



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

January 13, 2016

The meeting was called to order at 4:00 p.m. by Vice Chair Clover Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Matthew Lovato, Jack Matheson, Clover Meaders, and Harold Woodruff

ABSENT

Latai Tupou and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

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

ATTORNEYS

Brandon Hill and Bradley Jeppson

AUDIENCE

Approximately fifteen (15) people were in the audience

GPZ-2-2015

Eugene Han

3732 and 3736 S 3200 W

General Plan change from large lot residential to medium density residential

Zone Change from A to RM

3.15 acres

Eugene Han has submitted a General Plan/zone change application for three parcels totaling 3.15 acres located at 3732 and 3736 S 3200 W. The property is currently zoned A (agriculture, minimum lot size ½ acre) with a General Plan designation of large lot residential (2 to 3 units/acre). The proposed zone is RM (residential, multi-family) and the proposed General Plan designation is medium density residential (7 to 12 units/acre).

Surrounding zones include R-1-8 (single family residential, minimum lot size 8,000 square feet) to the west and south, A to the north and R-1-8 and A to the east. Surrounding land uses include single family homes to the north and south; duplexes and single family homes to the west and a fourplex, duplexes and single family homes to the east. The north parcel includes a home that was built in 1920. The other two parcels are vacant.

The applicant is proposing to demolish the existing home and develop a 29 unit townhome project. Two concept plans are included with this report along with information from the applicant to support and further describe this application. The colored version of the concept plan includes just the subject properties. The black and white version shows how adjoining properties could be incorporated into the development. Also included is a rendering of the proposed townhome buildings. More details about the proposal are covered below under the development agreement discussion.

By way of background, the zoning and General Plan designations on these three parcels, some adjoining parcels and other properties throughout the City were changed by the City in July of last year to encourage larger lots and higher value housing. The subject properties were changed from R-1-8 to A.

In addition to the changes to the zoning map and General Plan map, the City's Zoning Ordinance was changed relative to zone change applications. Under the new ordinance, zone changes to the RM Zone can only be considered by the City if the following three conditions are met:

1. For properties without existing structures which are proposed to be developed, the property must be a minimum of two acres and the density must not exceed twelve units per acre. For properties with existing structures proposed to be redeveloped, there is no minimum acreage requirement, but the density must not exceed twenty units per acre.
2. The property shall either i) have access and frontage on a street with a planned right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan or ii) be adjacent to existing multi-family residential development on two sides.
3. A development agreement must be proposed with the zone change application that addresses dwelling unit sizes, exterior materials, architecture, landscaping and project amenities.

This application meets the first condition in that the property is over two acres and the proposed density is below 12 units/acre. For the second condition, the subject property is adjacent to duplexes and a fourplex on at least two sides. On the third condition, the following was proposed by the applicant:

- Dwelling unit sizes: The townhomes will be 1,900 square feet in area above grade and will include basements assuming the water table allows.
- Exterior materials: Exterior materials will be fiber cement siding with a cultured stone wainscot on all four sides and architectural shingles for roofing.
- Architecture: The proposed architecture is portrayed in the attached rendering. The townhomes are two stories with alley loaded garages. Interior finishes will include high density carpet in all bedrooms, wood-like ceramic tile in all bathrooms, wood composite floors in all other areas, quartz countertops in the kitchen and bathroom vanities and shaker style cabinets (solid maple doors) in the kitchen and vanities. There will be color variations between buildings.
- Landscaping: Landscaped areas, which amount to 50% of the site, are illustrated on the concept plan. 98 trees are proposed to be planted.
- Project amenities: Project amenities include 2 car garages, a tot lot, a picnic area, courtyards, street and courtyard lighting, and entry feature and a 6' vinyl fence around the perimeter.

As the Commission evaluates this application, there are essentially two questions to consider. The first question is are townhomes an appropriate use for this property. The second question is a follow up question to the first. If townhomes are an appropriate use, is the proposed quality sufficient to meet the goals of the City?

The points below may help the Commission answer the first question.

- Given the narrow frontage and awkward shape of the property, staff estimates that the property would yield 5 lots with the new RE Zone. As a reminder, the RE Zone requires 15,000 square foot lots.
- The Salt Lake County Assessor shows home values immediately around the subject property in the low to mid \$100s.
- There are three duplexes to the west, five duplexes and a fourplex to the east and the Oxford Court duplexes one lot removed to the north.
- The Western Flats infill subdivision on the east side of 3200 W at 3695 S includes 6 completed homes that have an average assessed value near \$240,000.
- 3200 W is a 66' right-of-way, three lane collector street that is serviced by UTA bus route 232.

If the Commission believes that townhomes are appropriate here, the quality of the proposal should then be considered. While the layout, amenities and interior features of the proposed townhomes are similar to other projects recently approved, the architecture is, in staff's opinion, lacking. Following the Planning Commission's study session, staff met with the applicant's architect and contractor to discuss architectural enhancements in three areas – the fronts of all buildings, the street facing sides, and the street facing backs. They agreed to make revisions to the architectural rendering and have it ready before the public hearing on the 13th.

Staff Alternatives:

1. Approval of General Plan/zone change subject to a development agreement that requires:
 - a. All of the commitments made by the applicant
 - b. Architectural enhancements as determined during the public hearing
2. Continuance, for reasons determined during the public hearing.
3. Denial, the property should be developed as single family detached homes.

Applicant:

Anna Han
11131 S Palisade Rim Circle
South Jordan, UT 84095

Discussion: Commissioner Meaders asked what the surrounding properties are currently zoned. Steve Pastorik answered they are zoned 'A' (Agriculture). Commissioner Meaders asked if the surrounding properties fit the criteria to request a change to the 'RM' zone. Steve Pastorik answered that each property must be looked at on a case by case basis. Commissioner Matheson asked if a traffic study has been done in the area. Steve Pastorik answered the City does not require traffic studies for zone changes. Assuming the zoning is approved, if a study is needed as part of the subdivision process, it would be requested at that time.

Anna Han said she thinks this subdivision will be a beautiful addition to the neighborhood and the City. Anna Han has seen the staff report and does not have any issues with the terms of the development agreement.

Chris Gamvroulas owns the fourplex immediately south of the property (3750 S). As the most immediate neighbor to the property, he is in favor of the rezone application. He feels it is the right kind of use, and will be a catalyst for some improved development in the area. He thinks local infill pieces such as this can be developed without straining infrastructure (schools, parks, power lines, and water lines already exist). Chris Gamvroulas perceives it is highly improbable that a traffic study is necessary on this property. He is of the opinion that 3200 West can handle twice as much traffic as is already there.

Commissioner Matheson asked Chris Gamvroulas if he plans to develop his property to multi-family. Chris Gamvroulas responded he purchased the property with the intention of redeveloping it. Due to "the unfortunate rezoning saga of 2015", his .9 acres does not meet the criteria for that rezone. He says if the City wants to catalyze new development, it must be done through small infill pieces like his. The City must utilize under-utilized properties. Chris Gamvroulas said his property and the properties around it can and should be redeveloped.

Steve Pastorik clarified, in the case of a redevelopment, there is actually no minimum lot size requirement to request RM zoning. Steve Pastorik said the requirement is that there must be multifamily on two sides. Steve Pastorik's interpretation is that if this zone change goes through and the townhome development is in place, Chris Gamvroulas' piece of property would meet the criteria for RM zoning. Commissioner Meaders asked if this application should be continued so adjoining properties can get in on the same application. Steve Pastorik reported the applicant did approach the neighboring owners and they weren't ready to take action at this time.

Commissioner Lovato asked Steve Pastorik how this rezone will impact General Plan changes in the future. Steve Pastorik explained the City looks at General Plan changes on a case by case basis. The facts in this location won't apply to different locations because there are different uses and circumstances on each property.

Commissioner Woodruff asked if the ordinance specifies whether the property must be owner-occupied or a rental. Steve Pastorik confirmed it does not.

Tom Huynh, 1423 W 2400 S, owns a rental property on 3800 S. He is very supportive of this project.

Commissioner Meaders asked the Commission if they see the townhomes as an appropriate use. Commissioners Matheson and Woodruff voiced their approval. Commissioner Meaders asked if the quality of the townhomes is appropriate, referring to the latest rendering and development agreement. Commissioner Matheson feels it is. Commissioner Meaders mentioned the interior plan for the townhomes has always looked good and the exterior looks better in the second rendering.

Motion: Commissioner Woodruff motioned to approve GPZ-2-2015 subject to the development agreement and the architectural enhancements as reflected in the second rendering.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	No
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Woodruff	Yes

Majority – GPZ-2-2015 - Approved

Z-4-2015

Matt Chadwick

2327 S 7200 W

A to M

0.73 acres

Matt Chadwick has requested a zone change for a 0.73 acre parcel located at 2327 S 7200 W from A (agriculture, minimum lot size ½ acre) to M (manufacturing). Surrounding zones include M to the north, east and south and A-20 (agriculture, minimum lot size 20 acres) to the west in Magna. Surrounding land uses include vacant land to the north and west, the north frontage road and SR-201 to the south and what was used as a small trucking property to the east. The Mountain West Truck Center project was recently approved on the property to the north and east. The subject property is designated as light manufacturing in the West Valley City General Plan.

The subject property includes a home built in 1977, a large shed and a pole barn. If the rezone application is approved, the applicant intends to:

- Convert the home into an office (the entire house will be used as an office)
- Convert the shed into a mechanic shop
- Pave the area east of the shed and south of the pole barn for parking
- Reserve at least 8 parking spaces for auto sales

Automobile sales and service is a conditional use in the M Zone. If the rezone application is approved, a conditional use permit, building permit and business license will be required to make the necessary improvements and to convert the use from residential to auto sales and service. Some of the improvements required as part of the conditional use and building permits will include at least 20' of landscaping along 7200 W and the frontage road; hardsurfaced parking designed by an engineer for the office, mechanic shop and cars sales area and interior upgrades to the home and shed to meet building code requirements.

Given the General Plan designation, neighboring uses and zoning and proximity to SR-201, the M Zone seems appropriate for this property. However, staff is concerned about the upkeep of the property now and into the future with the change of use especially since this property is in such a prominent location. The house is in need of repairs, the fence between the house and shed is missing slats and the shed is missing siding. After discussing these concerns with the applicant, he provided the following description of improvements to be made:

“Improvements to the property once zone change approved are in the plans for new shingles on roof. The fence will be repaired or replaced. Any missing siding will be repaired. Yard will be cleaned up, spruced with new rock, bark, wood chips, etc. Trim trees, bushes and show good curb appeal. Missing window to be installed. We will do whatever improvements per your instruction.”

During the study session, the Commission discussed potential upgrades to the buildings that would go beyond maintenance and repair given the proposed change of use. If the Commission decides that such upgrades should be required, it may be necessary to continue this application to allow time to establish what the upgrades should be.

Staff Alternatives:

- Approval of the zone change to the M Zone subject to a development agreement addressing the improvements mentioned by the applicant.
- Approval of the zone change to the M Zone subject to a development agreement addressing the improvements mentioned by the applicant as well as additional improvements as determined during the public hearing.
- Continuance, for reasons determined at the public hearing.
- Denial of the zone change to the M Zone.

Applicant:

Matt Chadwick
5952 W Fox River
West Valley, UT 84118

Discussion: Matt Chadwick is a licensed general contractor representing the owners of the property, the Riveras. Matt Chadwick said Steve Pastorik covered the staff report accurately and the Riveras are willing to comply with any changes and repairs that need to be done. Matt Chadwick reported the Riveras recently purchased the property and intend to make improvements so the property looks nice.

Commissioner Meaders asked Commissioners if they think the improvements are sufficient or if they want to request additional improvements. Commissioner Woodruff said fifteen years ago the City called this area “the triangle” and didn’t have much hope for it at all. However, it is turning out to be a nice area. He thinks someday this will be a prime corner. Commissioner Fuller noted this property is designated to be zoned M in the General Plan. Commissioner Woodruff voiced concern that the house and shed may look out of place in the future. Commissioner Meaders feels the first staff alternative is best, and doesn’t require a lot of money be put into the project now. She has a hard time denying a change to the M zone, it seems to be fitting for the area.

Commissioner Lovato noted that if the property stays the way it is, no improvement will be made at all. He thinks M zoning makes sense.

Motion: Commissioner Fuller moved for approval subject to the development agreement and stressing the improvements as stated by the applicant.

Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Woodruff	Yes

Unanimous – Z-4-2015 - Approved

S-31-2015

Juniper Acres Subdivision – Preliminary Plat

Nate Ship

R-1-8 Zone

34 Lots

8.6 Acres

BACKGROUND

Mindy Dansie, representing the Utah Department of Transportation, is requesting preliminary subdivision approval for the Juniper Acres Subdivision. The subject property was rezoned in 2006 from the M zone to the R-1-8 zone. A development agreement was reviewed and approved as part of the rezone process. As a reminder, recorded development agreements run with the land and will be applicable to this proposed development.

The subdivision is bordered on the north by the Vistas at Westridge Phase 2 Subdivision, the east by the future Mountain View Corridor, the south by the Denver & Rio Grande Railroad Company and the west by 6000 West.

STAFF/AGENCY COMMENTS:

Public Works Department:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- A soils report will be required and a review will need to be done by the City prior to final plat review.
- Will need to coordinate storm water issues.
- Revisions to plat required.

- Installation of sidewalk along 6000 West required.

Building Division:

- Will need to submit a soils report before final plat review.

Utility Companies:

- Standard Utility Easements required.

Granger Hunter Improvement District:

- Project is subject to all GHID requirements and design standards.

Fire Department:

- Proposed fire hydrant locations need to be shown on subdivision plat.
- Project shall meet all provisions of Fire Code relating to this type of development.

ISSUES:

The proposed subdivision has a number of planning elements that need to be addressed. For this reason, staff would like to address the following:

Subdivision Design:

The Juniper Acres Subdivision consists of 34 lots on approximately 8.6 acres. This equates to an overall density of 3.8 units per acre. Lot sizes range from 8,000 square feet to 13,827 square feet. The average lot size has been calculated at approximately 9,340 square feet.

The subdivision consists of a variety of lot sizes with 18 lots being over 9,000 square feet. The lot layout and street design is planned to take advantage of the property configuration and existing stub street to provide good access to all lots and the connection with the subdivision to the north.

Development Agreement:

As mentioned previously, this property was involved in a rezone effort in 2006. A development agreement was reviewed and approved by the Planning Commission and City Council. In order to assist the Planning Commission regarding housing standards etc., staff will attach the executive summary that was approved as part of the rezone.

Access:

Access to the subdivision will be gained from 3 points along 6000 West and from a stub street in the Vistas Phase 2 Subdivision to the north. Staff believes that the number of access points along 6000 West will evenly distribute traffic in and through the subdivision.

Staff did receive a call from a resident in the subdivision to the north inquiring about the possibility

of leaving Vistas Haven Way as a dead end street, or, at the very least, a cul-de-sac. This resident referenced UDOT's interactive map for the Mountain Vies Corridor which shows a cul-de-sac at the south end of Vistas Haven Way. Staff explained that City ordinance requires that an existing dead end street connect with new development, or terminate with a cul-de-sac.

Staff contacted Parson's Brinckerhoff who is one of UDOT's consulting engineers to inquire about the cul-de-sac. They explained that the cul-de-sac at the south end of Vistas Haven Way was shown as a means to provide a turnaround for the dead end street. Had there been interest to develop the vacant land to the south, the cul-de-sac would not have been needed.

Staff believes the connection between the two subdivisions is necessary for a variety of reasons. In addition, the proposed connection complies with the City's Subdivision Ordinance as well as the Growth Principles and Objectives outlined in the General Plan. A few of these principles are stated as follows:

1. Provide public infrastructure that is efficient and adequately maintained. The proposed subdivision accomplishes this by optimizing use and maintenance of existing infrastructure for storm water needs and for culinary water and sanitary sewer systems.
2. Ensure public health and safety. The proposed subdivision design accomplishes this by promoting interconnected streets to reduce travel distance and to ensure emergency vehicles have sufficient access.
3. Strengthen sense of community. To meet this principle the proposed street layout will avoid physically dividing neighborhoods.

Grading/Drainage:

The proposed subdivision has a general downward slope from south to north. The percentage of slope is approximately 5%. The preliminary plat identifies the existing grades throughout the subdivision. The City Engineering Division is in the process of reviewing the grading and drainage information. Should there be problems or concerns with regards to existing or proposed grades, staff will address these with the Planning Commission during the final review. The developer will need to illustrate how the site will be contoured and what retaining methods if any, will be used to ensure slope stability.

Utilities:

The developer will be responsible to coordinate the availability of all utilities for the subdivision. Granger Hunter Improvement District will handle water and sewer connections in the subdivision. Other services are available and will be coordinated as the subdivision plat moves forward.

Fencing:

The developer will be responsible to fence the area along the southern boundary of the subdivision. This area is located along the Denver & Rio Grande Railroad. City ordinance requires that a 6-foot chain link fence be installed. Staff recommends that the fence be black vinyl coated chain link material.

In other developments adjacent to railways, the Planning Commission has allowed vinyl fencing to be used. Should the developer make this request, staff would support the vinyl fence. However,

the likelihood that it would be a target for graffiti increases substantially. If vinyl fencing is permitted, staff would suggest looking at fencing types that would discourage graffiti.

Groundwater:

The subdivision is located in an area that could be problematic regarding ground water. Although subsurface water reports across 6000 West and immediately to the north in the Vistas Phase 2 Subdivision did not exhibit high ground water tables, other areas in the Vistas Subdivision to the west do have a have high water table. The developer will need to provide a soils report prior to final plat review. This report will need to be provided and reviewed by the City Engineering Division before the final plat can be reviewed by the Planning Commission.

Overpressure Zone:

The proposed subdivision is located in the outer ring of the overpressure zone. City ordinance requires that certain construction standards be applied for new dwellings. More specifically, that special windows be used. A note regarding the OPZ will be attached to the subdivision plat.

As with other subdivision development in this area, there are concerns with the noise from concerts held at the USANA Amphitheater and from potential impacts of the Frito Lay manufacturing plant. These concerns were addressed with the Vistas development to the west of 6000 West. Staff will recommend that similar notes be placed on the plat notifying potential residents of these impacts.

STAFF ALTERNATIVES:

A. Grant Preliminary Approval for the Juniper Acres Subdivision subject to the following conditions:

1. That the Subdivision be guided by the recorded development agreement. All builders in the subdivision shall be provided a copy of this agreement from the applicant.
 2. That the developer contact the Salt Lake County Auditor's Office regarding the subdivision name and all street names associated with the development.
 3. That compliance be made with the Granger Hunter Improvement District i.e., water line extensions, connections, water rights and fire protection. The developer shall resolve the water issue prior to review of the final plat.
 4. That the developer coordinate issues regarding storm drainage with the City Engineering Division.
 5. That the developer coordinate all matters associated with any irrigation or open ditch systems with the City Engineering Division. The developer shall coordinate this issue with any water users and the City Public Works Department as part of this recommendation.
 6. That 6000 West be dedicated and improved according to plans and profiles approved by the City Engineering Division. All other interior streets, including design shall be approved by the City Engineering Division.
1. That a soils report be completed prior to final plat review.

8. That all single-family dwellings be subject to the construction standards outlined in Section 7-10 of the West Valley City Code. This section outlines the requirements for construction within the Overpressure Zone.
9. That a note be placed on the plat notifying potential residents that this subdivision is located near manufacturing property and an entertainment venue, and may be subject to noise and odors associated with manufacturing and entertainment uses.
10. That the developer install a 6-foot non-climbable chain link fence along the railroad at the south boundary of the subdivision. Staff recommends that this fence be black vinyl coated chain link. Should the developer select a different fence material that is approved by the Planning Commission, staff would recommend a vinyl fence type that discourages and/or makes graffiti application difficult.
11. That the City Public Works Department evaluate whether a traffic table or other traffic calming devices need to be installed on the long north/south street.

Applicant:

Nate Ship in behalf of DAI
1099 West South Jordan Parkway
South Jordan, UT 84095

Discussion: Commissioner Matheson asked why was there never a temporary turnaround built on this dead end. Steve Lehman responded that UDOT purchased the subject property after the Vistas Phase II Subdivision was constructed. A stub street existed, but a connection was not made. Had this piece of property not come in for development, Parsons-Brinkerhoff notified us they would have created a cul-de-sac. The cul-de-sac would have likely been offset from the road that was vacated in Phase II. Because the property was brought to the market, they don't see the need for a cul-de-sac. It is our expectation that UDOT will sell to DAI and DAI will be the developer of the property.

Nate Ship from DAI was present, representing the applicant. He said City staff has been thorough and great to work with. Commissioner Lovato asked about lot 34 on the NE corner of the subdivision. From a developmental standpoint, does it meet standards and codes? Nate Ship said DAI's architect is excited to find the best way to fit a home on lot 34, and it can be done. Commissioner Fuller asked if the development is far enough along to know if a water retention area is necessary. Nate Ship said preliminary engineering shows water flowing to the NE will outflow through the existing storm drain.

Commissioner Lovato asked if sound walls will be elevated from Mountain View Corridor. Steve Lehman said this area of the Mountain View Corridor is approximately 30 feet above grade. Where it is elevated to that extreme, they are not planning on a sound wall. The sound wall will likely take place on the north side of the tracks on the north side of Vistas Phase II.

Bridget Amsden said when she purchased a home on 5931 W Vistas Haven Way, she understood the road would remain a dead end. After watching Steve Lehman's presentation, she realizes the need for a turn around. She asked, if these homes are so much larger than those around them, why not make them their own capsuled community? She presented a petition for the subdivision to remain a dead end, signed by residents of the subdivision. Remaining a dead end helps to protect their children and pets from traffic.

TreaLee Woffinden, 4546 S Vistas Haven Way, said recently her carbon monoxide detector went off, and a fire truck was able to exit the subdivision with no problems maneuvering. She said the UDOT-owned property on the east side is supposed to be a potential parking lot for a future walking trail. There is room there to maneuver a fire truck.

Steve Lehman related that when the street was vacated, half of the property went to the owner of the home on the corner and the rest was owned by UDOT. He doesn't believe there is asphalt there. The Fire Department is going to want a hard surface area to turn on. This does not mean a cul-de-sac cannot be installed there. However, Steve Lehman does not think UDOT is willing to pay for one. If a connection is going to be made, it certainly is not the responsibility of the developer.

Commissioner Matheson commented that when there is a dead end street like this, provision must be made for a fire truck to turn around. This can be done by reinforcing a driveway at the end of the street or making some sort of knuckle or cul-de-sac. Since there are no provisions for this, he does not see any valid reason not to put the street through.

Commissioner Meaders understands the subdivision residents' concern about increased traffic. Cul-de-sacs are safer for children and pets. However, the City also has an interest in connecting public infrastructure. Commissioner Matheson said utilities need to connect to the street, especially water. Sewer and storm drains must go somewhere. It is not feasible to put them in easements.

Steve Lehman said, looking at the layout of the subdivision, there are three points of access that go out to 6000 W. Steve Lehman reported the City's Transportation Engineer as well as the City Engineer pointed out that residents of the subdivision have little reason to go north because there are three exits to 6000 W. Going north is not easier or more convenient.

Because the street is long and straight, Commissioner Matheson asked if the City needs to consider some type of speed table on the street. Steve Lehman responded that the layout of the subdivision is unique. The subdivision pinches down at the south to take advantage of the layout of the land. Due to the nature of the curve on the road, there will probably be a traffic calming there. A 15 mph speed is what is preliminarily being recommended there. We will have our traffic engineers evaluate further the need of a speed table at this location.

Motion: Commissioner Matheson motioned to approve S-31-2015 subject to the 11 items 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 Woodruff	Yes

Unanimous - S-31-2015 – Approved

C-68-2015
Verizon Wireless
2723 W 3500 S
CC Zone (.64 Acres)

Verizon Wireless is requesting a conditional use for the construction of a roof mounted small cell antenna at 2723 West 3500 South. This property is zoned CC, City Center and the West Valley City General Plan designates this area as Fairbourne Station (Retail/Office). The surrounding zones include City Center (CC) to the north, west and south with General Commercial (C-2) to the east across 2700 West. The surrounding uses include mostly retail with a mattress outlet to the north, Toys R Us to the southwest and the Valley Fair Mall to the east.

Verizon Wireless would like to install one roof mounted 2' canister antenna on top of the existing multi-tenant building. The equipment is 2' tall as measured from the top of the parapet wall (10' from roof deck). The antenna is set back 21' from the exterior wall on the south side of the building. This location complies with the standards set forth in section 7-23-206 of the WVC Municipal Code.

Verizon Wireless has proposed to paint the antenna to match the building. They request to not add any screen type structure around the antenna and feel that the screening will be more visually intrusive than the antenna alone. The equipment cabinet will be located on top of the building and will be completely screened behind the existing parapet wall. 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 painted to match the colors of the existing building and be installed per the approved plans and in accordance with Chapter 7-23 of the WVC Municipal Code.
 2. The equipment cabinet shall be located on top of the roof and screened behind the existing parapet wall.
 3. 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:

Pete Simmons
5710 South Green Street

Discussion: Pete Simmons said one question he has been asked is what is the need for another cell antenna site when there are already several others around the Valley Fair Mall? The reason is to target the neighboring Trax Station. The cell towers at Valley Fair Mall are specifically for the Valley Fair Mall. Commissioner Matheson asked if Pete Simmons recommended no screening on the cell antenna. Pete Simmons responded that the cell antenna will be moved behind the taller section of parapet wall to hide it there. Commissioner Lovato asked if the parapet wall will obstruct the distance of the cell antenna. Pete Simmons said the antenna will be able to reach the Trax station.

Motion: Commissioner Matheson motioned to approve C-68-2015 based on the three items in the staff report.

Commissioner Woodruff seconded the motion.

Roll call vote:

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

Commissioner Woodruff Yes

Unanimous - C-68-2015 – Approved

C-69-2015

**One Stop Market
3050 West 3500 South
Convenience Store
C-2 Zone (.16 Acres)**

Introduction:

The applicant, Gibbran Rossas, is requesting a conditional use for a convenience store at 3050 West 3500 South. The zoning for this area is C-2, and convenience stores are a conditional use in this zone. The West Valley City General Plan designation is Fairbourne Station (Retail/Office) for this area. The surrounding zones are R-4 to the north, with C-2 (General Commercial) on the remaining sides. The surrounding uses include Westbrook Estates to the north, a Papa Johns to the south and retail/office uses to the east.

The One Stop Market will occupy an existing building that is approximately 2500 square feet. The building was constructed in 1960 and has historically been used as an office or small specialty retail uses. There are 6 parking spaces on the south side of the building and there is additional space for employee parking on the north side of the building as well. The widening of 3500 South did eliminate the landscaping that was on site and some parking stalls. The applicant is not planning on remodeling or making any alterations to the site so no additional site improvements are required with this application, however, the site must be properly maintained and free of weeds and debris. Also, the pavement is in good condition but the stalls should be repainted so they are clearly delineated.

Mr. Rossas is the owner/operator of the business and there will be no additional employees. The hours of operation are proposed for Monday – Sunday from 9:00 a.m. – 9:00 p.m. The items to be sold will include chips, candy, pre-packaged snacks and sodas. A complete list has been submitted by the applicant and is included in the packet for review. There will be no alcohol sold on the premises. Some tobacco will be sold but it will be located behind the counter in limited quantities and the business shall not operate as a Retail Tobacco Specialty Business.

The applicant will utilize the existing wall space for signage. There is also an abandoned pole sign remnant on the property that will need to be removed. All signage must meet the West Valley City Sign Ordinance including but not limited to no more than 50% of the windows may have signage.

Staff Alternatives:

Approval of the conditional use for One Stop Market, a convenience store, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The use approved is for a convenience store only as indicated in the applicant's submittal description and floorplan and shall not operate as a Retail Tobacco Specialty Business.
2. The hours of operation are limited to 9:00 a.m – 9:00 p.m.
3. The site must be kept free of weeds and debris.
4. The parking lot surfacing shall be maintained and all parking stalls shall be properly striped.
5. All signage shall comply with the West Valley City Sign ordinance including removal of the pole sign remnant from the property.

6. Must meet the requirements of all affected departments and agencies.
7. Subject to review upon valid complaint.

Continuance for reasons determined at the hearing.

Applicant:

Gibbran Rossas
3050 W 3500 S

Discussion: Commissioner Meaders asked Gibbran Rossas about parking. The back parking lot will only be for Gibbran Rossas to park his car. Customer parking will be next to Papa John's. Vehicles must loop around Papa John's to exit the parking lot. Commissioner Meaders said she noticed sometimes it is difficult to exit the parking lot when Papa John's delivery drivers block the exit. Gibbran said he has spoken to the Papa John's drivers and has asked them to park behind the building or on the side of the parking lot. The to-go drivers are aware of the problem.

Commissioner Lovato said the parking situation at the shared Papa John's and One Stop Market parking lot is terrible. Commissioner Lovato suggested marking the parking spaces for each business. He said, because the parking stalls are striped perpendicular, it is difficult to park there. The striping needs to be angled, instead. Jody Knapp asked if we should make that a condition. Commissioner Meaders answered, yes, parking is a key issue.

Motion: Commissioner Lovato motioned to approve C-69-2015 with the conditions that the staff has suggested, add a striping change and signage for parking for each business.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Woodruff	Yes

Unanimous- C-69-2015 - Approved

C-70-2015

Dunlap-Banyai Family Winery

1949 W 2300 S

M Zone (1.73 Acres)

The applicant, Brad Banyai, representing the Dunlap-Banyai Family Winery, is requesting conditional use approval for a winery at 1949 West 2300 South. This property is zoned M, Manufacturing, and manufacturing of alcoholic products is a conditional use in this zone. The West Valley City General Plan designates this area as Light Manufacturing. The adjacent property is all zoned Manufacturing and the surrounding uses office/warehouse type uses.

The applicant, Mr. Banyai, is proposing to manufacture, store, bottle and wholesale distribute wine at this location. The building is approximately 29,000 sq. ft. and is currently occupied by Protech Coatings. The

winery will occupy a 2,000 square foot unit in the north east corner of the building. There is currently a service door and they propose to install an overhead door as well that will serve as the receiving and shipping area. A diagram of the floor layout has been included for your review, as well as a description of the process involved in the manufacturing of the product at this location. The construction of the winery will be coordinated with the West Valley City Building and Fire Departments as well as Granger Hunter Improvement District.

There are two owners of the winery and there will be no additional employees associated with the business. The process involves about 3 days of work, with a maximum of 8 hours per day, per batch of wine. They intend to make about 5 batches a year for a total of 30 barrels, which is 600 cases or 7,200 bottles of wine per year. The wine will then be aged between 3 months to 3 years depending on the variety. Once the wine is ready for consumption it will be moved to the "Taxes Paid" area of the warehouse and is ready for distribution. There will be no general retail sales, tastings or consumption on site available for the public. The sales will be by appointment only and product will be sold only by the case. The business will be applying for a Winery Manufacturer's License as well as a Type 5 Packaging Agency license from the Utah Department of Alcoholic Beverage Control (DABC). They are also required to get permits through the Federal Alcohol, Tobacco Tax and Trade Bureau (TTB).

The entire building was recently remodeled and additional parking was added to south side of the building so there is adequate parking for the use. The site is well maintained and the landscaping will be completed as part of the building remodel project.

Staff Alternatives:

Approval, of manufacturing, storing, bottling and wholesale distribution of a wine subject to the resolution of any issues raised at the public hearing and the following conditions.

1. There shall be no retail sales, tastings or consumption available on site for the public at any time.

2. Must obtain a West Valley City Business license.

3. Must meet requirements of all affected departments and agencies including but not limited to the West Valley City Building and Fire Departments, Granger Hunter Improvement District, the Federal Alcohol, Tobacco Tax and Trade Bureau and the Utah Department of Alcoholic Beverage Control.

4. Subject to review upon valid complaint.

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

Applicant:

Brad Banyai
1949 W 2300 S Printer's Road

Discussion:

Commissioner Matheson asked if the grapes are pressed on site. Brad Banyai gave a quick overview of the wine making process. He has been making wine for three years using the Kyler Grove facility in South Salt Lake. The Kyler Grove Winery would pay the state and the federal taxes and then sell the wine back to the co-op.

When the Kyler Grove winery closed in 2015, Brad Banyai looked at other options. Brad Banyai owns the warehouse and will be one of the owners of the winery. Grapes are picked in the morning and shipped from California to Salt Lake City on a refrigerated truck. Usually the crush and destem process takes place the next day. The stems are composted. Grapes are left in vats for a couple of days, then yeast is added to start the fermentation process.

After two weeks, the grapes are put through a press. Usually about 2/3 of the juice has already seeped out of the grapes beforehand. Grape skins can be used to make grappa, cattle feed, or compost. The following day the juice is put in wine barrels. White wines are kept couple of months in a barrel. Cabernet is kept 2-1/2 years, pinot about a year. About once a month, barrels are topped off to keep air out of them.

Commissioner Lovato said the building looks beautiful. Landscaping needs to be cleaned up. Brad Banyai said he will plant tall, thin trees along the building. A row of bushes will be planted on the berm. Some fairly large trees will be planted in the two grass sections. Large boulders will be added in the gravel section. The Pro-Tec Coatings logo in black rocks will be added. It should look very nice.

Commissioner Meaders did not notice any landscaping conditions in the staff report. Jody Knapp answered that there is a permitted use application for the remodeling and the landscaping requirements are part the Pro-Tec project.

Motion: Commissioner Woodruff moved to approve C-70-2015 subject to the four items 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 Woodruff	Yes

Unanimous - C-70-2015 - Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes for December 9, 2015 (Regular Meeting) **Approved**

Approval of Minutes for January 6, 2016 (Study Session). **Approved**

Election of Chair/Vice-Chair for the remainder of the 2015-2016 fiscal year. **Continued**

There being no further business, the meeting adjourned at 5:20 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant