

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 18, 2015

The meeting was called to order at 4:05 p.m. by Chair Barbara Thomas at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Matthew Lovato, Jack Matheson, Clover Meaders, Barbara Thomas, Latai Tupou, and Harold Woodruff.

WEST VALLEY CITY PLANNING DIVISION STAFF

Brock Anderson, Ryan Harris, Jody Knapp, Steve Lehman, Lee Logston, Steve Pastorik, and Brenda Turnblom

ATTORNEY

Brandon Hill

AUDIENCE

Approximately seven (7) people were in the audience

Z-3-2015

West Valley City

3000 West Lehman Avenue

R-2-8 and R-4-8.5 to CC

2.4 acres

West Valley City has requested a zone change for 2.4 acres including 8 parcels, 3550 South and the remaining dedicated portion of Holmberg Street from R-2-8 (residential, duplex, minimum lot size 8,000 SF) and R-4-8.5 (residential 4-plex) to CC (City Center). Surrounding zones include CC to the north and east, R-2-8 to the south and RM (residential, multi-family) and R-2-8 to the west. Surrounding land uses include vacant land to the north and east, duplexes to the south and the Aspen Village Apartments and duplexes to the west. The subject property is designated as very high density residential in the Fairbourne Station Vision which is part of the West Valley City General Plan.

The 8 properties and two streets are all located within the City Center RDA which was established in 2004. The City has also requested (under a separation application) that the two streets included in this application be vacated.

All 8 parcels are owned by the West Valley City Redevelopment Agency (RDA). Of the 8 parcels, 6 had buildings on them that were recently demolished and 2 still have buildings on them. The remaining 2 buildings will likely be demolished by the end of year.

The subject parcels were acquired by the RDA to facilitate additional redevelopment within Fairbourne Station. These properties are needed to construct a new road at 3030 West between 3500 South and Lehman Avenue and to develop additional residential within Fairbourne Station. Extending the CC Zone to these parcels is necessary to accommodate the anticipated residential and to ensure consistency within Fairbourne Station.

Staff Alternatives:

- Approval of the zone change to the CC Zone.
- Continuance, for reasons determined at the public hearing.

Discussion: Don Kidman owns 3091 and 3093 on Lehman Avenue. He asked for clarification on the parts of Lehman Avenue this zone change will affect. Steve Pastorik answered the four properties west of Holmberg, on the north side of the street, will be affected. Don Kidman asked where the money is coming from to develop this property. Steve Pastorik answered the City has assembled the property and will sell the land to a developer.

Motion: Commissioner Matheson moved for approval of the zone change to City Center.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes

Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - Z-3-2015 - Approved

SV-3-2015

**Leon Avenue and Holmberg Street Vacation
3550 South 2950 West**

BACKGROUND

The West Valley City Community & Economic Development Department is requesting a street vacation for all of Leon Avenue (3550 South) and for the remaining portion of Holmberg Street (2950 West) platted as part of the Holmberg and Lehman Amended Subdivisions.

The Holmberg Subdivision was recorded with the Office of the Salt Lake County Recorder in 1959. The southern portion of Holmberg Street was platted as part of the Lehman Amended Subdivision which was recorded in 1958. The request to vacate these rights-of-way is in anticipation of future development in the City Center Zone.

The Redevelopment Agency of West Valley City owns all of the property that abuts these streets. As plans move forward regarding future development within the City Center, additional modifications to subdivided lots along with various easements will need to take place.

According to the City Center Master Plan, the areas surrounding the proposed vacated streets is anticipated to be mixed use and residential development. To replace the proposed vacated right-of-way of Holmberg Street, a new road will be constructed at approximately 3030 West. This road will extend from 3500 South to Lancer Way. Although it is not known when this road will be constructed, it will provide similar access for residents who have become accustomed to using Holmberg Street.

According to City ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

RECOMMENDATION

2. Approval of the street vacation plat.
3. Continue the application due to issues raised at the public hearing.

Discussion: Don Kidman asked how this application will affect Lehman Ave. Steve Lehman said Lehman Ave. is not impacted by this application, the only streets that will be vacated are the rest of Holmberg Street and 3550 South.

Motion: Commissioner Tupou motioned to approve the street vacation.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous – SV-3-2015 - Approved

CONDITIONAL USE APPLICATIONS

C-53-2015

Avis Car Rental

2040 W. 3500 S.

C-2 Zone (1.98 Acres)

The applicant, Avis Car Rental, is requesting a conditional use amendment for an auto rental business at 2040 W. 3500 South. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as General Commercial. The surrounding zone is C-2, General Commercial with R-1-6, single family residential, to the north. The surrounding uses include retail and restaurants with single family residential to the north.

Avis Car Rental would like approval to operate an auto rental business within the existing Pep Boys facility (C-16-89). A small 2-person counter will be added within the south side of the building to accommodate the use inside the building. There will be 10 parking spaces designated along the west side of the existing parking lot for the rental vehicles. However, it is anticipated that there would typically be no more than 5 vehicles at the site at any one time. There are 91 spaces on site and 64 are required so there is adequate parking to accommodate this additional use.

All maintenance work will be conducted inside one of the existing Pep Boys service bay areas provided in the building. Wash facilities are not located on site so vehicles will need to be washed at an off-site location.

The applicant is proposing to add 2 wall signs on the building. All signage is required to meet the West Valley City Sign Ordinance and a building permit is required for the signage.

The site overall is well maintained and the surfacing within the storage area is in good condition. The landscaping on site is existing however some of the trees and shrubs as shown on the original landscape plan (C-16-89) are missing and need to be replaced. The gates on the dumpster enclosure have also been removed and need to be replaced.

Staff Alternatives:

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

1. The rental vehicles shall be parked in the designated storage area as indicated on the approved site plan.
2. Automotive work shall only be conducted within the building and shall not be conducted outside or in any parking areas.
3. The parking lot shall be properly maintained with striped parking stalls for this use.
4. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
5. The landscaping shall be completed per the original approved landscape plan in C-16-89.
6. The dumpster enclosure must be secured with a masonry enclosure and solid gate per West Valley City Code.
7. All requirements of affected departments and agencies must be met.
8. This use is subject to review upon a valid complaint.

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

Applicant:

Jeff Wagner
3937 S 3600 Ave.
Dallas, TX

Discussion: Jeff Wagner said Jody made a great presentation. Chair Thomas asked Jeff Wagner if he is aware of all the conditions in the report. Jeff Wagner answered in the affirmative and said he agrees with the conditions.

Motion: Commissioner Fuller motioned to approve C-53-2015 based on the eight items listed.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - C-53-2015 – Approved

C-54-2015
Verizon Wireless
3601 S. Constitution Blvd.
C-2 Zone (44.86 Acres)

Verizon Wireless is requesting a conditional use for the construction of a small cell roof mounted antenna at 3601 S. Constitution Blvd. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zones include General Commercial (C-2) with City Center (CC) located to the west.

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing building at this location. The current tenants include Deseret Book and Smashburger. The equipment is 2'6" tall as measured from the top of the parapet wall (9'2" from roof deck). The antenna is set back approximately 25' from the exterior wall on the south and 46' from the exterior wall on the north side. This location does comply with the standards set forth in section 7-23-206 of the WVC Municipal Code. Verizon Wireless has not proposed to add any screen type structure around the antenna and feel that screening will be more visually intrusive than the antenna alone. The equipment will however be painted to match the building.

The ground equipment will be located adjacent to the west side of the building alongside some existing mechanical equipment. The equipment includes one cabinet that will be painted to match the existing cabinets and it is located on a concrete pad. A generator is not proposed for this site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
 2. The antenna and roof equipment shall be painted to match the colors of the existing building.
 3. The supporting ground equipment shall be located on a concrete pad and painted to match the existing equipment.
 4. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Nefi Garcia
Technology Associates
5710 South Green
Murray, UT

Discussion: Chair Thomas asked if the antenna can be seen from 3500 South. Jody said the antenna is set back over 40' and is probably not visible from the street.

Commissioner Matheson is of the opinion that screening the antenna is more obtrusive than not screening. Chair Thomas agrees.

Motion: Commissioner Matheson motioned for approval subject to the conditions listed in the staff report.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous - C-54-2015 - Approved

C-55-2015

3018 Collie Dr.

The Montessori Home Preschool

Agriculture Zone (.18 acres)

The applicant, Christine Clemence, is requesting a major home occupation as a conditional use for a home preschool named The Montessori Home Preschool. The zoning for this area is Agriculture and home preschools are a major home occupation and require conditional use approval. The West Valley City General Plan anticipates large lot residential for this area.

The preschool will be held Monday-Thursday from 8:15-11:30. There will only be one session per day with eight children ages 3-5. The applicant also plans on running an after school tutoring program for children ages 5-9. The after school tutoring program will be held from 3:00-6:00 and will have six children.

The area to be used for the preschool is located on the main level of the home and the students will enter through the front door. During business hours, the living room and great room will be used for the preschool and tutoring sessions. There was a concern by the Planning Commission about the sidewalk and stairs leading to the front door being clear of garbage, ice and snow. The applicant will need to keep these areas cleared of any garbage, ice and snow.

The driveway area provides plenty of space for a drop-off. The applicant plans on having a two square foot sign attached to the home which is allowed by the ordinance.

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. Drop off and parking areas are to be on the driveway and may not be on the street.
2. No more than one preschool session per day.

3. No more than one after school tutoring session per day.
4. No more than ten students per preschool session and six students per tutoring session.
5. The sidewalk and stairs leading to the front door must be clear of any garbage, ice and snow.
6. Shall comply with all requirements of affected departments and agencies.
7. This approval is subject to review upon a valid complaint.

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

Discussion: The applicant was not present. Chair Thomas asked Ryan Harris if he has been in contact with the applicant in regards to the staff requirements. Ryan Harris said he sent the applicant a copy of the requirements and hasn't heard anything back from her. Chair Thomas asked why there is a requirement of no parking on the street; parents must drop students off on the driveway. Ryan Harris said the street is narrow. When he went to the site, there were several cars belonging to other residents already parked on the street. Chair Thomas asked if there was a concern that parking would be long-term. Ryan said that some residents were concerned that cars parked on the north and south of the property may make it difficult to back out of their own driveways.

Motion: Commissioner Meaders moved for approval subject to the seven conditions listed in the staff report.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-55-2015- Approved

C-56-2015

Autotrend Motors

3930 S. Redwood Rd

C-2 Zone (1.03 Acres)

The applicant, Autotrend Motors, is requesting a conditional use amendment for used auto sales at 3930 S. Redwood Rd. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as Mixed Use. The surrounding zone on all sides of the site is C-2, General Commercial with a small portion on the south bordered by RM, Residential Multi-family. The surrounding uses include a church to the south, Lambert Floral to the north and car sales to the east across Redwood Road.

Historically, there have been some auto sales uses at this site. First, with Redwood Auto Sales (C-17-2000) and later as a secondary use to the current tenant, which is Sportsman's Pawn (C-1-04). However, it has been several years since sales have been conducted at this site so those approvals have since expired.

The car sales use will occupy the north side of the site. There will be a small office inside the existing pawn building for the two owner/operators. The hours of operation will be Monday-Saturday from 10:00 a.m. – 6:00 p.m. The site will only be used for auto sales and will not be used for auto repairs, detailing, washing or salvage.

There must be a minimum of (17) seventeen clearly marked spaces provided for customer and employee parking. Five for the sales use and the remaining 12 for the retail/pawn use. The remaining area will be used for vehicle display. This area should contain 30-degree stalls and a minimum 15' one-way loop through the site. This layout would accommodate approximately 27 cars in the display area. All vehicles shall be located on hard surfacing that is maintained in good condition with all aisles clear.

The landscaping on site is in need of some maintenance. Redwood Road is a High Image Arterial which requires a minimum of 1 tree to be planted for every 30' of the frontage. There is an existing tree and 2 access points so staff feels that a total of 4 trees would be appropriate at this location.

There is currently a small wall sign identifying the car sales business per the DMV guidelines. No other signage is requested for this business.

If a dumpster is provided for this site it must be located within a 6' tall masonry enclosure.

Staff Alternatives:

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

1. The approved use is auto sales only. The site may not be used for auto repair, washing or as a salvage yard.
2. All parking and vehicle display areas must be located on hard surfacing with adequate space for a proper fire access aisle.
3. The landscaping on the site shall be completed per the original plan in C-1-2004.
4. The parking lot shall be properly maintained and must have at least seventeen (17) striped stalls for customer and employee parking.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.

6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

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

Applicant:

Slade Jenkins
3930 S Redwood Road

Discussion: Commissioner Matheson asked if Sportsman’s Fast Cash and Auto Trend have the same owner. Jody Knapp answered that Auto Trend is a different tenant. Commissioner Matheson asked if it is necessary to have some kind of division between the two businesses. Jody Knapp said each site has their own access point from Redwood Road. She needs to hear back from the Fire Department to be sure they are agreeable with having ballards and chains between the two uses in the parking lot. There is adequate parking and access for both businesses.

Slade Jenkins from Sportsman’s was present, representing Auto Trends. He said historically this property has been a car lot. The property has been cleaned up to make it a nicer place. Commissioner Matheson said years ago there used to be a shed behind Sportsman’s. Slade Jenkins said the shed is owned by Sportsman’s and it is still in use.

Chair Thomas asked what space Auto Trend will use inside the building. Slade Jenkins answered that they are leasing an office space. Commissioner Fuller mentioned to Jody Knapp that landscaping was not listed as a condition. Jody said we should add landscaping to the motion as a separate condition.

Motion: Commissioner Tupou motioned to approve C-56-2015 subject to the conditions listed and adding the landscaping requirement as an additional condition.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-56-2015- Approved

C-57-2015
Verizon Wireless
3196 S. Redwood Rd.
C-2 Zone (1.16 Acres)

Verizon Wireless is requesting a conditional use for the construction of a roof mounted small cell antenna at 3196 S. redwood Rd. This property is zoned C-2, General Commercial and the West Valley City General Plan designates this area as General Commercial. The surrounding zones include General Commercial (C-2) with RMH (Residential Mobile Home) located to the west. The surrounding uses include a Chevron gas station to the north, Redwood Village Mobile Home Park to the west, Care Free Homes to the south and retail to the east across Redwood Road.

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing building at Utah Barricade. The equipment is 6'6" tall as measured from the top of the parapet wall (8'4" from roof deck). The antenna is set back 9'11" from the exterior wall on the east side and 22'9" from the exterior wall on the north side. This location complies with the standards set forth in section 7-23-206 of the WVC Municipal Code.

Verizon Wireless has not proposed to add any screen type structure around the antenna and feel that the screening will be more visually intrusive than the antenna alone. The equipment will however be painted to match the building.

The ground equipment will be located adjacent to the west side of the building. The equipment includes one cabinet and it is located on a concrete pad. A generator is not proposed for this site.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The antenna shall be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
 2. The antenna and roof equipment shall be painted to match the colors of the existing building.
 3. The supporting ground equipment shall be located on a concrete pad behind the building as indicated on the site plan.
 4. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Nefi Garcia
5710 South Green
Murray, UT

Discussion: Nefi Garcia said he hopes the Planning Commission will approve this application.

Motion: Commissioner Matheson C572-2015 moved for approval subject to the four conditions listed, with additional screening not being required for this site.

Commissioner Woodruff seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-C-57-2015- Approved

C-59-2015

**Sage Gate at Haynes Landing
2606 S Anna Caroline Drive
RM Zone (13.25 acres)**

The applicant, Miller Development, is requesting a conditional use amendment for two fencing requirements at the Sage Gate at Haynes Landing apartment project. The zoning for the property is RM, Multi-Family Residential. The West Valley City General Plan designates this area as high density residential. The surrounding zoning is Manufacturing to the north, C-2 to the east, C-1 and A to the south and A-1 to the west. Adjacent uses include a supermarket, restaurant, retail, office, single family residential and vacant land. The Mountain View Corridor will be built along the west edge of the property.

The Sage Gate apartment project received conditional use approval on February 13, 2013 (C-3-2013). The applicant is requesting that two fencing requirements from the original conditions of approval be modified. The first issue is concerning the requirement for a masonry wall along the southern property line. The requirement comes from Section 7-9-113 of Title 7:

(5) Parking lots of five or more spaces shall provide a masonry wall six feet in height when parking lots are adjacent to a residential use. The six-foot height of the wall shall be measured from the parking lot asphalt grade to the top of the screen wall. This solid barrier shall be maintained in good condition without any advertising thereon. When future commercial use of neighboring properties is recommended in the General Plan or when the subject property borders an educational facility, a waiver or substitute for the wall requirement may be approved. The waiver or substitution may be approved by the Planning Commission for conditional uses or by the Community and Economic Development Director or designee for permitted uses.

A six foot masonry wall was installed along the southern property line, however, the grade slopes down towards the wall from the parking lot, making it so the wall is not 6' tall from the parking lot grade as the code requires. Title 7 allows for the Planning Commission to waive the masonry wall requirement if the General Plan recommends commercial use for the adjacent residential property. The General Plan update that was recently approved by the Planning Commission recommends a Neighborhood Commercial designation for the adjacent property.

Staff believes that although the current wall is deficient in height per the code, it still serves as a buffer between the adjacent residential property and is adequate since there is a high probability that the adjacent property will redevelop in the future, especially once the Mountain View Corridor is constructed. During the Planning Commission study meeting one of the commissioners suggested that

additional landscaping might be appropriate in place of the wall requirement. The current landscaping was installed per the approved landscape plan and includes shrubs and mixture of evergreen and deciduous trees spaced every 20 – 30 feet. Once the existing plant material is mature the tree canopies and shrubs should create a substantial buffer.

Staff received a letter from the owner of the adjacent residential property stating some concerns with the wall. The issues raised by the neighboring owner are not unique to this situation. There are many areas in the City where agricultural land is adjacent to residential property. In these circumstances there is no requirement for a fence or wall to be installed by the residential property owner. The fencing of animals is the responsibility of the livestock owner as indicated in 7-6-211. The only reason a wall is required in this situation is because the parking lot is on the boundary of the property. If the parking area was in a different location the wall would not be necessary. Also, had there been no grade difference on the property the fence would be compliant with code, and a child could just as easily climb over a six foot fence from parking lot grade as he could climb over a six foot fence from the existing grade.

The second request is for a modification to the fencing requirement adjacent to the public recreation area. As part of the Development Agreement for the project, the developer granted the City a public recreation and access easement in the north-west corner of the property. The developer landscaped the area and installed some pedestrian sidewalks that will eventually connect to the Cross Towne Trail.

During the original conditional use approval process it was indicated that the area surrounding the public open space would be fenced. There is currently a vinyl fence along the western and northern boundaries, however, there was also supposed to be a wrought iron fence with stone columns incorporated into the landscaped area separating the complex parking lot from the recreational area. The fencing was not a requirement of the Development Agreement. The applicant is requesting the original approval be modified to not require a fence in this location. They have stated that since both areas share common maintenance and irrigation lines it would be more efficient to care for the landscaping and provide adequate space for snow removal without the fence. While staff does not believe the fence would cause maintenance or snow removal issues, we do not feel the fence is a necessary component of the public recreation area. However, staff does propose that the property owner be required to open up the fence where the sidewalk ends at the north-west corner of the property once the Cross Towne Trail is built.

Staff Alternatives:

Option 1

Approval, as requested by the applicant that the masonry wall along the south property line can remain as currently constructed and that the fence separating the parking lot and the public recreation area does not need to be installed, as well as the following condition:

1. Once the Cross Towne Trail is constructed adjacent to the property, the property owner shall remove the fence panels in the northwest corner of the public recreation area in order to connect to the existing pedestrian sidewalk.

Option 2

Approval, of the height requirement for the fence along the south property line, as well as the following condition:

1. Once the Cross Towne Trail is constructed adjacent to the property, the property owner shall remove the fence panels in the northwest corner of the public recreation area in order to connect to the existing pedestrian sidewalk.

Denial of the request to eliminate the fencing requirement adjacent to the public recreation area.

Option 3

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

Option 4

Denial. Both fencing requirements should be completed as outlined in the West Valley City Code and the original conditional use approval.

Applicant:

Nate Cox
6676 S Alfred Way
Murray, UT 84123

Discussion: Commissioner Matheson is concerned that the drainage from the parking lot will flow onto the neighboring property on the South. He suggested the City require a ditch or waterway along the bottom of the fence to prevent this. Brandon Hill stated the initial requirements of the conditional use approval provided that the drainage be reviewed by Public Works, who has not indicated any trouble with drainage. We can ask them if they have any issues or concerns. To answer the Planning Commission's concern about drainage, Nate Cox said there is a swale at the bottom of the fence to retain water on the property. Chair Thomas asked about the grade of the properties surrounding the fence. Nate Cox said on his side of the fence there is about 2-1/2' to 3' drop down to the six foot wall. The other side of the fence is at grade.

Chair Thomas asked when the original request came through if the purpose of the proposed wrought iron fence was to delineate what was a public area. She asked why Sage Gate wishes to do away with the fence. Nate Cox said he doesn't see a need for the fence and wants to cut costs. Chair Thomas asked, if she was riding her bike through the property, how would she know she could go through the property to the Crosstowne Trail? Nate Cox said there is not fence or gate that blocks anyone from going through the property. Commissioner Fuller suggested signage be put up so people know they can enter that portion of the trail. Chair Thomas asked if there is parking on the north side of where the wrought iron fence was proposed. We need to indicate parking for the trail so the people in the apartments do not park there.

Commissioner Meaders asked if the pavilion is for public use and how will the public know? Nate Cox said the pavilion is public and was part of the original site plan. Commissioner Meaders asked if having the fence put up will help people figure out that this is a public area.

Commissioner Lovato noticed there is a kink in the trail. He asked if it is intuitive that this is a continuation of the trail for public use. Nate Cox said he will put a sign there. Chair Thomas said signage will need to be on 5715 W as well, because the public cannot see the trail is there because of the curve in the road. Chair Thomas asked if it is the responsibility of the Parks Department to put in the signs. Steve Pastorik said usually a public park would be City property. In this case, the City owns an easement. The public has access to the park, but it is not actually owned or maintained by the City. Either entity could install the signs. Nate Cox said if the City

tells him what to put on the signs, he will do it. Commissioner Tupou said it seems like a sign would make more sense on the major road rather than inside the property. Otherwise, people will not know to enter the property.

Regarding the south property line, Commissioner Woodruff is agreeable with the precast fence as long as it screens the headlights. However, he thinks there should be some delineation between the apartment complex and the Crosstowne park area. The fence helps to differentiate between the uses of the two properties. He prefers option #2. Commissioner Woodruff suggests we wait to see if signs are needed before we put signs all over the place. Commissioner Thomas said a sign would be helpful on 5715 so people know where to turn in to the trail. Commissioner Matheson feels there should be a sign west of the townhomes as well. He feels two signs would be adequate. However, he is not in favor of the fence. Commissioner Winters agrees the fence is not necessary, signs are sufficient.

Nate Cox suggested putting a sign in “the nose cone” that points to the park area. He suggested another sign on Anna Caroline Drive that points to the parking lot area. Commissioner Fuller agrees a sign would make it clear that it is a public area more than just having a fence. Commissioner Thomas would like Sage Gate to install the original plan that was presented. The wrought iron fence is a good delineation between the apartments and the public access area.

Commissioner Fuller asked for an explanation of Option 2. Brock Anderson said approval of Option 2 would waive the height requirement of the masonry wall on the south end (it will remain as is). The condition is that the vinyl fence be eventually opened where and when the trail goes through. Option 2 would deny the request to eliminate the wrought iron fencing between the public recreation area and the apartments.

Commissioner Thomas noticed that signs were not addressed in the conditions. Brandon Hill responded that it seems from the discussion that putting up signs is not a challenge for the applicant, so we will have staff work with him to see that signage is addressed.

Motion: Commissioner Woodruff moved for approval of option 2.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	No
Commissioner Meaders	No
Commissioner Tupou	No
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Majority C-59-2015- Approved

Commissioner Thomas in regards to this application we didn't address signs in application. Is this something that we will deal with separately? Brandon Hill it seems like from the discussion, putting up signs was not a challenge for the property owner. We will have staff work with the applicant to see that signage is addressed. Cox – We will figure it out.

C-60-2015

Unique Car Guy LLC
2698 S Redwood Rd.
M Zone (3.55 total acres)

The applicant, James Cecchini, representing Unique Car Guy LLC, requests a conditional use for auto sales at 2698 S Redwood Rd. The zoning for the site is manufacturing. Auto sales is a conditional use in this zone. The surrounding uses include Redwood Elementary School to the north, commercial development across Redwood Road to the east, commercial and office uses to the south and light industrial to the west. The General Plan designated this area as Commercial/Light Manufacturing.

The site was developed in 1999 as part of the Business Village West Commercial Condominiums. An active Condominium Owners Association maintains the entire property. The landscaping on the site is as per plan and is well maintained.

Unique Car Guy LLC is an internet based used car dealer and plans on having 4-6 cars at a time in the warehouse. The business will be approved for auto sales only. There will be no repair or maintenance of vehicles at the site. All cars will be stored inside the warehouse. The cars are advertised online and shown by appointment. The business will not have a high customer volume.

The applicant intends to occupy unit O in the west building. The space is 2,000 square feet. The east part of the unit will be used for a financial planning office and is 600 square feet. The west part of the unit will be for Unique Car Guy LLC and is 1,400 square feet. The applicant owns both businesses. The financial planning business does not provide loans to the car buyers or offer any alternative financial services.

The applicant intends to use the space as it is currently configured. He plans on painting the walls but not changing the inside of the building. The Building Department has no issues with cars behind stored inside the warehouse.

The parking is located in the front of the unit and two spaces behind the unit to the west. There are enough parking spaces for the use being requested. When signage is added a building permit must be obtained and all signage would be required to meet the West Valley City Sign Ordinance.

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 approved use is for Auto Sales only. There will be no repair or maintenance of vehicles at the site. This approval is for unit O.
2. The site shall be well-maintained and free of garbage or trash.
3. All vehicles must be stored inside the warehouse. There shall be no storage or outside display of vehicles.
4. Parking shall conform to the City Ordinance.
5. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

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

Applicant:

James Cecchini
2698 Redwood Road

Discussion: James Cecchini said the application presentation sounds good. Commissioner Matheson asked why the business is called “Unique Car Guy”. James Cecchini said his intention is to have cars that you would ship across the country; low volume, higher end cars such as a Ferrari or Lotus. In the beginning, the cars sold will be less expensive, such as a BMW or an S-Series Audi.

Motion: Commissioner Matheson moved for approval subject to the seven conditions listed in the staff report.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous- C-60-2015- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes for October 28 2015 (Regular Meeting) **Approved**

Approval of Minutes from November 4, 2015 (Study Session). **Approved as amended.**

There being no further business, the meeting adjourned at 5:06 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant