

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 28, 2011

The meeting was called to order at 4:01 p.m. by Chairman Brent Fuller at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Joe Garcia, and Barbara Thomas

ABSENT:

Imaan Bilic

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Jody Knapp, and Nichole Camac

WEST VALLEY ADMINISTRATIVE STAFF:

N/A

AUDIENCE

Approximately five (5) people were in the audience

CONDITIONAL USE APPLICATIONS

C-20-2010

Garbett Homes

1347 West 2320 South

R-2-8 Zone (.19 Acres)

The applicant, Garbett Homes, is requesting an extension to their conditional use permit. This permit was approved by the Planning Commission on September 8, 2010 and is for a duplex.

Please see the attached letter and previous staff report for further details.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing

Applicant:

John Garbett
3312 Tess Ave Unit B

Discussion: Jody Knapp presented the application. Jack Matheson asked what the square footage of the duplex will be. Jody replied that each unit will be 1711 square feet and will be two stories with four bedrooms. Terri Mills asked if the bedrooms are on the first or second floor. Jody replied that they are on the second floor. John Garbett, the applicant, indicated that he needed a few more weeks to finalize the financial side of this development. He indicated that he submitted a building permit last week and is eager to begin construction. Terri Mills asked if there is a flood zone in this area. Jody replied that Public Works will evaluate this application and ensure that flood zones are taken into consideration. Mr. Garbett stated that there is no basement and added that the main floor must be built at least one foot above the flood plain.

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

Motion: Commissioner Conder moved for approval.

Commissioner Thomas seconded the motion.

Roll call vote:

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

Unanimous –C-20-2010 – Approved

C-17-2011
Ut Nguyen
1920 West 3500 South
International Market Center
C-2 Zone (1.19 Acres)

The applicant, Ut Nguyen, is requesting a conditional use for a shopping center. The application was continued from the June 8th meeting to allow time for the applicant to submit an updated site plan and more detailed building elevations.

The zoning for this area is C-2, and shopping centers are a conditional use in this zone. The West Valley City General Plan anticipates general commercial uses for this area. The surrounding zone is RM to the north, R-1-6 to the northwest, and the remaining sides are C-2. The surrounding uses include the existing Little Saigon retail center to the east, a retail furniture store to the west, single family residential to the northwest, and townhomes to the north.

This site was previously occupied by Twamco, which was a trailer fabrication business. The applicant, Mr. Nguyen has since purchased the property and wishes to develop it into a commercial shopping center that will connect to his existing commercial center to the east.

There will be two buildings on site. The architecture will consist of brick, stone, stucco and tile roof accents, similar to the existing buildings of Phase 1 and 2 of Saigon Market, and will comply with the Commercial Design Standards. There will be one single story building that is 9344 square feet, and one 2-story building towards the back of the site that will be 8565 square feet, for a total square footage of 17,909. Two restaurant spaces are proposed for this site, totaling 5,100 square feet and the remaining space will be retail or office uses. Therefore, 113 parking spaces are required for this use. There are 52 spaces provided on this site therefore, the applicant will be utilizing the shared parking standards to accommodate the parking need. The total parking required for the entire complex is 244 spaces. There are currently 185 spaces on the existing site, 7 additional spaces will be added there. Combined with the 52 for this phase, there is a total of 244 spaces provided for the entire development.

Currently, the access is shown on the west side of the site right at the property line. Typically, a 20' setback is required here however if this location is specified and approved by UDOT then that requirement can be waived. However, all of the improvements for this access must be located on this property and approved by WVC Public Works and the WVC Fire Department.

The landscaping requirement for this site is 13.5%, which includes the 3500 South Streetscape requirements. The applicant will provide an internal pedestrian walkway system throughout the site that ties the two buildings together as well as the streetscape. This area will include stamped concrete walkways where the sidewalk crosses any vehicular traffic areas.

The signage for this site will consist of wall signs only. A monument sign will not be provided for this location.

Portions of this site are adjacent to residential uses. A 10' setback is required for areas adjacent to this residential boundary. This setback must be landscaped with at least one tree planted every 30' and three shrubs planted per tree or sod. The maximum height of buildings allowed at this minimum setback is 20'. For every additional foot in height above this, the building must be setback and additional foot and that area must also be landscaped accordingly. A 6' masonry or concrete wall is required along the property adjacent to these residential uses. A dumpster is proposed in the north east corner of the site which requires a 6' masonry enclosure and a 20' setback from adjacent residential properties. A lighting plan shall also be submitted and the placement of the lights shall not negatively impact the adjacent residential properties.

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. The building elevations must be designed per the Commercial Design Standards.
2. All signage must comply with the West Valley City Sign Ordinance. A monument sign will not be constructed at this location.
3. The landscaping and pedestrian circulation must be completed per the approved site plan and in accordance with applicable standards in the West Valley City Municipal Code including but not limited to the standards for Landscaping Along High Image Arterials.
4. Must provide written approval from UDOT regarding the location of the access to this site and the design shall be approved by West Valley Public Works.
5. The dumpster location shall be at least 20' from any residential boundary and completely secured with a 6' masonry enclosure.
6. All mechanical equipment must be properly screened.
7. All lighting shall be designed per Title 7 and not negatively impact adjacent residential uses.
8. A 6' concrete or masonry wall shall be installed along all residential zone boundaries.
9. There must be adequate parking on site for the proposed tenant mix. The parcels shall either be consolidated or a permanent cross access agreement shall be established and recorded for the shared parking use.
10. Must meet requirements of all effected departments and agencies.
11. Subject to review upon valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing or to allow for a revised site plan to be submitted.

<u>Applicant:</u>	<u>Neutral:</u>	<u>Neutral:</u>	<u>Neutral:</u>
Nathan Chapel	Dave Calder	Jack Jones	Tim Lenars
1386 Grand Ave	3461 S 1940 W	3440 S 1940 W	3461 S 1940 W
Provo, UT			

Discussion: Jody Knapp presented the application. Phil Conder asked if access was displayed as the City wanted it. Jody replied that UDOT has jurisdiction since this is a State road and indicated that the City will have to abide by whatever UDOT will allow. Jody stated that a formal application hasn't been submitted to UDOT by the applicant so staff is unsure exactly how that will work at this time.

Nathan Chapel, representing the applicant, indicated that UDOT reviewed preliminary plans for the access and traffic studies have indicated that this is the access that will be approved. Barbara Thomas expressed concern with elevations on the south facing wall along 3500 South. Mr. Chapel stated that further changes have been made to this wall since the elevations were provided to the Planning Commission. Barbara Thomas asked if there is any signage being proposed. Mr. Chapel stated that all signage will be on the wall. There will be no monument or pole signs on the site.

Dave Calder, a neighbor, asked if the property line has been measured and questioned if there will be a gate between his property and this development. Jody explained that the rear building and fence will go to the residential property line and then there will be landscaping separating the two parcels. She stated that all technical items, including measuring the property line, will be done when the engineered drawings are prepared.

Jack Jones, a residential neighbor, asked when this project will begin construction. He stated that Twamco has been an unpleasant business to live by so residents are eager for them to move out and for this market center to move in. Brent Fuller stated that the Planning Commission is unable to answer this question, it will be determined by the applicant and builders. Mr. Chapel replied that things will move forward immediately upon approval.

Jack Matheson stated that he doesn't like the access the applicant has displayed. He indicated that he is aware that the City will have to abide by UDOT's decision but he feels the access should be centered. Barbara Thomas stated that she is concerned that the Planning Commission hasn't even seen the most updated plans for the elevation facing 3500 South. She stated that she is concerned with signage being plastered in window's and all over the building. She stated that the south facing elevation doesn't meet the architectural standards required by the City. Mr. Chapel replied that he is willing to do anything the Planning Commission would like. Brent Fuller stated that this item has been continued several times because all the material has not been received and it seems as though this time, everything needed and required still hasn't been given to staff and the Planning Commission. Jack Matheson stated that he would like to see a review of the signage and elevations in a study session.

Tim Lenars, a neighbor to the West, stated that he is concerned that there won't be

enough parking on site. He indicated that the site is already packed and the number of stalls proposed will not be enough. Mr. Lenars indicated that the City should be preemptive and prevent parking problems now. Jody replied that this development meets the City's required parking exactly. She stated that there was a problem with maintenance of the rear parking lot on the neighboring parcel (also owned by the applicant and will be shared with this development) but he was cited and told to bring everything up to code. Mr. Lenars stated that there should be signage that indicates where traffic should go to reach additional parking so people aren't using his parking lot. Terri Mills stated that there is a small sign on the existing parcel but agreed there needs to be something more.

Commissioner Mills asked where the dumpster will be located. Jody replied that there is an existing trash compactor located behind one of the buildings on phase one and indicated that the new site will have their own dumpster and showed where it would be located on the site plan. Commissioner Mills stated that she has concerns with the elevations, signage, parking, and landscaping. She stated that it is important the trees and other landscaping is kept alive and maintained. Phil Conder asked if approval is needed to start moving forward on some of this project. Mr. Chapel replied that approval is needed so that Twamco can be notified to begin moving.

Commissioner Thomas stated that there needs to be signs indicated where additional parking can be located. She added that she would like an indication from the applicant that landscaping will be maintained and that the elevations will meet the City's design standards but he hasn't been present at many of these meetings. Chairman Fuller asked if there is greenery in front of the parcel to the east. Terri replied that there are some trees. Phil Conder asked if this item is brought back to a study session whether window signage can be more restrictive. Jody replied yes.

Jack Jones stated that he is concerned with landscaping going too far out onto 3500 South. He added that the entrance on an angle doesn't make sense and will cause problems with the neighboring property owner. Mr. Jones indicated that the property is very narrow and he doesn't believe the dumpster and office building in the corner will be easy for people to navigate around. He added that he is also concerned that there is not enough parking on the site to accommodate the proposed businesses.

Dave Calder stated that he would like to see West Valley have an ironed out sign plan for the future. He indicated that everyone surrounding this project has monument signs and he feels everyone should have a professional monument sign for their business.

Mr. Chapel indicated that there will be signs to indicate additional parking.

Brent Fuller stated that if this item were to be continued it would be the third one and therefore automatically denied. The Planning Commission discussed the appeal process if this item were to be continued. Barbara Thomas stated that she feels the information is incomplete and she doesn't feel comfortable approving an incomplete application. Jack Matheson agreed and stated that he doesn't like the access and doesn't feel comfortable with the south elevation facing 3500 South. He added that he is concerned with parking as well. Jody stated that the applicant will need to meet the

commercial design standards, the parking does meet the ordinance, and the access will need to be approved by UDOT either way.

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

Motion: Commissioner Thomas moved for continuance.

Commissioner Matheson seconded the motion.

Roll call vote:

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

Majority –C-17-2011 – Continued

PLANNING COMISSION BUSINESS

Approval of minutes from August 24, 2011 (Regular Meeting) **Approved**
Approval of minutes from September 7, 2011 (Study Session) **Approved**
Approval of minutes from September 21, 2011 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:24 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant