

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

October 10, 2007

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

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Phil Conder, Terri Mills, Dale Clayton, Mary Jayne Davis, and Jason Jones

ABSENT:

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Lehman, Jody Knapp, Hannah Thiel, and Carol Hicks

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Asst. City Attorney

AUDIENCE

Approximately ten (10) people were in the audience.

ZONE TEXT CHANGE APPLICATION:

ZT -8-2007

West Valley City

Amendments of Sections 7-1-103 and 7-6-304

Ms. Jody Knapp presented the application.

On August 21, 2007 the West Valley City Council approved a zoning ordinance amendment to Section 7-1-103 and 7-6-304 of Title 7 of the West Valley City Municipal Code. The amendment was to define a Crisis Nursery and Counseling Center and to add this use to the list of conditional uses allowed in the R-1 zones.

Upon further review of this language, Staff feels this use is not appropriate in an R-1 zone and is requesting that the following language be repealed from the West Valley City Municipal Code:

7-1-103(49) "Crisis Nursery and Counseling Center" means a home on at least ½ acre of property licensed by the State as a residential support program to provide temporary, short-term child care for up to 72 hours for the primary purpose of child abuse prevention which may include counseling as an accessory use."

7-6-304 Conditional Uses

(6) Crisis Nursery and Counseling Center

Staff Alternatives:

1. **Approval** of the suggested amendments to Section 7-1-103 and 7-6-304 to repeal the Crisis Nursery and Counseling Center language from the West Valley City Municipal Code.

Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes

Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – ZT-8-2007 – Approved

SUBDIVISION APPLICATION:

S-16-2007

Butters Park Subdivision (Continued from the September 12, 2007 meeting)

3696 South 4800 West

R-1-8 Zone

7 Lots

BACKGROUND:

Mr. Jeff Cameron, is requesting preliminary and final plat approval for the Butters Park Subdivision. The subject property is located at 3696 South 4800 West and is currently zoned R-1-8. Residential housing is located on the north, west and south sides of the proposed subdivision.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need an availability letter for water, sewer and fire protection.
- Subject to design and review inspections.
 - Subject to a 20-foot sanitary sewer and storm drain easement.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures. Will need to evaluate how developer will handle the existing irrigation ditch.
- Coordinate storm water drainage with Public Works.
- Will need to dedicate an additional 7 feet along 4800 West.
- Follow recommendations outlined in the soils report.

Building Inspections:

- Follow recommendations outlined in the soils report.

ISSUES:

- The proposed subdivision was continued from the September 12, 2007 Planning Commission meeting. The continuation was based on a recommendation from the Planning Commission that the applicant re-design the subdivision with a single point of access from 4800 West. The Planning Commission recommended access from 4800 West for the following reasons:
 - a. Residents would not need to back out on to 4800 West, thus eliminating potential safety concerns.
 - b. The original subdivision seemed fragmented. Utilizing a design with a single point of access from 4800 West would be a better design.
 - c. Access from 4800 West would eliminate double frontage lots for those properties immediately to the west.
- The new subdivision design contains 7 lots on approximately 1.98 acres. Lot sizes range from 8,002 square feet to 10,842 square feet with an average lot size of 9,081 square feet. An existing dwelling is located adjacent to 4800 West which will be removed as part of the new subdivision.
- Access to the entire subdivision will be gained from 4800. All lots meet the area and frontage requirements of the R-1-8 zone. The new cul-de-sac will be off-set 5-feet from

3700 South which is located on the east side of 4800 West. This off-set distance is allowed under City Engineering standards and should provide for safe turning movements on both streets.

- Existing improvements are in place along 4800 West, but additional dedication will be required. 4800 West is projected to be an 80-foot right-of-way but is only built to the existing width of 33 feet. The developer will be required to dedicate an additional 7 feet as part of the subdivision. However, the existing improvements will be allowed to remain. Curb cuts and other utility installations will need to be coordinated with the appropriate agencies and with the City Engineering Division. If damage has occurred to the existing improvements, or if damage results from new construction, the developer will be responsible to replace those accordingly.
- As with all new subdivision development, there is a concern with the potential for ground water impacts. According to a soils report dated July 27, 2007, no ground water was encountered at this site.
- With the new subdivision design, Tecumseh Way will end in its current configuration. The developer is proposing a 15-foot storm drain easement between lots 5 and 6 to resolve drainage concerns of the City Engineering Division. The Planning Commission also recommended that if Tecumseh Way did not extend further to the north, a landscaped buffer would need to be installed at the end of the street. Since the rear property line of lot 5 extends across the entire width of the existing right-of-way, staff would recommend a condition that the builder of lot 5 be responsible to install the landscaping. The landscaping would need to be substantial enough to mitigate the concerns expressed by the Planning Commission.
- During the September 12, 2007 meeting, and according to a recent letter, a number of concerns have been expressed by adjacent residents regarding this development. These concerns have generally been about the quality of development. The City's single family design standards will provide minimum square footage requirements, and other design standards regarding new housing construction. The developer has reviewed this ordinance and will comply accordingly. One question that continues to come up is whether or not a new fence will be installed. City ordinance does not require fencing between residential properties. The developer as part of the subdivision construction may install a fence to help with sales, but it is not required by ordinance.

ALTERNATIVES:

- A. Approve the Butters Park Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding

water line extensions, sewer connections and fire protection.

2. That the subdivision name and interior street names be approved by Salt Lake County.
 3. That recommendations outlined in the soils report be followed.
 4. That 4800 West be dedicated to a 40-foot half width. All interior street widths and cross sections shall be reviewed and approved by the Public Works Department.
 5. That all matters pertaining to any existing irrigation systems be addressed with the Public Works Department. This requirement shall also include all matters regarding storm drain connections and easements.
 6. That the builder of lot 5 be responsible to install landscaping at the north boundary of Tecumseh Way. This requirement will be reviewed by staff at such time a building permit is issued.
 7. That the developer resolve all staff and agency concerns as they arise.
- B. Continue the subdivision in order for the developer to address issues raised during the Planning Commission hearing.

Applicant: Hank Guyman

Discussion: Steve Lehman further discussed previous designs, fencing, house types, height of homes, and the City's new ordinances for single family home standards. The developer originally anticipated the price of the homes to be \$150,000 per lot. Hank Guyman, the applicant's engineer, anticipated \$250,000 to \$300,000 per lot. He said that the developer would be building three ramblers, two multi-stories, and 2 two stories with an exterior of brick, stucco, or stone. Commissioner Matheson said that he was okay with this new design and the applicant also prefers the cul-de-sac. Commissioner Matheson stated that access onto 4800 west would be better as well as the elimination of an awkward lot if the cul-de-sac came off Tecumseh. Hugh Hales, a neighbor to the south, took issue with the subdivision, believing that it does not meet city codes (7-19-805). Chairman Woodruff said that we usually get others wanting to leave stub streets alone. Steve Lehman replied that harmonious flow doesn't really exist here because of the cul-de-sac design. Mary Jayne Davis disagreed with Mr. Hale and Phil Conder questioned what discretion we have. Nicole Cottle, based on ordinance language, believes that the approval of the cul-de-sac is okay. Loretta Miller, another neighbor, is worried about

traffic if the road is opened up. She said McGruff homes are gone and she was also curious about use of sidewalks while the subdivision is under construction. Brady McKenny, another neighbor, said there is no snow removal on the stub street.

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

Motion: Commissioner Clayton moved for approval

Commissioner Davis seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-16-2007 – Approved

CONDITIONAL USE APPLICATIONS:

C-34-2007

Codale Electric

5211 West 2400 South

Manufacturing zone, 12.89 acres

Ms. Hannah Thiel presented the application.

Legal Authority

7-6-1103(20) Conditional Uses

Background

Jeff Randall is requesting a conditional use approval for wholesale electrical distribution center located at 5211 West 2400 South. This project has approximately 27,819 square feet of open storage, a 12,600 square foot maintenance building and a 210,060 square foot main building. The main building is 41 feet tall. Mr. Randall is the engineer for this project. A project that is larger than 10 acres is a conditional use in the 'M' or manufacturing zone. This property occupies 12.89 acres of land. The General Plan designates this property as light manufacturing and should promote a quality image for West Valley City.

The applicant has noted in the attached letter that the main building will be used for office, warehousing and distribution of electrical supplies and will operate from 7:00 am until 5:00 pm, Monday through Friday. The main building back yard will be used for fleet vehicle parking and outdoor storage of electrical products. The maintenance building in the back will be used for car storage, light maintenance, fleet truck maintenance/car wash, and assembly and shipping of prefabricated substations. The applicant is requesting three monument signs that meet the separation and size regulations of West Valley City sign ordinance. The project is proposing 304 parking stalls when 303 parking spaces are required. The project is proposing 5.8% landscaping on the site when 5% is required by ordinance. In addition, an eight foot tall pre-cast concrete post and panel wall, with eight foot tall wrought iron gates, is being proposed to enclose the rear yard of this project. The east side curb cut for the project on 2400 South is located 20 feet from the East Side property line. This 20 foot setback meets the manufacturing zone ordinance (7-6-1107(3)). However, as the off-street parking ordinance (7-9-108(2)) requires a 100 foot setback, unless a lesser setback is approved by the City Engineer, the City would follow the more restrictive setback of 100 feet. The applicant is currently working with the Engineering Department in Public Works to be approved for the 20 foot setback from the side property line, and knows that if the 20 foot setback is not approved, the curb cut will have to meet the minimum 100 foot setback from the side property line.

The property on all sides of 5211 West 2400 South are zoned M and are designated Light Manufacturing under the General Plan. As the surrounding uses are zoned Manufacturing, staff does not see this use adversely affecting neighbors or neighboring zones.

Planning Commission Concerns

There were no concerns regarding this project at the Study Session held on October 3, 2007.

Recommendations/ Staff Alternatives

- Approval subject to any issues raised at the public hearing as well as the following conditions:
 1. That the east side curb cut be set back 100 feet from the east side property line unless approval is granted for a shorter setback from the City Engineer or designee.
 2. That the lot line adjustment for the subject property be approved and recorded prior to any site modifications.
 3. That complete construction plans shall be submitted that are in compliance with all city ordinances and codes of all West Valley City department(s).
 4. That the applicant must submit a building permit application for signs as shown on the plans with compliance with regulations for signs contained in Title 11 of the West Valley City Code.
 5. That a valid West Valley City Business License be reviewed and approved prior to any business functions at this location and after all building permits and a certificate of occupancy have been reviewed and approved.
 6. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.
- Continuance, for resolution of any issues that may arise at the public hearing.

Applicant: Jake Tate

Discussion: Jake Tate, representing the applicant from GB Engineering, had nothing to add except that Codale outgrew its existing site in Salt Lake City. Terri Mills questioned what the maintenance building was there for. She asked if Knight Construction was to the south and Hannah responded yes. Clayton was pleased to see a good looking building in the manufacturing zone. The applicant discussed that the maintenance building would be concrete but painted to match the main building.

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

Motion: Commissioner Condor moved for approval

Commissioner Mills seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-34-2007 – Approved

C-35-2007

Prinoth, LLC

2565 S. Decker Lake Lane

M Zone (2.45 Acres)

Ms. Jody Knapp presented the application.

The applicant, Prinoth, LLC, is requesting a conditional use permit for a snow grooming machine sales and service business. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates General Commercial, Office, Business and Light Manufacturing uses for this area. The surrounding zones are M and R-M (Residential Multi-Family). The surrounding uses are primarily office/warehouse type uses. There is a paper printing company occupying Suite 2 of this building and Redwood Elementary school is located to the east.

The applicant is proposing to utilize the existing building on site for an office (1,596 sq. ft) and warehouse space (11,254 sq. ft). All parts storage and service related activities will be conducted within this space. There are 2 overhead doors and a loading dock along the east side of the building to accommodate this use.

There is also a storage area located outside on the east side of the site that is approximately one acre in size. The applicant is requesting to utilize a gravel surface for this area due to the steel tracks typically installed on the equipment. This area is completely fenced and a concrete barrier is installed along the west to contain the gravel.

This use requires 26 parking spaces according to the West Valley City Code (6 spaces for office, 11 for warehouse and 9 for outside storage). However, there are only 10

employees for this location and most of them travel a high percentage of the time for sales and service calls. Therefore, staff feels that the 36 stalls on site are adequate for this center and that this use will not generate more traffic than the previous tenants approved at this location when the building was constructed as an office/warehouse facility.

The landscaping on site is existing. There are shrubs planted along the front of the building and there is a 20' landscaped area adjacent to the street. There are currently 2 trees planted in this setback area. There was a third tree that has died and staff recommends the applicant replace this tree as part of this application.

There is not a dumpster on site currently. If the applicant wishes to place one on site there must be a 6' tall masonry enclosure constructed for the trash dumpster. This enclosure must be located at least 20' from the residential property boundaries.

There are no monument signs on this property and the applicant has not proposed a sign as part of this application. A separate permit will be required if signage is desired in the future.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. All vehicles, equipment and/or parts must be stored within the building or within the fenced storage area.
2. The storage area must be surfaced with a dustless gravel surface, at least 2 inches deep and contained with durable borders.
3. No repair work can be conducted outside of the building.
4. A 6' tall masonry enclosure must be provided if a dumpster is located on site. This enclosure must be located at least 20' from the residential property boundary.
5. A tree, similar to the existing Maple trees on site, must be planted along Decker Lake Lane.
6. Signage must comply with the West Valley Sign Ordinance.

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

Applicant:
Les Larson

Discussion: The applicant, Les Larson, discussed the use of gravel and whether it was necessary due to snow machine vehicle tracks. He believes the machines will destroy the asphalt quickly. Phil Conder asked if chain link would be good for the school. Chain link is existing and they do not intend to modify the fencing. Terri Mills asked if there was a need for dumpsters. Mr. Larson responded that there was already one there. He doesn't want to build the masonry enclosure but will do it because ordinances require it.

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

Motion: Commissioner Brent moved for approval

Commissioner Clayton seconded the motion.

Roll call vote:

Commissioner Clayton	Yes
Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-35-2007 – Approved

PLANNING COMISSION BUSINESS

Approval of minutes from July 25, 2007 (Regular Meeting)
Approval of minutes from September 19, 2007 (Study Session)

Approval of minutes from September 26, 2007 (Regular Meeting)
Approval of minutes from October 3, 2007 (Study Session)

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

John Jansen, Planning Director