wall along the east side of the development being adjacent to U-111. All other fencing requirements will be per the development agreement. More specifically, the sides of the development adjacent to the communication tower and commercial property will be fenced with black vinyl coated chain link. Residents could install a vinyl fence at these locations if desired. The masonry wall will be required to match the masonry wall being installed along 6200 South.

STAFF ALTERNATIVES:

- A. Grant Preliminary Approval for the Woodhollow Estates PUD Phase 4 Subdivision subject to the following conditions:
1. That the subdivision be guided by the recorded development agreement.
 2. That the developer contacts 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 the Kearns Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve all matters pertaining to these services prior to final plat review.
 4. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division.
 5. That the new right-of-way be dedicated and improved in accordance with plans and profiles approved by the City Engineering Division. Infrastructure shall be extended to the south of the subdivision.
 6. That a decorative masonry wall be installed along the east side of the development. Wall pattern, design and color shall be in accordance with the masonry wall used along 6200 South. All other fencing shall be per the development agreement.
 7. That the developer submits a soils report for the subdivision. Recommendations resulting from this report shall be placed on the plat regarding special considerations if any.

8. That the developer provides a detailed grading and drainage plan. Said grading plan shall identify areas of concern with regards to existing slopes. The grading plan will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability. Measures shall be taken early on to eliminate potential grading problems between lots. These plans will need to be reviewed and approved by the City Engineering Division prior to final plat review.

B. Continue the application to address issues raised by the Planning Commission.

Discussion: Steve Lehman presented this application. Ken Olson, the applicant, said that Steve had covered this application and, he did not have anything to add.

Motion: Commissioner McEwen motioned to approve SMI-9-2020 subject to the eight staff alternatives.

Commissioner Fuller seconded the motion.

Vote:

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

Unanimously – SMI-9-2020 – Approved

SMI-9-2020

Petition by KEN OLSON requesting preliminary approval for the Woodhollow Estates PUD Phase 4 Subdivision. The subdivision will consist of 9 lots on 2.7 acres. The proposed subdivision is located at approximately 6310 South 7020 West and is zoned R-1-10 (Single Unit Dwelling Residential, minimum lot size 10,000 square feet). (Staff – Steve Lehman at 801-963-3311)



Spencer W. Llewellyn _____ Date _____
Professional Land Surveyor

A portion of the NW1/4 of Section 22, Township 2 South, Range 2 West, Salt Lake Base & Meridian, located in West Valley City, more particularly described as follows:

Beginning at the intersection of the Eastern line of that Real Property described as Parcel 1 in Deed Book 9938 Page 1200 of the Official Records of Salt Lake County and the Westerly Right-of-Way line of State Road 111 in such Order-of-Rights map for UDOT Project No. S-228121, located S89°50'07"E along the Section line 1,364.616 feet and S00°03'38"E 572.80 feet from the calculated intersection of the Eastern line of that Real Property described as Parcel 1 in Deed Book 9938 and the Northwest Corner of Section 22, the Section line bearing, and related Basis of Bearing are more particularly shown and described on Survey No. S89-01-0017 on file in the Office of the Salt Lake County Surveyor; thence along said right-of-way of the intersection (2) twice; corners 1) S89°37'32"E 1,364.616 feet to the intersection of the right-of-way line of State Road 111 and the Eastern line of that Real Property described as Parcel 2557 Page 461 of the Official Records of Salt Lake County; thence S89°40'00"W along said said and along the North line of that Real Property described as Parcel 2557 Page 461 of the Official Records of Salt Lake County 422 feet to the Eastern line of said Parcel 1; thence N00°03'38"E along said parcel 479.52 feet; thence S89°51'59"E 50.04 feet to the point of beginning.

KNOWN ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNER'S OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

P.U.D.

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____
A.D. 20____

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY _____

LOCATED IN THE NW 1/4 OF SECTION 22 T2S, R2W,
SALT LAKE BASE & MERIDIAN
WEST VALLEY CITY, SALT LAKE COUNTY, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ SALT LAKE COUNTY RECORDER

1. SURVEY 2483 REBAR A/C (FOCUS ENG) TO BE SET AT ALL CORNERS UNLESS NOTED OTHERWISE. NAIL PLUG TO BE SET TO 10" DEPTH IN CURB AND 12" DEPTH IN SIDE LOT LINES.
2. BUILDING PERMITS WILL NOT BE ISSUED FOR ANY STRUCTURE UNTIL 1) ASPHALT PAVING IS INSTALLED, AND 2) FIRE DEPARTMENT'S INSPECTION OF THE LOT IS COMPLETED.
3. THIS AREA IS ADJACENT TO AGRICULTURALLY ZONED PROPERTY AND IS SUBJECT TO NORMAL EVERYDAY SOUNDS, ODORS, AND VIBRATIONS ASSOCIATED WITH SUCH AS AGRICULTURAL LIFESTYLE.
4. P.C.'S (PUBLIC UTILITY EASEMENTS) ARE AS FOLLOWS: 10' ALONG THE WEST AND SOUTH CORNER LOTS WILL HAVE 10' ALONG ALL STREET FRONTAGE.
5. THE BASIS OF BEARING FOR THIS SURVEY IS S89°38'26" ALONG THE WEST CORNER OF SAULT COUNTY COUNTY (IN CONCRETE) AND A SALT LAKE COUNTY CONTROL POINT ("G" DOMED BURN MONUMENT STAMPED "28KA"). THESE BEARINGS AND DISTANCES WERE OBTAINED FROM FOLLOWING PLAT SURVEYS AND RECORDED SUBDIVISION PLATS:
 - 1. SURVEY 3894-01-0077 PREPARED BY LARSEN & MALMQUIST, DATED 1988
 - 2. SURVEYS 2000-04-051, 22-57-204 PREPARED BY WARD ENGINEERING, DATED 5/22/2007
 - 3. SURVEY 2004-01-0012 PREPARED BY WARD & GREAT BASIN ENGINEERING, DATED DECEMBER 2008
 - 4. SURVEY 2010-03-0121 PREPARED BY MCNEEL GROUP, DATED 03/01/2010
 - 5. SURVEY 2010-12-0561 PREPARED BY MCNEEL GROUP, DATED MAY 2010
6. FINAL PLAT SUNSET HILLS P.D. - PHASE 1, RECORDED 10/23/87, ENTRY NO. 1025592
7. FINAL PLAT SUNSET HILLS P.D. - PHASE 1, AMENDED, RECORDED 12/09/87, ENTRY NO. 1025593
8. FINAL PLAT SUNSET HILLS P.D. - PHASE 1, 2ND AMENDED, RECORDED 10/31/12, ENTRY NO. 1150579
9. FINAL PLAT SUNSET HILLS P.D. - PHASE 2, RECORDED 03/01/12, ENTRY NO. 1150579

Curve Table					
CURV	RADIUS	DELTA	LENGTH	CORR DIRECTION	CHORD LENGTH
C1	200.00	32°27'57"	15.57	N45°54'56"E	11.48
C2	180.00	10°00'00"	5.24	S00°00'00"E	37.19
C3	200.00	21°04'44"	75.73	N21°13'00"E	75.28
C4	42.00	70°20'29"	15.96	N45°24'44"E	51.91
C5	150.00	18°34'24"	46.62	S22°44'41"E	46.41
C6	173.00	23°06'10"	69.66	N11°00'05"E	70.00
C7	173.00	9°17'43"	48.67	N27°27'30"E	28.84
C8	173.00	18°34'24"	57.38	N22°44'41"E	57.13
C9	150.00	70°20'29"	15.96	N45°24'44"E	18.54
C10	227.00	4°50'52"	21.91	S20°04'57"E	22.96
C11	227.00	49°30'14"	69.36	S09°04'07"E	15.94
C12	52.00	18°34'26"	15.73	S09°13'21"E	15.11
C13	52.00	80°00'27"	72.66	S09°53'12"E	72.66
C14	52.00	50°00'20"	51.48	N31°13'00"E	70.40
C15	8654.70	0°44'44"	75.22	S10°00'43"E	75.22
C16	8654.70	0°46'03"	75.33	S10°00'43"E	75.33
C17	8654.70	0°18'54"	31.10	S09°20'05"E	31.10
C18	122.00	10°44'24"	35.68	N20°00'00"E	35.70
C19	122.00	1°37'00"	10.00	N10°00'00"E	34.64
C20	42.00	30°57'24"	10.23	S05°31'17"E	30.74
C21	60.00	45°42'31"	15.04	N67°10'00"E	51.59
C22	15.00	69°00'04"	17.09	S13°05'20"E	16.28
C23	150.00	1°02'42"	111.36	N32°50'00"E	111.36
C24	8654.70	1°02'22"	102.60	N10°30'06"E	102.60
C25	123.00	18°34'24"	18.87	N22°44'41"E	39.70
C26	60.00	70°20'29"	62.12	N45°16'17"E	63.43
C27	150.00	18°34'24"	46.62	N22°44'41"E	74.95
C28	52.00	80°00'27"	10.00	S09°53'12"E	70.00
C29	123.00	32°27'57"	95.72	N45°54'56"E	95.63

OWNER/DEVELOPER
STRIDE INVESTMENTS
10299 SPRINGCREST LANE
SOUTH JORDAN, UTAH 84095
801-860-5785
CONTACT: KEN OLSON

CITY COUNCIL
VALLEY CITY COUNCIL THIS ____ DAY OF ____
THIS SUBDIVISION WAS APPROVED AND ACCEPTED

ATTEST, RECORDER