



WEST VALLEY CITY
Unity Pride Progress

COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT

March 26, 2015

Russ Platt
1759 E 4620 S
Salt Lake City, UT 84117

Dear Mr. Platt:

The West Valley City Planning Commission voted on March 25, 2015 to recommend to the City Council final plat approval for the 2nd phase of the Truong PUD subdivision on application #PUD-2-2015. The property is located at 1559 W 3860 S.

The motion for approval is subject to the following conditions:

1. That the developer resolve all staff and agency concerns.
2. That all housing comply with the multiple family design standards outlined in the City ordinance.
3. That the applicant follow the recommendations outlined in the soils report.
4. That the developer submit a formal landscape plan prior to recordation of the second phase. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
5. That all provisions of the West Valley City Fire Department be satisfied. This will include the installation of an approved turf block access road and bollards installed at the entrance off of Grasmere Lane.
6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use. This includes any necessary easements for storm water runoff.
7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
10. That all conditions related to the development agreement be made part of this approval.



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11. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the January 23, 2013 meeting.
12. That lighting be provided throughout the entire development. In addition, the developer will need to coordinate street lighting on 3860 South with the City Engineering Division.
13. A 3 rail fence shall be installed on the west end of the park to delineate public and private property and to prevent vehicular access.

Any conditions attached to this approval will need to be satisfied one week prior to the date set for hearing before the City Council. You will be notified by the City Recorder of the date and time your application will appear on the City Council agenda.

If you should have any comments or questions, please feel free to contact our office at 963-3311.

Sincerely,



Steve Lehman, AICP
Current Planning Manager

SL/nc