

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**October 24, 2012**

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

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Harold Woodruff, Brent Fuller, Terri Mills, Phil Conder, Joe Garcia, and Imaan Bilic

**ABSENT**

Jack Matheson and Barbara Thomas

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Ron Weibel, and Nichole Camac

**AUDIENCE**

Approximately three (3) people were in the audience

## **CONDITIONAL USE APPLICATIONS**

### **C-37-2012**

#### **Suburban Propane 7198 West 3500 South C-2 Zone .76 Acres**

This application was continued from the October 10<sup>th</sup> public hearing. Suburban Propane is requesting conditional use approval to place a commercial propane dispensing tank at an existing gas station/convenience store at 7198 West 3500 South. This property is zoned general commercial (C-2.) The area to the east and south is commercial zoning, to the north is single family residential (R-1-6) and to the west is the City boundary with another gas station across the street in Magna. The West Valley City General Plan designates this area as general commercial.

The proposal is to put the tank in the southwest corner of the property, behind the landscaping on the corner of 3500 South and 7200 West. This area would be clear of the traffic circulation for the gas pumps and the convenience store. The tank would be protected from traffic by bollards. The amended proposal from the applicant is to install a tank 105" tall (8 ¾') instead of the 14'2" tall tank originally proposed. This would be a 499 gallon tank that would be filled to a maximum of 400 gallons for safety reasons.

Signage on a cylindrical tank does not translate easily from the sign ordinance. Staff has looked at this issue and determined that the maximum signage allowed for this location should be 15% of an area measured by multiplying the diameter of the tank by the height of the tank. There shall be no advertising on the tank other than indicating that it is propane for sale, and any necessary safety placards. No banners or additional signage shall be attached to or hung from the tank.

Before a permit can be issued the tank location and installation details must be approved by the State Fire Marshal and the West Valley City Fire Marshal. These approvals involve review of location and construction details as well as review to insure that the tank and associated equipment meets all necessary safety regulations.

There have been some concerns expressed by the residents in the neighborhood to the north. I have attached a letter signed by these residents outlining their concerns.

#### **Staff Alternatives:**

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
  1. All requirements of the Utah State Fire Marshal must be met and all necessary approvals and inspections must be obtained.
  2. Signage shall be limited to indicating there is propane available for sale, and any necessary safety placards. A maximum of 15% of an area

measured by multiplying the diameter of the tank by the height of the tank shall be allowed. No additional signage shall be attached to or hung from the tank.

3. Parking and traffic circulation shall not be impeded by the installation of the tank and necessary equipment.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

**Applicant:**

Cory Rallison  
3245 W 2100 S  
West Valley City, UT 84121

**Applicant:**

Rob VoonTunesa  
3245 W 2100 S  
SLC, UT 84119

**Discussion:** Ron Weibel presented the application. Cory Rallison, the applicant, stated that all power will be turned off to the existing monument sign to meet State Fire Codes. He stated that larger tanks provide more volume but indicated that since this is a smaller one it will simply need to be filled more often. Mr. Rallison stated that the tanks can be painted a different color if the Planning Commission prefers. Brent Fuller asked what the difference is between a horizontal and vertical tank. Mr. Rallison replied that a horizontal tank simply takes up more space which makes it difficult to meet setback requirements and maintain good traffic flow. Terri Mills asked how large the refill trucks are and questioned how long the refill process takes. Rob VoonTunesa replied that the trucks are medium sized (roughly 1/3 the size of a gas truck) and stated that it takes about 15-20 minutes to refill a tank if it is completely empty. Commissioner Mills asked if there is adequate room for traffic circulation on the site. Mr. Rallison replied yes. Commissioner Mills asked what color the bollards will be painted. Mr. Rallison indicated that the colors are typically either red or yellow. Joe Garcia asked why the applicant opted for a smaller tank. Mr. Rallison replied that their first preference was a bigger one but the Planning Commission was not comfortable with this at the previous meeting. Commissioner Garcia asked if bigger tanks are allowed. Ron replied that propane tanks are not addressed in the ordinance. Joe Garcia stated that this area is not heavily populated and stated that he believes there should be a smaller tank. Phil Conder asked if the height includes the base of the tank as well. Mr. Rallison replied yes and added that it will sit 3-5 inches higher depending on the concrete that will be needed for adequate drainage.

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

**Motion:** Commissioner Fuller moved for approval subject to the three staff conditions.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Bilic	Yes
Commissioner Fuller	Yes
Commissioner Garcia	No
Commissioner Mills	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Majority -C-37-2012- Approved**

**C-38-2012**

**Suburban Propane  
4607 South 5600 West  
M Zone .98 Acres**

This application was continued from the October 10<sup>th</sup> public hearing. Suburban Propane is requesting conditional use approval to place a commercial propane dispensing tank at an existing tire store at 4607 South 5600 West. This property is zoned manufacturing (M.) The area to the north, south and east zoned manufacturing, and to the west across 5600 West is a vacant lot zoned agricultural (A.) The West Valley City General Plan designates this area as general commercial due to potential opportunities when the Mountain View Corridor is finished.

The proposal is to put the tank in the southwest corner of the front parking lot, behind the landscaping on the 5600 West frontage. This area would not impact traffic circulation for the parking lot or tire service bays. The tank would be protected from traffic by bollards. The amended proposal from the applicant is to install a tank 14'2" tall instead of the 20' tall tank originally proposed.

Signage on a cylindrical tank does not translate easily from the sign ordinance. Staff has looked at this issue and determined that the maximum signage allowed for this location should be 15% of an area measured by multiplying the diameter of the tank by the height of the tank. The tank proposed for this location is 14'2" tall and 48" in diameter. That would allow approximately 8.5 sq. ft. of signage. There shall be no advertising on the tank other than indicating that it is propane for sale, and any necessary safety placards. No banners or additional signage shall be attached to or hung from the tank.

Before a permit can be issued the tank location and installation details must be approved by the State Fire Marshal and the West Valley City Fire Marshal. These approvals involve review of location and construction details as well as review to insure that the tank and associated equipment meets all necessary safety regulations.

**Staff Alternatives:**

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. All requirements of the Utah State Fire Marshal must be met and all necessary approvals and inspections must be obtained.
  2. Signage shall be limited to indicating there is propane available for sale, and to any necessary safety placards. A maximum of 15% of an area measured by multiplying the diameter of the tank by the height of the tank shall be allowed. No additional signage shall be attached to or hung from the tank.
  3. Parking and traffic circulation shall not be impeded by the installation of the tank and necessary equipment.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

**Applicant:**

Cory Rallison  
3245 W 2100 S  
West Valley City, UT 84121

**Discussion:** Ron Weibel presented the application. Cory Rallison, the applicant, stated that this is a very common type of business to have propane tanks on site. He indicated that the number one location is gas stations followed by repair shops. Mr. Rallison stated that additional bollards will be added to provide protection from accidents occurring on 5600 West. He indicated that the propane tank will still be visible from 5600 West which will make this an effective location. Terri Mills asked if there is anywhere else this tank could be located. Mr. Rallison replied that it could be more centered in the parking lot but staff requested that it be located in the corner. Commissioner Mills asked if the tank could be placed horizontally at this location. Mr. Rallison replied yes but added that there would need to be more bollards which would create a greater visual impact. Phil Conder asked if the bollards can handle a high impact crash. Mr. Rallison replied that they are able to withstand a significant amount of impact. Chairman Conder stated that he is okay with the white propane tank. Joe Garcia stated that he feels this tank is too large and visually obtrusive.

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

**Motion:** Commissioner Woodruff moved for approval subject to the three staff conditions.

Commissioner Bilic seconded the motion.

**Roll call vote:**

Commissioner Bilic	Yes
Commissioner Fuller	Yes

Commissioner Garcia	No
Commissioner Mills	No
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Majority -C-38-2012- Approved**

**PLANNING COMISSION BUSINESS**

Approval of minutes from October 10, 2012 (Regular Meeting) **Approved**  
Approval of minutes from October 17, 2012 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:25 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant