

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

January 11, 2012

The meeting was called to order at 4:02 p.m. by Chairman Brent Fuller at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Joe Garcia, and Imaan Bilic

ABSENT

Harold Woodruff and Barbara Thomas

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Lee Logston, Steve Lehman, and Nichole Camac

AUDIENCE

Approximately two (2) people were in the audience

SUBDIVISION APPLICATION

S-11-2011

Fairbourne Station Phase 1 Subdivision

3550 South Market Street

CC Zone

3 Lots & 3 Parcels

13.7 Acres

BACKGROUND:

West Valley City is requesting preliminary and final plat approval for the Fairbourne Station Phase 1 Subdivision. This subdivision will also vacate Lots 1-5 in the Lehman Subdivision, Lots 6-A & 8A of the Amended Plat of Lehman Subdivision and Lots 1-8 of the Holmberg Subdivision. A number of utility easements will also be vacated with this application. The subject property is located at the southwest corner of 3500 South and Market Street.

ISSUES:

The proposed subdivision is being requested in order to consolidate existing lots in addition to various parcels for the Fairbourne Station development. Prior to this application, the Planning Commission approved the vacation of 2870 West and 3550 South. This plat will vacate lots and public utility easements that were platted as part of the Lehman and Holmberg Subdivisions. Staff continues to work with various utility companies to ensure adequate easements are available for utility service.

The plat contains 3 lots and 3 parcels. The platted lots will allow development of the Embassy Suites Hotel, UTA's park and ride lot and ICO's new housing project. The subdivision plat will also provide additional right-of-way dedication along 3500 South, Market Street and Lehman Avenue.

As mentioned previously, there will also be 3 remainder parcels. Parcel A is located on the east side of Market Street and was actually part of the original right-of-way for that street. This piece will remain in City ownership, but will have an access easement for use by the commercial businesses fronting 2700 West. Parcels B and C will be part of future development within the Fairbourne Station project.

Access to the subdivision will be gained from 3500 South, Market Street, Lehman Avenue, Holmberg Street and two newly dedicated streets. There are varying right-of-way widths to accommodate on street parking within the subdivision.

The subdivision is located in the City Center Zone. All development proposals within the subdivision will require Planning Commission review. To date, the Planning Commission has reviewed and approved the Embassy Suites Hotel and ICO's residential development.

STAFF ALTERNATIVES:

1. Approve the Fairbourne Station Phase 1 Subdivision subject to a resolution of staff and agency comments.
2. Continue the application for reasons determined during the Planning Commission meeting.

Applicant:

West Valley City

Discussion: Steve Lehman presented the application. The Planning Commission had no further questions or concerns.

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

Motion: Commissioner Conder moved for approval.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Fuller	Yes

Unanimous –S-11-2011 – Approved

CONDITIONAL USE APPLICATIONS

C-47-2011

Hunt Self Storage (Ken Menlove)

1666 Whitlock Avenue

C-2 Zone

BACKGROUND:

The applicant, Ken Menlove, is requesting conditional use approval for self-storage at 1666 Whitlock Avenue. The self-storage would be new construction over multiple lots and a vacated street right of way. The applicant recently had a portion of the property rezoned C-2 (general commercial) to accommodate this land use. The remaining land was already zoned C-2.

Surrounding zoning includes three C-2 zoned parcels west of the subject parcels (one of which is owned by the applicant) and one R-1-6 parcel. Red Oaks Village PUD to the north is zoned multi-family, and the Davis Estates PUD to the east is zoned R-1-6. Immediately east of the development is an R-1-6 zoned single family home owned by Mildred Carter. Surrounding land uses include 2 single family homes, a small strip retail center, a mixed industrial facility, and a parcel containing two small retail businesses. The multi-family Red Oaks Village PUD is north of the development and the single family home Davis Estates PUD is east of the development.

The development will occupy multiple parcels and the applicant has proposed a site plan for this development which will provide a secondary access to the adjacent property which currently only has one ingress/egress point on Redwood Road. The self-storage will consist of six buildings totaling 34,850 square feet, arranged in a north-south linear fashion with one entrance to the storage units and an office on the south side of the property. Architecture will consist of smooth and split face concrete blocks with contrasting accents and will comply with Commercial Design

standards. Only 4 parking spaces are required, based on the 1050 square foot office.

The east boundary of the mini-storage is adjacent to an existing residential use, so the east building is situated with a 10' setback. A 6' concrete "ledgestone" style fence will be built along this property line, and screening trees and shrubs will be provided. There is also an access gate provided midway along this property line for the east neighbor, Mildred Carter. The Carters used to access the northern end of their narrow and deep property via the road right of way that was vacated in order to accommodate this development. A signed easement agreement is in place to preserve this access. Staff has requested that this be fully paved.

At the time of this report there were two designs due to challenges presented by the site. With 150' of frontage on Whitlock Avenue, only one ingress/egress point is permitted by ordinance. However, the applicant desires an access to the adjacent property to simplify exits from that property by delivery trucks. Each site design needs to address certain issues:

SITE DESIGN 1:

With the original site design, the applicant is requesting that the secondary access be approved as an egress only point for trucks. The exit would be closed with a locked gate at all times except during deliveries and when large trucks need to leave the other site. Public Works has authority to approve this design according to 7-9-108 (4).

Fire Department review of the original site plan determined that there was not adequate space for fire trucks to turn around inside the facility. Buildings will need to be reconfigured in order to address this. Any reconfiguration of buildings needs to take into account preserving adequate and practical access to the Carter property.

STAFF ALTERNATIVES FOR SITE DESIGN 1:

Approval, subject to the following conditions:

1. The building elevations must be revised per the Commercial Design Standards.
2. The site plan must be revised to meet Fire Code requirements.
3. The secondary ingress/egress point should either be eliminated or it should only be used for delivery truck exit from the adjacent property. This access arrangement should be enforced through the installation of a gate that will only be unlocked for delivery trucks to exit the adjacent property.
4. The applicant will submit a revised landscape plan that complies with West Valley City Ordinances.
5. If a sign is proposed, the applicant must submit a sign plan.

Continuance, to allow for resolution of any issues that arise at the public meeting and to allow for a revised site plan that addresses the above mentioned issues.

SITE DESIGN 2:

The applicant came back with a revised site plan that provides customer access to the self-storage and truck egress from the adjacent parcel through a 40' wide, single ingress/egress point. This site plan reconfigures the layout of storage buildings to place the center corridor of the storage units closer to the adjacent property so that the entrance may be shared. Again, a gate across the delivery egress point would be closed at all

times except when delivery trucks need to exit the property. With the street right of way, the ordinance will allow a 40' curb cut but there are issues with separation of this curb cut from the property side line. Again, Public Works can approve this design at their discretion according to 7-9-108 (4).

This design also situates the office on the eastern side of the property, resulting in a larger landscaped area in the front of the property. This design would leave open a deep, narrow corridor between the back of the east building and the fence along that property line. Staff has requested that this gap be closed by a fence panel so that this area cannot be accessed from outside the development.

At the time of this report, staff did not have complete plans and Fire had not seen a site plan with dimensions. It is assumed that the same interior fire truck vehicle turning dimensions need to be addressed, and both Fire and Public Works need to approve of the new entrance. Other secondary conditions remain.

STAFF ALTERNATIVES FOR DESIGN 2:

Approval, subject to the following conditions:

1. The building elevations must be revised per the Commercial Design Standards.
2. The site plan must be revised to meet Fire Code requirements.
3. The wider, single ingress/egress point is approved by Public Works and Fire. The egress arrangement with the adjacent property should be enforced through the installation of a gate that will only be unlocked for delivery trucks to exit the adjacent property.
4. The fence should be modified in such a way as to enclose the gap between the east storage building and the east property line fence. This should be reflected on the site plan.
5. The applicant will submit a revised landscape plan that complies with West Valley City Ordinances.
6. If a sign is proposed, the applicant must submit a sign plan.

Continuance, to allow for resolution of any issues that arise at the public meeting and to allow for a revised site plan that addresses the above mentioned issues.

Applicant:
Ken Menlove

Favored (property owner)
Steven Hunt
2469 S Redwood Road

Discussion: Lee Logston presented the application. Phil Conder asked if anything to the rear of the proposed development will be switched in the second site plan proposed by the applicant with the single access point. Lee replied no and explained that the rear loop will actually align better with the front portion of the project in regards to the streets. Phil Conder asked if there is any lighting in the alley behind the units on the east side. Lee replied that no lighting is being proposed due to the proximity to neighboring residential. He stated that there will be a gate to block off access from the public as well as landscaping, including trees. Commissioner Conder asked if the alley would be a police concern. Steve Pastorik stated that staff has not received anything from the Police Station stating that these alleys, which are common for storage facilities, have ever been a major

problem. Ken Menlove stated that they are able to put a solid wall instead of a gate to further deter access. He indicated that a gate for landscaping maintenance can be installed where the east access (for the neighbor's rear property) is located. He added that the alley is helpful in meeting the landscaping requirements. Steve Hunt, the property owner, questioned why so much landscaping is necessary when there are water shortages. Lee replied that the ordinance is written this specific way and the City is ensuring that there is green space within its boundaries. He added that the landscaping will help buffer the residential use as well. Jack Matheson commented that trees are required but the other landscaping doesn't necessarily have to be sod. Phil Conder stated that things worked out well with this property in regards to gaining an agreement for an access for the neighboring residential property owner.

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

Motion: Commissioner Garcia moved for approval of design 2 subject to the staff conditions, modifying condition number 4 to state: The fence should be modified to enclose the gap between the office and the east property line wall with a solid fence. This should be reflected on the site plan.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Bilic	Yes
Commissioner Conder	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Fuller	Yes

Unanimous –C-47-2011 – Approved

PLANNING COMISSION BUSINESS

Approval of minutes from December 14, 2011 (Regular Meeting) **Approved**

Approval of minutes from January 4, 2012 (Study Session) **Continued**

There being no further business, the meeting adjourned at 4:26 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant