

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 9, 2011

The meeting was called to order at 4:00 p.m. by Vice-Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Jack Matheson, Terri Mills, Phil Conder, Joe Garcia, Barbara Thomas, and Imaan Bilic

ABSENT: Harold Woodruff and Brent Fuller

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Lee Logston, and Karon Jensen

AUDIENCE

Approximately three (3) people were in the audience

GENERAL PLAN/ZONE CHANGE APPLICATION

GPZ-3-2011

West Valley City

5722 & 5810 West 4700 South

General Plan change from low density residential to light manufacturing

Zone Change from R-1-8 to M

14.4 Acres

West Valley City has submitted a General Plan/zone change application for two parcels totaling 14.4 acres located at 5722 & 5810 West 4700 South. The property is currently zoned R-1-8 (single-family residential, 8000 square foot lot minimum) with a General Plan designation of low density residential (3 to 4 units/acre). The proposed zone is M (manufacturing) and the proposed General Plan designation is light manufacturing.

Surrounding zones include R-1-7 and R-1-8 to the north and west, M the south, and A and M to the east. Surrounding land uses include single family homes to the north and distant east, undeveloped property immediately to the east, south, and northeast, and manufacturing to the distant south and east. Immediately south are two vacant parcels and mini-storage. Immediately to the northeast is a large vacant parcel zoned A.

The parcels have some unique accessibility challenges that make them unsuitable in the future for single family housing. Two separate rail lines run directly adjacent to the parcels along their northeast and southern borders. The alignment of the Mountain View Corridor to the West will prevent any future site access from the west. The only remaining access point for the property is to 4700 South. Even this access point must go through another UDOT owned parcel to the south and cross one of the rail lines. For access reasons alone, this property is no longer suitable for single family housing.

If this application is approved, the applicant plans to enter into a cooperative agreement with UDOT wherein the parcels will be split and West Valley City will build a shop space for the housing of trucks, equipment, and salt storage, and UDOT will use the northern portion of the parcels to create a detention basin for collecting storm water associated with the Mountain View Corridor. UDOT needs the detention basin for storm water associated with the Mountain View Corridor, and West Valley City believes it can better serve residents in the southwest portion of the City with winter plowing services by having a shop located in this area. The right of way agreement between UDOT, West Valley City, and the railroad is being negotiated.

Staff Alternatives:

1. Approval of the zone change from R-1-8 to M and the General Plan change from low density residential to light manufacturing.
2. Continuance for reasons determined at the public hearing.
3. Denial.

Applicant:

West Valley City

Neutral:

Robert DeFay
3802 S. 5600 W.

Neutral:

Wayne Watts
4281 W. Sunnyvale Dr.

Discussion:

Mr. DeFay questioned if staff knows who the property owner is. Mr. Logston replied that UDOT purchased the property from Boyd Brown.

The Planning Commission questioned if there are water and sewer improvements on the property and any drainage or if the two properties are self contained. Mr. Logston responded that he believes the property is self contained.

Commissioner Thomas said she did not believe there were any further concerns with the application.

There being no further discussion regarding this application, Vice-Chairman Conder called for a motion.

Motion: Commissioner Thomas moved for approval of the zone change from R-1-8 to M and the General Plan change from low density residential to light manufacturing.

Commissioner Bilic seconded the motion.

Roll call vote:

Commissioner Bilic	yes
Commissioner Garcia	yes
Commissioner Matheson	yes
Commissioner Mills	yes
Commissioner Thomas	yes
Vice-Chairman Conder	yes

Unanimous –GPZ-3-2011 – Approved

PLANNING COMISSION BUSINESS

Approval of minutes from October 26, 2011 (Regular Meeting) **Continued**

Approval of minutes from November 2, 2011 (Study Session) **Continued**

There being no further business, the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Karon Jensen, Administrative Assistant