

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 14, 2012

The meeting was called to order at 4:04 p.m. by Chairman Phil Conder at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

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

ABSENT

Joe Garcia and Imaan Bilic

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Ron Weibel, Kevin Despain, Jody Knapp,
and Nichole Camac

AUDIENCE

Approximately twenty-two (22) people were in the audience

ZONE CHANGE APPLICATIONS

Z-6-2012

Dee Hansen

5503, 5549 and 5573 West 4100 South

A to C-1

2.27 acres

Dee Hansen has requested a zone change on three parcels totaling 2.27 acres on the southeast corner of 5600 West 4100 South from A (agriculture) to C-1 (general commercial). Surrounding zones include C-1 to the west; RB (residential business) to the north, A to the east and R-1-7 (single family residential, minimum lot size 7,000 square feet) to the south. Surrounding uses include a Tesoro convenience store to the west, Walgreens on the northwest corner of the intersection, vacant land on the north and single family homes to the east and south. The property is designated as neighborhood commercial in the General Plan. The General Plan defines neighborhood commercial as areas that “allow for convenience shopping facilities which appropriately fit within and serve a neighborhood-oriented market. These facilities supply day to day necessities for local residents.”

UTA operates two bus routes (F556 and 47) along this portion of 5600 West and one route (41) along 4100 South.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the proposed use for this corner as a retail building and convenience store with gas pumps. Also attached is a letter from Mr. Hansen that supports this application. The concept plans shows the development setback well over the required 20' to accommodate future road widening planned along 5600 West and 4100 South. UDOT has money programmed for fiscal year 2014/2015 through fiscal year 2016/2017 to extend the Mountain View Corridor (MVC) from 5400 South to 4100 South. With the MVC connecting to 4100 South, UDOT anticipates significant new traffic at the intersection of 5600 West and 4100 South. Hence, UDOT is planning capacity improvements for this intersection that will impact the subject properties within the next several years.

UTA is planning to eventually construct bus rapid transit (BRT) along 5600 West which could also require additional right-of-way at this intersection. The timing of the BRT, which was once slated for 2015, is now uncertain. As part of the environmental approval for MVC, UDOT is required to provide BRT on 5600 West before MVC is upgraded to a freeway with interchanges.

The concept plan illustrates how, from the applicant's perspective, a commercial development could function on the site now and after the road widening occurs. Complete site plan review including review from UDOT is not done until a conditional use permit is submitted. The landscape requirement along major streets like 5600 West and 4100 South is 20'. The concept plan submitted shows 10' of landscaping along these streets after the widening occurs. Staff recommends that a development agreement be used to ensure that 20' of landscaping is provided from the future property lines.

Staff Alternatives:

- Approval, subject to a development agreement, as the General Plan anticipates neighborhood commercial use at this location. The development agreement should require 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.
- Continuance, for reasons determined at the public hearing.

Applicant:

Dee Hansen
5445 S Highland Dr.

Neutral:

Debbie Dangerfield
5517 W 4100 S

Neutral:

Steve Rushton
5351 Woodledge Ave

Discussion: Steve Pastorik presented the application. Phil Conder asked how many feet UDOT will take for the right of way when 5600 West and 4100 South expand. Steve replied that it will be approximately 40 feet from 4100 South and approximately 30-40 feet from 5600 West. Steve stated that this project will go through a conditional use process where more detailed plans of the site will be worked out.

Dee Hansen, the applicant, stated that he has met with UDOT and is comfortable with requirements that include right in's and right out's on 5600 West and 4100 South. He added that Rocky Mountain will require a 30 foot easement as well and indicated that the site is getting more difficult to work with so he is requesting some leniency on the landscaping requirements. Barbara Thomas asked what landscaping and fencing plans have been decided on for the southern portion of the property. Mr. Hansen replied that the final site plan hasn't been designed yet but indicated that this will all be worked out in the conditional use phase. Commissioner Thomas stated that consideration must be provided to residents to the south and east when designing the site. Mr. Hansen replied that everything will be considered in terms of lighting, parking, etc. and indicated that he will work with the owners of the canal to ensure everything coordinates with them as well. Jack Matheson asked if there are any fencing ideas that are being considered. Mr. Hansen replied that a concrete masonry fence will likely be required on the eastern portion of the project but he is unsure about the southern portion due to property lines and working with the owners of the canal.

Debbie Dangerfield, a resident, stated that she is concerned about walls, traffic, lighting, dark alley's being created with concrete walls, etc. She indicated that she is aware this is the zone change and these things will be addressed later but wanted to express her concerns.

Floyd Rushton, a property owner to the east, stated that he supports the development. He stated that he would like an 8 foot high fence to be considered on the residential boundaries to protect properties from the proposed commercial uses. He stated that he is also concerned about an increase in traffic this development could bring and wants to ensure everything is properly designed to handle this. Mr. Rushton stated that he originally thought the canal would be the backdrop for development so he is

concerned with the buildings backing onto the eastern properties in the current proposal. He stated that he would hope there are separation requirements for dumpsters and other commercial aspects that could cause problems for residents. Steve clarified that dumpsters must be 20 feet from residential property lines.

Ms. Dangerfield asked how tall the buildings are. Steve replied that this is currently being proposed as one story and added that everything is very conceptual at this point.

Jack Matheson asked if landscaping will be required on the southern portion of the property. Steve replied yes.

Jack Matheson stated that he feels 10 feet of landscaping will be sufficient. Commissioner Thomas stated that this is a strong commercial area and landscaping is more important here. Commissioner Mills agreed.

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

Motion: Commissioner Thomas moved for approval subject to a development agreement, as the General Plan anticipates neighborhood commercial use at this location. The development agreement should require 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.

Commissioner Fuller seconded the motion.

Roll call vote:

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

Split -Z-6-2012- Motion Fails

Discussion: The Planning Commission discussed the benefits of requiring 20 feet of landscaping versus 10 feet of landscaping.

Chairman Conder called for a second motion.

Motion: Commissioner Thomas moved for approval subject to a development agreement, as the General Plan anticipates neighborhood commercial use at this location. The development agreement should require 20' of landscaping from the future property lines along 5600 West and 4100 South based on the anticipated widening from UDOT.

Commissioner Fuller seconded the motion.

Roll call vote:

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

Majority -Z-6-2012- Approved

SUBDIVISION APPLICATIONS

S-16-2012

**Colt Plaza III Subdivision – Lot 5 Amended
2938 South Glen Eagles Drive
C-2 Zone**

BACKGROUND

Joe Cunningham, is requesting an amendment to lot 5 of the Colt Plaza Phase 3 Subdivision. The purpose for the amendment is to remove specific access easement language from the recorded plat.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application as they have been addressed as part of the original subdivision application.

ISSUES:

The Colt Plaza III Subdivision was recorded with the Salt Lake County Recorder's Office in January 2006. The subdivision plat consisted of 5 lots. At the time the original plat was recorded, there were specific notes that identified two parcels west of lot 5 as having a private right-of-way and access easement.

Subsequent to the recordation of the aforementioned plat, a legal decision removed the right-of-way and access easement from the far west parcel. Mr. Cunningham is simply amending the plat to reflect the court's decision regarding the right-of-way and access easement.

STAFF ALTERNATIVES:

- A. Approve the plat amendment as submitted.
- B. Continuance to allow for more discussion regarding the application.

Applicant:

Joe Cunningham
4139 S Colt Court

Discussion: Steve Lehman presented the application. Phil Conder stated that the

decision to eliminate access was already granted by a court decision and the applicant is simply requesting that this be reflected on the plat. Joe Cunningham, the applicant, stated that the language on the plat never adequately described the easement that was in place and could potentially confuse interested parties. He stated that the only neighbor is directly west and does not need the vacated access to utilize his property. Mr. Cunningham indicated that he is working with the neighboring property owner to possibly acquire the parcel to the west for commercial expansion.

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

Motion: Commissioner Matheson moved for approval.

Commissioner Mills seconded the motion.

Roll call vote:

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

Unanimous -S-16-2012- Approved

CONDITIONAL USE APPLICATIONS

Commissioner Mills and Commissioner Fuller were excused from the next application due to a conflict of interest.

C-41-2012

Questar Gas

5866 West 3500 South

A & R-1-10 Zones 1.5 Acres

This applicant is requesting conditional use approval to expand a natural gas regulating facility at approximately 5856 West 3500 South. This is a collection of properties zoned residential, both R-1-10 and A. The West Valley City General Plan designates this area as general commercial due to potential opportunities when the Mountain View Corridor is extended to this area.

The current facility is on approximately .63 acres, and the total area after expansion would be approximately 1.5 acres. The expansion is necessary to accommodate the increased demand for natural gas due to both the existing and anticipated growth in this area of the valley.

Some of the concerns that have been raised in the past about this facility are:

- Noise from the control valves and pipes as natural gas flows through the system.

- Odor from the site due to the required odorant being introduced to the natural gas at this stage of transmission.
- Water lines in the area freezing in the past due to the extreme cold temperature of the natural gas as it flows through the system.

These issues have been addressed in the past and will continue to be addressed as this expansion takes place. There is a copy of information supplied by the applicant addressing these issues included in the Commissioner's packets, as well as in the file.

During the study session the issue of pedestrian access across this property was raised. This access was not provided as a right across this property but rather was there because the property was not fenced off. As this is private property, the City does not have the ability to require pedestrian access. There is also an issue of a cul-de-sac being required at the end of Water Leaf Way where it terminates at the north end of the subject property. This is a right-of-way issue that is being coordinated by Public Works as part of the subdivision process that is being done in conjunction with this expansion.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. Current measures used to minimize noise and odors coming from the site must continue to be used, and where appropriate, enhanced in the expansion of the site.
 2. Heating and insulation must be used where appropriate to prevent the extreme cold temperatures of the flowing natural gas from freezing adjacent water lines.
 3. All structures must have the exteriors upgraded to a quality similar to what has been done to the existing buildings. There may be a variation in materials.
 4. The fence around the perimeter of the site shall be eight (8) feet tall and constructed in a similar style and material to the existing perimeter fence.
 5. Landscaping along 3500 South must comply with the standards in Chapter 7-13-103, and all access points to the property must be approved by UDOT.
 6. All requirements of any affected departments and/or agencies must be met.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Rick Hellstrom
1140 W 200 S

Applicant:

Cameron Duncan
45 W 10000 S

Neutral:

Tim Mills
5890 W 3500 S

Discussion: Ron Weibel presented the application. Barbara Thomas asked if there will be access off 3500 South. Ron replied yes. Commissioner Thomas asked how large the trucks are. Ron replied that he doesn't know the exact size but does know they are larger.

Rick Hellstrom, the applicant, stated that there is an access to the north of this project that provides the ability for trucks to leave through the neighborhood. He stated that trucks only come twice a year. Mr. Hellstrom stated that odor and noise problems will be mitigated and there should be no issues with water lines freezing either since

heaters will be used to prevent this. He stated that pedestrian access is a known concern but indicated that this is a private property. Jack Matheson asked if there is an offset between the wall and the existing fence on the west side. Mr. Hellstrom replied that he is unsure if there is a gap but will determine this once the survey's are all worked out. He stated that the cul-de-sac will be worked out at the subdivision phase.

Cameron Duncan, an engineer for the project, stated that the trucks are about the size of a small tanker. He indicated that Questar will ensure there is adequate landscaping including whatever is removed for future right-of-way. Barbara Thomas asked if there will be a cul-de-sac since the applicant has expressed access to the north is important for trucks. Ron replied that access to the north could still be managed even with a cul-de-sac. Mr. Duncan indicated that an 8 foot fence will surround the site for security and visual purposes. Commissioner Thomas asked if there is only one access from 3500 South. Mr. Duncan replied yes and indicated that the small stubs within the site will be used only by trucks inside.

Phil Conder asked what a conditional use amendment entails. Brandon Hill replied that changes are evaluated and conditions are placed to mitigate concerns. Conditional Use amendments can be denied but there must be a valid land use reason. Commissioner Matheson asked why the cul-de-sac concerns weren't addressed with the rest of the subdivision. Ron replied that he isn't familiar with the subdivision history but indicated that it was originally thought that more property would be developed so it was stubbed instead of turned into a cul-de-sac. Mr. Hellstrom and the Planning Commission discussed errors on the plat and problems with the subdivision.

Tim Mills, the neighbor to the west, stated that there have been issues in the past but Questar has addressed many of the problems that have occurred. He stated that he wouldn't want a 3 foot gap between fences because this would create a dangerous area for drug use, graffiti, etc. Mr. Mills stated that he feels lighting is important but would request that the lights shine down so they do not affect his home. He indicated that there is a lot of irrigation water that runs through the area so construction will need to take this into consideration. Commissioner Matheson asked if removing the existing fence and using the new proposed masonry one would be an option. Mr. Mills replied that he would be okay with this

Ron Weibel stated that Questar is working with UDOT to determine how landscaping requirements can be met with future right-of-way expansion along 3500 South. Mr. Hellstrom stated that he is aware of water concerns and this will all be addressed prior to construction. Mr. Duncan agreed and stated that 20 feet of landscaping shouldn't be a problem. He added that lighting will meet the City code and Questar will ensure that it doesn't bother the neighbors.

Barbara Thomas asked who will build the cul-de-sac. Mr. Hellstrom stated that Questar would be required to do curb, gutter, sidewalk and the rest will be developed in the future.

There being no further discussion regarding this application, Chairman Conder called

for a motion.

Motion: Commissioner Woodruff moved for approval subject to the 6 staff conditions.

Commissioner Thomas seconded the motion.

Roll call vote:

Commissioner Fuller	N/A
Commissioner Matheson	Yes
Commissioner Mills	N/A
Commissioner Thomas	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-41-2012- Approved

C-42-2012

United Site Services

2343 South 5370 West

M Zone 3 Acres

This applicant is requesting conditional use approval to use an existing developed site for their business, which includes outside storage. The site is located 2343 South 5370 West. This property is zoned manufacturing (M) and is surrounded on all side by manufacturing zoning. The West Valley City General Plan designates this area as light manufacturing.

The proposed business is a national business that rents portable toilets, temporary fencing and roll-off dumpsters. They will store these items outside and some of the service vehicles will be stored outside and some inside. The 17,900 square foot building will be used for office, warehouse, and maintenance of the vehicles and equipment. I have attached a three page information sheet provided by the applicant that explains their business operation, as well as part of an email from the real estate broker who works for United Site Services nationally. This email addresses the concerns about odor and disposal of waste and chemicals from the portable toilets.

The site was originally developed for a trucking related business that did detailing and truck washing. The service bays are already set up to handle cleaning, maintenance and repairs of vehicles and equipment, including the necessary traps for the sanitary sewer. As stated in detail in the accompanying email, waste or chemicals will not be disposed of in the storm sewer or the sanitary sewer. The concrete and asphalt on the site is in good repair and no site work will be required that will necessitate a review by Public Works. The landscaping that was installed originally needs to be brought up to acceptable standards but it exists and is recoverable.

Staff Alternatives:

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

1. Outside storage areas shall be maintained in a clean, odor free manner, as has been indicated by the applicant. Equipment shall not be stacked higher than the existing perimeter fence or the height of a portable toilet.
 2. All landscaping on the site shall be brought back to approved standards.
 3. All requirements of any affected departments and/or agencies must be met, including but limited to the requirements for proper disposal of waste and chemicals.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

James Murphy
1263 W 3050 S
Ogden, UT

Discussion: Ron Weibel presented the application. Terri Mills asked if the landscaping could all be restored and indicated that some of it looks very dried out. Ron replied that there are some areas that will need to be replaced and additional landscaping added.

James Murphy, the applicant, stated that about 65% of recurring services are south of Salt Lake City so this will help reduce commute time and limit exposure of employees driving on the roads. He stated that various services are provided for events that include temporary fencing and portable toilets. Mr. Murphy stated that toilets are serviced off site and there will be no storage of any liquid waste on the property. Terri Mills stated that a letter provided by the applicant indicates that there are times when the portable toilets are not emptied. Mr. Murphy replied that this would be very rare and no waste would be stored on site. Harold Woodruff asked if the portable toilets will be washed on site. Mr. Murphy replied yes and indicated there is a wash area designed for this. Commissioner Mills stated that the applicant should be aware that this business will be near retail developments and it will be important to contain odor as much as possible. Mr. Murphy replied that there will be limited odor since waste is not being stored on site. He indicated that 30-40% more business is conducted in the summer and this will be a great location to hire temporary employees. Commissioner Matheson stated that he doesn't feel odor will be a major concern and feels this is a good location for this type of business.

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

Motion: Commissioner Thomas moved for approval subject to the 3 staff conditions and adding a 4th condition that all portable toilets must be emptied before coming to the site.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller Yes

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

Unanimous -C-42-2012- Approved

Commissioner Thomas was excused from the rest of the meeting.

C-43-2012

**Cunningham Auto Broker
2938 S. Glen Eagles Dr.
C-2 Zone .67 Acres**

This applicant is requesting conditional use approval for a new building on a vacant site for an auto broker. The site is located 2938 S. Glen Eagles Dr. and is Lot 5 of the Colt Plaza III subdivision. This property is zoned general commercial (C-2) and is surrounded on the west by agricultural (A) zoning, on the north by residential multi-family (RM) zoning, and on the east and south by general commercial (C-2) zoning. The West Valley City General Plan designates this area as general commercial.

The site is off the street, behind a car wash and a lube and oil business. The proposed building is 10,395 square feet, with 2800 square feet for the showroom and four separate areas used for storage for the business. Under the proposed configuration the storage spaces may be used only as an accessory for the auto brokerage, or for other uses that are allowed in the C-2 zone. Storage in C-2 zone is limited to less than 50% of the interior area.

The applicant has a cross-parking agreement with the use adjacent to the south. This agreement would provide the necessary parking required for the square footage of the proposed building. There are 15 spaces on-site and more than enough provided in the cross-parking agreement to make up for any additional requirements.

The property to the west is an agricultural (A) zone, which is large lot residential, and the house is currently occupied. Ordinances require that there be a ten (10) foot landscape setback adjacent to residential uses and that this setback area has trees planted on thirty (30) foot centers. These trees must be at least two (2) inch caliper for deciduous trees and at least six (6) feet tall for conifers. There must also be a six (6) feet high concrete or masonry wall on the property lines adjacent to all residential uses, measured from the highest average grade of that property line.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. All requirements of any affected departments and/or agencies must be met.
 2. All areas marked as storage on the plans may be used only as accessory to the auto brokerage business or for uses allowed in a C-2 zone.

3. Landscaping and a wall must be installed on the west property line as per the requirements in the ordinance.

- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Joe Cunningham
4139 S Colt Court

Discussion: Ron Weibel presented the application. Terri Mills asked if there is currently a wall separating the property to the east. Ron replied no.

Joe Cunningham stated that this is a retail/commercial/office/warehouse type building. He stated that one business will be an auto brokerage where most customers will contact the business owner online regarding classic and specialty cars. He indicated that the other spaces will likely be used for office and commercial uses. Mr. Cunningham stated that the building is set far enough back that it likely won't be successful as retail. Mr. Cunningham stated that he feels putting a wall between his property and the residential one to the west might be more impactful than not having one. Ron stated that the wall is required but if the neighboring property changes zones before construction on the proposed building begins the applicant can reapply and request that it not be built. Mr. Cunningham indicated that there will be adequate parking and there are cross access easements with neighboring parcels as well.

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 Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-43-2012- Approved

C-44-2012
Gus Paulos Chevrolet Signs
4895 W 3500 S
C-2 Zone

The applicant, Gus Paulos Chevrolet, is requesting a conditional use amendment to allow for

additional sign height for two monument signs. The zoning for this site is C-2, general commercial. The site is bordered by C-2, general commercial, on all sides and across both 4000 W and 3500 S. The detailing building located at 3381 S 4000 W is also zoned C-2 and is bordered by multi-family residential and residential business zoning. No signage at this site is being altered.

The site currently has six (6) pole signs. There are four (4) pole signs along 4000 W and two (2) pole signs along 3500 S. All signs were approved at the time of installation. Gus Paulos is proposing to remove 3 of the 4 pole signs on 4000 W and to replace those with 6 foot high directional signs. The City sign ordinance states that directional signs are not to exceed sixteen square feet in area and do not require a building permit. The only sign that will remain along 4000 W is their 'Business Center' pole sign, which is not being altered; therefore, it will not be required to be brought into compliance. Gus Paulos Chevrolet is also proposing to remove the two pole signs along 3500 S and replace them with monument signs. The sign ordinance states that single tenant monument signs shall have a maximum height of 6 feet and not to exceed 50 square feet of sign area. Monument signs are also required to incorporate a one foot minimum masonry base that exceeds the entire length of the signs and to be situated within a landscaped area.

Gus Paulos Chevrolet is requesting, as per 11-4-111 of the West Valley sign ordinance, additional height for each of these two signs. In order to receive the height bonus, certain criteria must be met. One criterion grants one additional foot of sign height when a pole sign is removed and is replaced with a monument sign for a maximum of two feet. In this particular case, a total of five pole signs will be removed and replaced with two monument signs. It is proposed that since there is a ratio of the removal of two pole signs to one monument that this would convert into two additional feet of height for both monument signs. Gus Paulos, therefore, requests two monument signs with a height maximum of 8 feet respectively. The signs shall meet the ordinance in all other regards.

Staff Alternatives:

Approval: Subject to any resolutions that may arise at the public hearing and subject to the following conditions:

1. A bonus of two feet in sign height granted to two monument signs along 3500 S, which amounts to 8 feet maximum height for both signs, respectively;
2. Removal of five (5) pole signs, three (3) along 4000 W and two (2) along 3500 S;
3. All provisions of the West Valley sign ordinance are to be met

Continuance: For reasons determined at the hearing or to allow time for the applicant to submit an alternative sign design.

Denial: If it is determined that a sign bonus is not appropriate for this location.

Applicant:

Richard Gillies
1760 S Redwood Road

Discussion: Kevin Despain presented the application. Phil Conder asked if ensuring the sign is in a landscaped area is required in the staff analysis. Kevin replied yes and

indicated this is covered by item number three in the staff report. Terri Mills asked if the 8 foot height includes the base. Kevin replied yes.

Richard Gillies, representing the applicant, indicated that all existing pole signs are being removed with the exception of one which will likely be changed in the future. Harold Woodruff asked what the bases will be made of. Mr. Gillies replied that they will be constructed of cement. He stated that the building is being remodeled and Gus Paulos would like to use that metal material to match it. Terri Mills asked if this would match the color of the sign and building. Mr. Gillies replied yes. Kevin stated that the base must be masonry. Mr. Gillies indicated that a base could be done to match the existing brick wall. Commissioner Mills asked what plans the applicant has in terms of landscaping for the proposed monument sign that encroaches the parking lot. Mr. Gillies replied that a planter box will be added to meet City requirements and this will be filled with sod. Commissioner Mills stated that she feels the planter box should include live plant material and other vegetation aside from just turf. Commissioner Matheson and Woodruff agreed. Kevin indicated that the ordinance does require live landscaping but stated that this could include turf. Steve Pastorik stated that if a landscape strip is less than 8' wide simple grass turf is not allowed. Kevin indicated that the applicant is being granted the bonus sign height for removing pole signs. Commissioner Mills expressed concern about safety and the size of the sign. Mr. Gillies replied that the sign itself is only 6' x 6' and it is set back enough that there should be no visibility obstruction.

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

Motion: Commissioner Mills moved for approval subject to the 3 staff conditions and adding a 4th condition that states: A planter box for the primary monument sign that encroaches the parking lot shall include live plant material, ground cover, and low growing shrubs and shall not include sod.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-44-2012- Approved

C-45-2012
Teancum Properties (Lance Anderson)
2251 South 7200 West
M Zone (18 Acres)

Lance Anderson, representing Teancum Properties, is requesting conditional use approval for property located at 2251 S. 7200 W. The property is zoned M (manufacturing) and is designated by the West Valley City General Plan as heavy manufacturing. The adjacent properties are all zoned M.

The site is 18 acres and the applicant has proposed to use the site as follows: importing and exporting aggregate goods, recycling used materials (aggregate goods, concrete, asphalt, building materials and metals) and for storage of trucks, trailers and equipment for use on and off the site. There will be some maintenance and repair of the vehicles and equipment conducted on site, but there will not be any sales. There will also not be any auto salvage or impound uses located here.

An office will be located on site. Mr. Anderson has proposed a modular construction office. The building will be approximately 12' wide by 53' long. The building will be used as an operational business office only and will not be open to the general public or used for any residential purposes. The building shall meet all applicable West Valley City Building Codes, including but not limited to, construction of a permanent foundation and a connection to water and sewer facilities. This is a use that can only be located in a manufacturing zone, therefore the building is not required to comply with the Commercial Design Standards ordinance.

A variety of surfaces are proposed for this use. The main access and parking to the office facility will be paved with asphalt. The area immediately adjacent to the office, as indicated on the site plan, will be crushed asphalt. This is the area that will accommodate the truck, trailer and loader parking. A 25' x 110' concrete working pad will be located in this area as well and will be used to accommodate repairs and maintenance of equipment. The site plan currently shows this surfacing continuing all the way out to 7200 West however, this surfacing shall not be permitted to encroach in to the required front landscaped setback area.

The remaining portions of the site are for the recycling operation. Slabs of concrete, asphalt and aggregate products will be brought to this location and then processed with crushers and similar pieces of equipment and then stored on site. This area is surfaced with a granular borrow material. There shall be no truck or trailer parking allowed in this area. Only equipment used for processing the recycled materials shall be permitted. This would include tracked equipment like a track hoe or crusher.

Historically, there has been a lot of water that moves through this area. Mr. Peterson has coordinated the grading and development of this site with Public Works. Therefore, there is a large open ditch along the south and west side of the property that is located within a 20' West Valley City Drainage Easement. This area leads to a large open detention basin along the northwest corner of the site. The 25' landscape setback area will be located behind/east of this easement. The applicant is showing that trees and shrubs will be located throughout this area. There shall be 1 tree provided for every 30' of frontage (19 trees) and 3 shrubs planted per tree (57). The area must contain at least 50% live plant material and be surfaced with at least 4' inches of mulch/groundcover. The edge of the landscaped areas must contain durable borders to delineate this area from the other portions of the site. These areas shall all be properly maintained and free of weeds and debris.

Signage has been indicated on the site plan however, elevations and details have not been

submitted at this time. The applicant is proposing to place a monument sign out in the landscaped area, south of the entrance. This sign will require a separate permit and shall comply with all of the requirements in the West Valley City Sign Ordinance.

Staff Alternatives:

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

1. The site shall only be used for:
 1. importing and exporting aggregate goods
 2. recycling used materials (aggregate goods, concrete, asphalt, building materials and metals)
 3. storage of trucks, trailers and equipment for use on and off site.
 4. maintenance and repair of the vehicles and equipment on site on the designated concrete work pad area only.
2. There shall be no sales of equipment, vehicles or trailers permitted.
3. There shall be no auto salvage or impound uses located on this site.
4. A Building Permit must be obtained before the office building is located on site and the construction shall meet all of the West Valley City Building Code requirements including but not limited to construction of a permanent foundation and be connected to water and sewer.
5. The site shall not be used for residential purposes.
6. Surfacing, parking and storage must be conducted in approved areas only on the appropriate surfaces as discussed in the above report and as indicated on the approved site plan.
7. An amended landscape plan must be submitted to Staff that delineates the appropriate required landscaping as indicated in the above report per the West Valley City Code. The revised plan shall include the 4-inches of mulch/groundcover and installation of durable landscape borders. The landscaped areas must be completed per those approved plans.
8. The entire site, including the drainage and landscaped areas, shall be properly maintained and free of weeds and debris.
9. Signage shall be reviewed with a separate permit and shall comply with the West Valley City Sign Ordinance.
10. All requirements of any affected department or agency must be met, including but not limited to Magna Water, WVC Public Works, WVC Building Inspections and WVC Fire Department.
11. Subject to review upon valid complaint.

Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Lance Anderson
2251 S 7200 West

Discussion: Jody Knapp presented the application. Lance Anderson, the applicant, stated that this is a similar use to other businesses in the area. He indicated that the site has been filled and adjusted to meet the needs of his company. Mr. Anderson stated that the recycled asphalt seems to hold well and doesn't pick up and blow too

much with wind. Phil Conder asked what time frame would work best for the applicant to complete landscaping and the permanent asphalt. Mr. Anderson replied that he hopes to complete this as soon as possible but with the weather it likely can't be done until summer.

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

Motion: Commissioner Fuller moved for approval subject to the 11 staff conditions and adding condition number 12 to state: Landscaping and permanent asphalt paving shall be completed by July 1, 2013.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	N/A
Commissioner Woodruff	Yes
Chairman Conder	Yes

Unanimous -C-45-2012- Approved

C-46-2012

This item has been withdrawn by the applicant.

PLANNING COMISSION BUSINESS

Approval of minutes from October 24, 2012 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 6:13 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant