



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 13, 2016

The meeting was called to order at 4:04 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

David McEwen, Brent Fuller, Jack Matheson, Matthew Lovato, Clover Meaders, Latai Tupou, Martell Winters, and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

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

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

WEST VALLEY CITY COMMUNITY AND ECONOMIC DEVELOPMENT

Freyja Johnson

AUDIENCE

There were approximately thirty four (34) people present in the audience.

GPZ-1-2016

West Valley City

3060 W 3650 S and 3015 to 3137 W Lehman Avenue

General Plan Change from institutional and high density residential to very high density residential

Zone change from R-2-8 and RM to CC

7.6 acres

West Valley City has submitted a General Plan/zone change application for 10 parcels totaling 7.6 acres at 3060 W 3650 S and from 3015 to 3137 W Lehman Avenue. The property is currently zoned R-2-8 (residential duplex, minimum lot size 8,000 square feet) and RM (residential multi-family) with a General Plan designation of institutional and high density residential (12 to 20 units/acre). The proposed zone is CC (City Center) and the proposed General Plan designation is very high density residential (over 20 units/acre).

Surrounding zones include RM and R-2-8 to the east and west, R-1-8 to the south and R-2-8 and CC to the north. Surrounding land uses include condos and the City's Promenade Park to the east, single family homes to the west, and a combination of duplexes and single family homes to the north and south.

Background

The north nine subject parcels are all developed as duplexes which were built in the 60's and 70's and are privately owned. These properties fall within the City Center RDA. The Valley Fair Village Apartments, which include 100 very low income senior/disabled units, are on the larger subject parcel on the south. This property is owned by the Housing Authority of the County of Salt Lake (HACSL).

Years ago when the City Center Vision (now the Fairbourne Station Vision) was first adopted, the City assumed that the Valley Fair Village Apartments would not be redeveloped for the foreseeable future. However, HACSL later approached the City about the possibility of redeveloping these units that were built in 1974 as public housing. According to HACSL, federal funding to operate and maintain public housing properties has been shrinking. The Valley Fair Village units are now over 40 years old and will have more capital needs over the next five to ten years than the Housing Authority will have money to address. Hence, HACSL's interest in redeveloping the property.

The City is working to acquire the 9 duplexes and plans to incorporate these properties into the redevelopment for several reasons. First, it will improve circulation within Fairbourne Station by introducing a new road that connects Lehman Avenue and Lancer Way. Second, as with the ICO development, it replaces older duplexes with new residential development that compliments Fairbourne Station. Third, it will create a better design that faces both Lehman Avenue and Lancer Way and incorporates significant amenities. Fourth, acquiring these duplexes will also facilitate the completion of the Promenade Park. Finally, it allows the City's Housing Authority to reinvest the proceeds from the sale of its housing units by acquiring the duplexes.

Development Proposal

The proposed redevelopment project includes 267 units within 8 buildings. From the 7.6 total acres, 6.3 acres will be for the proposed residential development with the remaining 1.3 acres going toward the Promenade Park and a new dedicated street linking Lehman Avenue and Lancer Way. The resulting density is 42.4 units/acre. For reference, the density of The Residences at Fairbourne Station to the northeast is 78.7 units/acre. Buildings A, B and C on the Concept Site Plan are 5 stories, include stacked

flat apartments and will surround a 330 stall parking structure. Buildings D, E and F are 2 story townhomes that will include a 2 car garage per unit. Buildings G and H are 2 story stacked flat apartments with single car garages. The project is proposed to be built over four phases to take advantage of low income housing tax credit (LIHTC) financing. Assuming project financing is secured as planned, the first phase will begin in 2017 with each succeeding phase beginning one year from the previous phase.

The table below summarizes the mix of units by building:

Building	1 Bedroom	2 Bedroom	3 Bedroom	Totals
A	31	39	13	83
B	35	24	10	69
C	44	20	10	74
D	0	0	5	5
E	0	0	7	7
F	0	0	5	5
G	8	4	0	12
H	8	4	0	12
Totals	126	91	50	267
Percent of Total	47%	34%	19%	100%

The following table summarizes the parking reductions allowed by the Zoning Ordinance as they relate to this project:

	1 Bedroom	2 Bedroom	3 Bedroom	Totals	Overall Stalls/Unit
Required parking without allowed reductions - (2 stalls/unit)	252	182	100	534	2
Required parking with allowed parking code reductions by Planning Commission – (1.5 stalls/1 bedroom unit, 1.75 stalls/2 bedroom unit, 2 stalls/3 bedroom unit)	189	159	100	448	1.68
Required parking with allowed CC Zone reduction – (10%)	170	143	90	403	1.51
Proposed Number of Stalls				461	1.73

Staff is supportive of the number of stalls proposed for several reasons. First, the existing 100 Valley Fair Village 1 bedroom units, which are for low income senior/disabled persons, are parked at less than 1 stall/unit. The proposed project will also include 100 units for low income senior/disabled individuals to replace the units to be demolished. Second, the Harvey Street redevelopment, which includes the Willow Park (2 and 3 bedroom income restricted family units) and Gerald Wright Villas (1 bedroom low income senior units), provides a good comparable. Located about ¼ mile west, these two projects combined have a very similar unit mix and have an overall parking ratio of 1.44 stalls/unit. Finally, the market rate Residences at Fairbourne Station with a combination of 1, 2 and 3 bedroom units is parked at 1.5 stalls/unit.

Development Agreement

Similar to other multi-family residential developments, a development agreement is proposed for this project. The development agreement addresses project design, amenities and phasing in Exhibits C and D and project management in Exhibit E. These Exhibits are attached for reference. Since HACSL currently only owns the south 5.6 acre parcel, the development agreement allows the nine other properties to the north to be included as they are acquired.

The City Center Zone allows exceptions to the requirements of the Zone through a development agreement. This was done for the Embassy Suites, The Residences at Fairbourne Station and Granger Medical. For this project, two exceptions are requested as outlined in Exhibit C of the development agreement. These proposed exceptions are described below:

1. The ordinance requires fence materials to be masonry or wrought iron style metal. The first exception request is to allow vinyl fencing along Lancer Way (3650 South).
2. The ordinance requires a minimum building height of 5 stories or 60' for all buildings except the three townhome buildings along the south portion of the property (Buildings D, E and F on the Concept Site Plan in Exhibit D). The second exception request is to allow a 2 story minimum height for the two buildings along the west side of the property (Buildings G and H on the Concept Site Plan in Exhibit D).

Fairbourne Station Vision Development Objectives

In staff's opinion, the proposed redevelopment project will accomplish several of the development objectives outlined in the Fairbourne Station Vision, which is part of the General Plan. These objectives, along with descriptions of how this proposed development will meet the objectives, are listed below:

- Objective: Add 1,000 dwellings with a variety of housing types and prices to create an urban environment and to help support area retail.
 - This project will add 267 units in an urban format to the existing 225 units built by ICO in The Residences at Fairbourne Station. By way of information, ICO has begun design work on their second phase which is anticipated to include roughly the same number of units as the first phase. Upon completion, these three projects will total an estimated 717 units. This project also introduces townhomes to Fairbourne Station and will be a mixed income project whereas The Residences at Fairbourne Station were all market rate units.
- Objective: Create a varied and unique built environment reflecting excellence in architecture, landscaping and design.
 - The proposed project design includes a variety of buildings that will complement existing and future buildings. The main 5 story building comprised of Buildings A, B and C will add to the urban environment along Lehman Avenue with close placement to the street, substantial building relief and significant use of brick. This main building is unique yet complementary to ICO's first phase of the Residences at Fairbourne Station as well as the second phase which ICO has begun design work on. One example of the project's uniqueness is found in its parking structure design. The Residences at Fairbourne Station project includes parking on most of the ground level or podium parking. The main building for this project wraps units around the parking structure on all floors including the ground floor. Buildings D – G were designed to taper or step down the density and height of the project to create a transition area or buffer for the neighboring, lower density residential uses to the south and west.
- Objective: Build new streets to improve circulation and provide access to new development.
 - The City is currently constructing a new road at 3030 West between 3500 S and Lehman Avenue. The proposed road along the east side of this project will extend this road south to Lancer Way.
- Objective: Facilitate the redevelopment of aging residential and commercial developments.
 - This project will redevelop existing residential buildings constructed in the 60's and 70's.

- Objective: Complete the Promenade to provide a centralized public open space.
 - This project will provide a part of the property needed to complete the second phase of the Promenade Park.

Resolution on Housing Insecurity and Homelessness

The County and State have been working to find solutions to reduce homelessness and create more affordable housing. To show the City's ongoing support in these efforts, the City Council recently passed the attached resolution setting forth and reaffirming West Valley City's commitment to fight housing insecurity and homelessness. This resolution included the following direction for City staff: "The City Council directs staff to pursue the development of additional affordable housing units in and around the City Center zone. The City Council further directs staff to ensure that these units are of the highest quality and that these units are managed and maintained at the highest level."

Staff Alternatives:

- Approval of the General Plan/zone change subject to the proposed development agreement.
- Continuance, for reasons determined at the public hearing.
- Denial of the General Plan/zone change.

Discussion: Commissioner Woodruff disclosed that the Salt Lake County Housing Authority has been his client in the past, but he is not involved in this project and will make a decision based on the best interest of the City. Commissioner Meaders asked what will require the Salt Lake County Housing Authority to replace the existing 100 one-bedroom units, it is not specified in the development agreement. Brandon Hill said the replacement of the existing 100 housing units are required by HUD in terms of approval for this project. In order to demolish the old units, they must be incorporated into the new units. Steve Pastorik said amenities won't all be constructed in one phase, but will be constructed incrementally with each phase.

Commissioner Matheson said 10-11 units will be torn down with the first phase of the project. Is there any provision for the people who will be displaced? Steve Pastorik said the Housing Authority plans to offer relocation assistance to those who will be displaced in the first phase. Their intent is to phase this project in such a way as to minimize displacement as much as possible. Once the first phase is complete, the Housing Authority will offer the residents of the remaining units the opportunity to move into the completed first phase, if they desire.

Troy Hart from the Salt Lake County Housing Authority said the relocation process for residents displaced in the demolition of the old housing units is a very prescriptive process requiring that a consultant be hired. The Housing Authority will set aside Section 8 vouchers. Moving costs will be paid for any displaced residents, including packing up and moving them for the 12 month construction period. Relocation costs will also be paid and they will have first right of return. Otherwise, they can use the Section 8 voucher and that will be paid for. Some displaced residents will move in with relatives for the 12 month period, some will get an apartment, and some will permanently relocate at the cost of the Salt Lake County Housing Authority.

Commissioner Meaders asked if there is an appeals or complaints process regarding relocation proceedings for displaced tenants. Troy Hart answered yes, they will have an advocate that works with them directly through the process.

Maria Jacobs lives at Valley Fair Village, Unit #85. She feels this will not be a senior-friendly community. She is concerned about the displacement of these people who have been part of the community for over 40 years. Because senior/low income housing is very much in demand, she feels it will be difficult, even with a relocation specialist, to find a place for them to live. Maria Jacobs indicated that she has collected over 81 signatures from people who do not agree with this development. She is working on a letter that she said she will send by the end of the week. She feels that when seniors are mixed with kids on a property, it puts seniors at risk for being run into, falling, and breaking bones. She noted that breaking a hip at that age can be very devastating. She feels this plan needs to be better looked at and evaluated. Safety is one of the most important issues for elderly people, and to live in peace.

Vonnay Lucas, 4399 West Tidwell, owns a duplex on 3040 and 3042 West Lehman Ave. Vonnay Lucas said she was told that an 8' fence would be installed next to her duplex so her tenants will be free of problems related to the new construction. She said she was told that fence would go up around June 1. Now she said she is being told the fence will go up in another three months. She indicated her renters have animals that are having problems because of the construction. Steve Pastorik said our Public Works Department is managing the construction process. He asked Vonnay Lucas to leave her phone number so he can get her in contact with someone from the Public Works Department.

Commissioner Matheson said there is a shortage of senior housing in West Valley City. He was recently unable to find any housing for his mother-in-law in West Valley and had to move her to another city. He feels this project will give us more of the type of housing that we need. At least 100 of these units will be set aside for seniors. He feels the relocation process should go smoothly and the City is trying to be as considerate as they can be to these residents.

Troy Hart said this project was originally designated as a senior project, a HUD public housing project, section 18. The rents were limited to \$472 per unit. The rent being charged doesn't cover the cost of the project. We have seen the trajectory for these types of facilities decline over the years. In order to augment those costs, we need to make this a family project and increase the unit sizes. There is a large waiting list for families, which is why we are integrating families into this senior project. We are seeing grandparents raising grandchildren, which requires larger bedroom sizes. We feel we are taking care of a multitude of issues in the community that align with our waiting list, the needs of the community, and a need to keep a portion of this for seniors.

Brent Fuller noted there are 100 seniors in the current housing unit. Will we increase the number of units serving our lower income seniors? Troy Hart noted that people tend to live in like communities, so there may be a migration of more seniors into the project. Right now the project is designated as a family unit project, not for seniors only. We are pursuing low income housing tax credits funded by a federal program that provides equity to apartment complexes and help to subsidize lower rents for communities. We are looking at an application on October 2016 and will probably be breaking ground in 2017. Each of the subsequent four phases will be completed in 12 month periods.

Troy Hart said we are losing 18 senior housing units in the initial demolition and we will be integrating 30 in the new construction. Most of the seniors can stay on site. Brent Fuller asked if the seniors will be spread throughout the complex. Troy Hart feels the 2 story flats would be preferable to seniors. There will be greenspace behind these with planter boxes. The rest of the seniors will be integrated into the larger building. Selection will be first come first served. They will pay no more than 30% of their income, as they are presently paying today. The larger

building and two story buildings will be elevator serviced and the townhomes will not have elevator service.

Motion: Commissioner Woodruff moved to approve GPZ-1-2016 subject to the development agreement.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – GPZ-1-2016 – Approved

Z-8-2016

West Valley Joint Venture

6087 West Parkway Blvd.

A-1 to A

8.25 Acres

Steve Glezos, representing the Jacketta family, has requested a zone change for 8.25 acres located at approximately 6087 West Parkway Boulevard. The request is to change the zoning from A-1 (agriculture, minimum lot size of 1 acre) to A (agriculture, minimum lot size of ½ acre).

The property is bordered by agricultural zoning on the north, east and west. Property to the south is zoned R-1-10 and is part of the Courtney Meadows Phase 2 Subdivision. The subject property is designated as rural residential, which anticipates 2 or fewer units per acre in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which staff has included as part of the analysis. The plan shows the subject property being subdivided into 11 lots with each being over 21,780 square feet in size. The concept plan does not include the existing lots on the west side of 6085 West. These lots are currently occupied with single family dwellings. However, the developer wanted to include them in the rezone application in the event they wanted to subdivide them in the future.

According to the conceptual plan, the average lot size has been calculated at 22,876 square feet, which equates to a density of 1.76 units per acre.

As a reminder, the concept plan is provided to give the Planning Commission an idea of the potential number of lots and to show how the property could be developed. Generally speaking, concept plans have not been engineered, meaning that storm drainage, access, topography and utilities have not been accounted for. For this reason, concept plans are subject to change.

Development Agreement

A development agreement is required for this application. Section 7-14-105 (3)(q) of the West Valley City Zoning Ordinance states: “All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.”

For the development agreement, the applicant has indicated that he will follow the City’s single family home standards. For reference, these standards are summarized below:

- Minimum rambler size: 2,000 square feet
- Minimum multi-level size: 3,000 square feet
- Minimum garage size: 3 car (2 car allowed in certain instances)
- Exterior materials allowed: brick, stone and fiber cement siding
- Further material restrictions: fiber cement siding limited to 75 of exterior
- Minimum roof pitch: 6/12
- Minimum number of points required for a rambler from design features list: 250
- Minimum number of points required for a multi-level from design features list: 300
- Architectural shingles required

Staff Alternatives:

1. Approval of the zone change from A-1 to A subject to a development agreement that includes the standards outlined in the ordinance.
2. Continuance, for other reasons determined at the public hearing.

Applicant:

Steve Glezos
West Valley Joint Venture
P.O. Box 571164
Salt Lake City, UT 84130

Discussion: Commissioner Matheson noted that one of the main reasons to change to an Agricultural zone is so animals can be kept on the property, typically horses in this area. Steve Glezos said Mr. Jacketta and his daughter live in adjacent modular homes on the property. The modular homes don’t fit in with the long term plan of the property owner. They are being rezoned now. As they vacate, the modular homes will be removed so they are in compliance with the surrounding homes.

Motion: Commissioner Winters moved to approve Z-8-2016.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller Yes

Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – Z-8-2016 – Approved

S-15-2016

**CR England Subdivision Lot 1 Amended and Extended with Street Dedication
2400 South 4800 West
M Zone**

BACKGROUND:

The West Valley City Engineering Division is requesting consideration to amend lot 1 of the CR England Subdivision. The proposed plat amendment is brought about by the dedication of 2400 South and 4800 West. The dedication of these roads will extend 2400 South from the West Valley Truck Center Subdivision eastward to 4800 West and then north out to the SR-201 frontage road.

ISSUES:

The area of the proposed plat amendment is a regional hub for the commercial trucking and transportation industry. As such, this places a particular demand on the City's manufacturing zone along the SR-201 frontage road. One of the goals outlined in the City's transportation element of the General Plan, is to have adequate connections for regional transportation to ensure that large trucks can move within this district safely and efficiently.

The proposed street dedication is being initiated by the City Engineering Division to fulfil these needs. The designated segments of 2400 South and 4800 West have been on the City's Master Street Plan for quite some time. In order to construct the full width of these rights-of-way, the City has worked diligently to acquire properties from adjacent land owners to make these needed street connections. Additional property within lot 1 of the CR England Subdivision was acquired to construct the full 66-foot right-of-way, thus the amendment to this lot.

The Right-of-Way for both streets will be 66 feet and will consist of curb, gutter and concrete. For the present time, sidewalk will not be installed. However, sidewalk could be installed should future development warrant such.

STAFF ALTERNATIVES:

1. Approval of the amended subdivision plat, subject to a resolution of staff and agency recommendations.
2. Continuation, to address issues raised during the public hearing.

Applicant:

Steve Dell, West Valley City Engineering Division
3600 South Constitution Blvd.

Discussion: Steve Dell said the City recently completed construction on this project. 2400 South was extended to 5600 West, which had been a cul-de-sac. This will complete this road to provide better access to 5600 West and north to SR-201.

Motion: Commissioner Woodruff moved to approve S-15-2016.

Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-15-2016 – Approved

S-16-2016

ARA Industrial Center Subdivision – Phase 2

6975 West SR-201 Frontage Road

M Zone

1 Lot

22 Acres

BACKGROUND:

Corbin Bennion representing Natomas Meadows LLC, is requesting minor subdivision approval for the 2nd phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of phase 1, south of the SR-201 frontage road, and north of the Riter Canal. This phase of the project is also located to the east of the Beagley Estates and East Magna Plat A Subdivisions.

ISSUES:

The subdivision will create lot 201 of the ARA Industrial Center. The primary access to the subdivision will be gained from the SR-201 frontage road. There is also a reciprocal access between this phase and phase 1 to the east. These points of access are generally located at the north and south ends of the property.

The subdivision plat also contains a 66-foot water and sewer easement along the southern boundary of lot 201. It is anticipated that this easement will eventually be located within a planned extension of 2540 South. However, the exact alignment of this road, nor the design of said road, is complete at this point in time. A separate application will be submitted to dedicate the extension of 2540 South. The City is planning to hold an open house with the residential communities to the west once the design work is

complete. Said open house will be conducted prior to the Planning Commission meeting wherein the dedication will take place.

Prior to the construction of phase 1, the City installed curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines were placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which have been reviewed as part of the conditional use process.

In summary, the subdivision plat creates the lot, dedicates a small portion of property along SR-201 frontage road and establishes various easements both of record and new.

STAFF ALTERNATIVES:

1. Approve the second phase of the ARA Industrial Center Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commissions concerns.

Applicant:

Corbin Bennion
5684 South Green Street
Murray, UT

Discussion: Corbin Bennion said the buildings being constructed were approved in 2014 under a conditional use permit. Commissioner Matheson asked if the new building will be another large warehouse similar to the one next door. Corbin Bennion answered, yes, it will be called Building A and will be approximately 500,000 sqft. Commissioner Matheson asked if there is an access road to the Riter Canal. Corbin Bennion answered that there is enough room to maintain the canal.

Tara Goodfellow, 2564 South 7025 West, said the notice she received in the mail said all written complaints must be in to the City by June 30, and her notice was postmarked June 29th. She said she would appreciate it if the City gave her more than one day notice. She said the map she received does not show the frontage road that is being requested right in front of her property. Steve Lehman replied that a road will be constructed on the north side of the Riter Canal, but it has yet to be designed and we are not sure what the alignment will be. At the time the road dedication plat is submitted to the City, there will be a separate notice mailed to residents. To help facilitate information regarding the dedication plat, the City will have a meeting with the residents indicating what the proposal for the road will be. Steve Lehman said the notice that was sent was for the subdivision application, not the future road. This application is just to establish this lot for the building. Clover Meaders said there will be another neighborhood meeting with residents later on and another Planning Commission public hearing before the road is dedicated.

Tara Goodfellow said she moved in to her home in 2010. The original developer of her home told her there was going to be a pathway along the Riter Canal. She wants to know if those plans have changed. She has small children and selected her home because it is closed off from 7200 West where traffic gets up to 50 mph. If there is going to be a thru street, she would like to see speed bumps, 4 way stops, and stop signs, to maintain a safe environment to raise her kids and allow them play. Steve Lehman said questions regarding the road, alignment, and projected traffic will be addressed at a future meeting. Steve Lehman said, in regards to the trail on the

north side of the Riter canal, it part of the cross town trail system, and to his understanding the trail will still be constructed at a later date.

Tara Goodfellow said she is less than a block away from the frontage road and Parkway Blvd. Is there a reason to put a through street there? Steve Lehman commented that the planned street will be a mechanism to maneuver vehicles from the industrial park. The proximity of the frontage road in relation to Hwy 201 is a short distance. With additional vehicular movement, that intersection would become more problematic unless a new street was installed along the north side of the Riter Canal.

Tara Goodfellow said the Riter Canal is a mosquito trap. Is the City looking at covering it? Steve Lehman said that is something that can be addressed with the Mosquito Abatement District.

Tara Goodfellow feels the trucks from the surrounding facilities seem to be able to maneuver just fine along the frontage road. She does not see the need for an additional road to support the trucks, especially in a residential area. It is her understanding that semi-trucks are not allowed to drive on residential streets. Steve Lehman said these issues will be deferred to a later time when we have an alignment and design of the right of way.

Shaunda York, 7058 West Beagley Lane, said her neighbors received a notice from the City in the mail, but she did not. She purchased her home last year and did not know there would be a road installed across the street. She asked, if a road is built there, if semi-trucks will be allowed access. Steve Lehman said truck traffic will be consistent with that of an industrial park, but not knowing what the alignment and road design will be, it is difficult to answer that question. Steve responded that the City notices residents within 300 feet of the subdivision application. It depends on where that line fits as to whether she would receive a notice. When we have an application that is ready to present to the residents and Planning Commission for the road, the notice will be extended to all properties. Commissioner Meaders stated that the application tonight is just for the subdivision.

Shaunda York said there are several young children living on this dead end road which is currently safe for children. She asked Planning Commissioners if they would allow their small children on a road where a semi-truck could come through and possibly run them over. Commissioner Meaders asked Planning Commissioners if they have any concerns about just the subdivision application, knowing that the road will be addressed in the future.

Motion: Commissioner Matheson moved to approve S-16-2016, the second phase of the ARA Subdivision, subject to the staff and agency concerns.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – S-16-2016 – Approved

C-18-2016

Logistics Facility 2335 South 3200 West M Zone (66.67 Acres)

The applicant, Crown Enterprises, Inc., is requesting conditional use approval for a truck transport Logistics Facility at 2335 S. 3200 W. The zoning for this area is M, manufacturing. The West Valley City General Plan designates this area as light manufacturing. The surrounding zone is manufacturing on all sides. The surrounding uses include office/warehouse and other light industrial or freight/trucking uses.

The property was originally constructed as a trucking facility for Consolidated Freightways in the late 1960's (C-83-1968). They occupied the site until approximately 2002. In 2006, Central Transport began their operations here. They are currently utilizing the site but it appears to be on a limited basis.

At this time, Crown Enterprises is proposing improvements to the property to suit the lease requirements of FedEx Freight. The entire property is approximately 66 acres however only about 30 acres of the site is currently developed. There are three existing buildings on site. Crown Enterprises proposes to demolish the northwest building and then add additional bays, a break room and office space (28,305 sqft) to the back of the main building on site (56,985 sqft). A new shop building will also be constructed on site (24,040 sqft). All of the buildings are primarily metal buildings that will be painted to coordinate with the new construction. An architectural package has been prepared but the specific details on exact colors have not been submitted at this time. The other existing building (10,859 sqft) on the south west portion of the site will remain vacant at this time and be retained for possible use in the future. Although this building will not be used it must be maintained in good condition. Staff also recommends it be painted to match the other buildings on site. This use is not required to meet the Commercial Design Standards.

Additional pavement will be added to the site (between 3-5 acres) and the existing areas will be resurfaced or replaced and improved. There are several areas designated for employee parking. These areas must be landscaped per the standards set forth in chapter 7-9 of the WVC Municipal Code. The remaining paved areas are for truck maneuvering and parking. All vehicles, trucks and trailers must be parked on hard surfacing. Any areas that are not paved or improved will not be used and will be developed at a later time. All areas that have been previously improved must be maintained and in good condition, free of weeds, cracks, potholes, etc., or must be returned to an undeveloped lot to be improved in the future.

The eastern portion of the site will be developed at a later date, however there are several large retention basins that will be located here. These storage areas are not visible from the right-of-way and could potentially be modified when the rest of the site is developed. Therefore, the applicant wishes to leave the eastern edge of this project and the retention areas in a natural state and not landscaped at this time. These areas will be re-evaluated as the property is further developed.

The property has frontage along 3200 West, which is a High Image Arterial. Therefore, the site must comply with the standards set forth in Chapter 7-13 of the WVC Municipal Code which includes a 20' landscaped berm with trees planted every 30'. A 6' fence will be provided along the frontage as well. This fence must also be set back at least 20' from the front property line.

The overall minimum required landscaping for the site is 5%. All areas that are considered landscaping must have a minimum 50% live plant material and trees planted at a ratio of one tree for every 300 square feet of required landscaping. The parking lot areas must be landscaped per Chapter 7-9. The developed portions

along the north and south boundaries of the site shall include a minimum 5' landscape strip along with 1 tree planted every 60' and at least 50% live plant material or these areas are to be completely screened from public view and will be considered outside storage.

There are currently two pole signs on the property. Per § 11-5-106 this site may apply for a pole sign since it is over 10 acres in size but the frontage allows for only one pole sign. The applicant has indicated that they wish to re-use the larger pole on the property however the information indicating the overall height, size or location of the sign has not been submitted so it is unclear if the existing signage would comply with the current sign regulations. Therefore, this information must be submitted for Planning Commission approval or the sign should be removed. The second pole sign on the north side of the property has been abandoned for some time and must be removed. The applicant indicated that they would like to install one monument sign within the landscaped area that is north of the southern most entrance. This sign would be a single tenant sign and need to conform to the standards in §11-5-103. If wall signage is proposed it shall meet all the standards set forth in Title 11.

Staff Alternatives:

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

1. The proposed new buildings on site shall all be completed per the approved plans. All existing buildings that remain on site shall be maintained and painted to match the theme of the other buildings on site.
2. All vehicles, trucks and trailers must be parked on hard surfacing.
3. All areas that have been previously improved must be maintained in good condition, free of pot-holes, cracks, weeds and properly striped or must be returned to an undeveloped lot to be improved in the future.
4. The east edge of the development and the retention areas will be re-evaluated once future development is proposed for those areas of the property.
5. The frontage along 3200 West shall be improved in accordance with chapter 7-13, Standards for Landscaping Along High Image Arterials.
6. The overall minimum required landscaping for the site is 5%. All areas considered landscaping shall include a minimum of 50% live plant material and trees planted at a ratio of one tree for every 300 square feet of required landscaping.
7. A minimum 5' landscape strip shall be installed along all developed portions of the north and south boundaries of the site with 1 tree planted every 60' and at least 50% live plant material or the area shall be completely screened from public view and be considered outside storage.
8. One pole sign is allowed for this property. The northernmost pole sign is abandoned and must be removed. The existing pole sign on the southern end of the site must also be removed or a complete application must be submitted to the Planning Commission for approval with a design that conforms to Title 11 of the West Valley City Municipal Code.
9. One monument sign may be located along 3200 West per the approved plans.
10. If wall signage is proposed it shall conform to all standards set forth in Title 11 of the West Valley City Municipal Code.
11. All requirements of affected departments and agencies must be met, including but not limited to WVC Public Works.

12. This use is subject to review upon a valid complaint.

Continuance, to allow for the resolutions of any issues raised at the public hearing and to allow time for the applicant to submit more detailed information on the project.

Applicant:

Dan Onifer
Crown Enterprises, Corporate Office
12225 Stevens
Warren, MI

Discussion: Commissioner Meaders asked if there is a time limit for the applicant to submit a pole sign application. Jody Knapp said we could add a time limit. Dan Onifer said the staff report is accurate. He indicated the current tenant has no proposed use for the pole sign. If the sign is currently in compliance, does it have to come back to this Commission? Jody Knapp said it is unlikely that the sign meets the square footage and setback requirements. Dan Onifer said he can either bring it back to the Commission or have the sign removed.

In regards to landscaping vs. screening, Dan Onifer said he would like to look at the details of how either/or impacts the site. The area between the pavement and the fence inside the truck yard is a very difficult area to maintain. With that, the screening option would be of most benefit to his tenant, but there are also some other conditions that may run counter to that.

Dan Onifer asked, if screening is chosen, if the property must be screened on all four sides. Jody Knapp said the ordinance says the property must be screened from public view, which will include the west and south sides for sure, but we will have to look at it. Dan Onifer indicated there is a maintenance buffer between the pavement and the fence; a gravel surface that is not subject to traffic, but is well maintained. Because trailers overhang the edge of the pavement, a gravel surface is the best approach. Jody Knapp said if the property is screened and the use is designated as outside storage, we could do that. Dan Onifer said he will work out the details with City staff and come to an agreement.

Brent Fuller asked if the property along 3200 West will be landscaped. Jody Knapp answered yes. Dan Onifer asked if his current landscaping plan complies. Jody Knapp answered yes.

Jaron Gibson works with the company located at 2225 South 3200 West. He said he was told there is no need for a traffic study with this move in. Jody Knapp confirmed the property was approved as a trucking facility in '68 and it has been used as such until now. Jaron Gibson asked what kinds of trucks will be using this facility. Dan Onifer said Crown Enterprises is negotiating a lease that would relocate the current FedEx located north of 3200 West to this facility. Central Transport which is currently at this site and FedEx that is currently beyond the capacity of their site on 3200 West will exchange locations.

Jody Knapp said she received an email from the property owner directly to the east. He said he is in favor of the application.

Motion: Commissioner Tupou moved to approve C-18-2016 subject to resolution of any concerns raised at this public hearing as well as the 12 conditions listed in the staff report.

Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-18-2016 – Approved

C-23-2016

IAC Latin Market

4735 West 3500 South

C-2 Zone (.87 Acres)

The applicant, Francisco Molina, representing IAC Latin Market, is requesting a conditional use for a convenience store at 4735 West 3500 South. This property is in the General Commercial (C-2) zone and the West Valley City General Plan designates this area as General Commercial. A convenience store is a conditional use in this zone. The properties directly to the east and west are zoned C-2, to the north across 3500 South the zoning is Neighborhood Commercial (C-1) and to the south, the zoning is R-1-8.

In 2010, the applicant applied for a conditional use (C-14-2010) for a pawnshop and title loan company. The applicant will not be doing the pawn shop anymore and would like to do a convenience store and continue doing title loans. The pawn shop is considered an Alternative Financial Service Provider. West Valley Municipal Code section 7-2-131(3) says, “No Alternative Financial Service Provider shall be located within 500 feet of any residential zone or use.” There is a senior housing project bordering the south property line. The pawnshop was established before this ordinance was enacted and is a non-conforming use. The applicant understands that if the pawnshop is abandoned, he will not be allowed to start a pawnshop again due to it being too close to a residential property. The applicant can still do title loans but will not be allowed to do any other Alternative Financial Service Provider business. The applicant is going to sell prepackaged foods such as: chips, sweets, chocolates, and a variety of drinks, frozen prepackaged foods and beer. They will not be selling any tobacco products. The hours of operation will be Monday – Sunday, 9:00 a.m. – 9:00 p.m. There will be three employees and the store is 2500 square feet.

There are several site issues at the property. The parking lot is in disrepair and has several large potholes and the striping for the parking stalls has faded. The potholes need to be fixed and the striping for the parking stalls need to follow the approved site plan. (PR-17-84) The landscaping along 3500 South is dead and is mainly weeds. The landscaping needs to be restored in the areas shown as landscaping on the original site plan. The landscaped areas need to be at least 50% live plant material.

The applicant is only allowed one temporary sign. There are two temporary banner signs on the building. One banner sign will need to be removed and the other banner sign can't be larger than 50 square feet. The A-frame sign in front of the building needs to be removed. There are 40 parking spaces at the property and the current uses at the property require 35 parking spaces.

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 a convenience store and title loans. No other Alternative Financial Service Provider will be allowed at the site. This approval is for unit C.
2. No outside storage is allowed at the site.
3. All potholes in the parking lot shall be patched. The parking lot surfacing shall be maintained and all parking stalls shall be properly striped per the original site plan.
4. All landscaped areas shall be restored and must be at least 50% live plant material.
5. All signage shall comply with the West Valley City Sign ordinance.
6. All requirements of affected departments and agencies must be met.
7. Subject to review upon a valid complaint.

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

Applicant:

Francisco Molina
4735 West 3500 South, C
West Valley City, UT 84120

Motion: Commissioner Winters moved to approve C-23-2016 subject to the seven items listed in the staff report.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-23-2016 – Approved

C-24-2016

Central Valley Water Reclamation Facility
2212 West 3100 South
M Zone (.44 Acres)

The applicant, Kevin Gallagher, representing Central Valley Water Reclamation Facility (CVWRF), is requesting a conditional use amendment and landscaping reduction for a ferric chloride injection site at an existing Granger Hunter Improvement District (GHID) lift station at 2212 West 3100 South. This property is zoned M, Manufacturing and the West Valley City General Plan designates this area as public or private utility. This area is also located within the Decker Lake Station Overlay Zone, which requires all development to be reviewed as a conditional use. The site is surrounded by RM zoning (E-gate Apartments) on three-sides and I-215 on the west side.

GHID has an existing sanitary sewer pump station at this site that was built around 1973 (C-272-73). The system flows are pump lifted into the CVWRF inceptor system that then flows to the regional treatment

plant. In 2014, a section of the pipeline collapsed due to the accumulation of hydrogen sulfide, which is a toxic corrosive gas, in the system. Ferric chloride, or iron salt chemicals, neutralizes hydrogen sulfide so injection of this chemical into the system will help prevent the build-up of gases and corrosion of the system to help prevent future failures.

An 18' x 25' masonry building will be constructed around the injection equipment and chemical storage tanks. This building and roof will match the existing GHID pump station building (60' x 45'). The pump station site is fairly small with limited maneuvering area. The injection site must be located at an upstream location on the interceptor system so there is limited area for placement of this facility. Therefore, CVWRF received a variance from the Board of Adjustment to locate the structure within 11' of the west property line (B-5-16).

The facility also has frontage along I-215, which is listed as one of West Valley City's major arterials, so there are specific design requirements for the frontage of this parcel that are set forth in chapter 7-13 of the West Valley City Municipal Code. These standards include the following:

Fifty percent of the area of the landscaped buffer shall be planted with grass and shade and/or large conifer trees. The remaining 50 percent of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. There shall be a minimum of one tree planted for each 600 square feet of the gross area of the landscaped buffer.

Again, due to the limited maneuvering area throughout the site, and existing manhole covers that need to be assessable, CVWRF is requesting an appeal of the 20' landscaping requirements along this frontage. The plan shows they have maximized the amount of landscaping possible and located it in areas that will not interfere with the operations of the site. The manufacturing zone requires a minimum of 5% landscaping. With the proposed reduction the site would contain 6.4%. The adjacent property (E-Gate) has fenced and landscaped the entire perimeter adjacent to this facility and also received a reduction in the amount of required landscaping required along I-215. CVWRF has tried to design the site to match this landscaping and have requested to eliminate the lawn requirement and propose to install bark mulch, shrubs and trees. Staff is supportive of the reduction but suggests that additional vegetation be provided so at least 50% of the area is covered and the density or amount of landscaping be similar to the adjacent site.

Staff Alternatives:

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

1. Landscaping along I-215 shall include at least fifty percent live plant material (ground cover, perennials, shrubs, etc.) with a minimum of one tree planted for every 30' of frontage.
2. The remaining site shall be improved per the approved plans and in accordance with the West Valley City Municipal Code.
3. The building shall be constructed to match the existing GHID facility.

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

Applicant:

Tom Holstrom, General Manager
Central Valley Water Reclamation Facility
800 West Central Valley Road
Salt Lake City, UT

Discussion: Tom Holstrom said hydrogen sulfide gasses pose a real hazard to the West Valley Water Reclamation Facility interceptor system. We view this as a public health and safety issue.

We can't afford to have another failure. We hope to have a positive response from the Commission.

Commissioner Matheson asked if the CVWR uses chlorine gas at all, so there is no danger of a chlorine gas leak. Tom Holstrom said they do not use chlorine. Further, ferric chloride is an acidic, corrosive chemical, but the CVWR has provided full containment for the structure and there will be no exposure to the public. Commissioner Matheson asked if they ever get any wisps of methane gas. Tom Holstrom said it is not methane, but hydrogen sulfide. Hydrogen sulfide (H²S) has a rotten egg smell that is sometimes picked up downstream from the pump station. The H²S concentrations of gas can get quite high in the downstream interceptor. Since the repair of the pipeline failure that Jody Knapp showed, those H²S gases are emanating farther downstream at the headworks of the wastewater treatment plant. This is problematic for maintaining the equipment at the headworks.

Commissioner Matheson asked, when the pipe failed, if they were able to pump the sewage around that. Tom Holstrom said the failure was confined to the sinkhole and it proceeded to flow within that confinement. No pumping was required at that time. The siphon structure that failed is a dual barrel siphon structure, so we were able to divert the flow to the second barrel when we repaired the first one.

Commissioner Meaders asked what is the result of mixing ferric chloride and hydrogen sulfide? Tom Holstrom said it creates a precipitant that binds the hydrogen sulfide, so instead of producing sulfuric acid, we end up with a ferric sulfide precipitant that is innocuous and moves down the pipe.

Motion: Commissioner Lovato moved to approve C-24-2016 subject to the three staff conditions.

Commissioner Winters seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-24-2016 – Approved

C-25-2016
Wasatch Turbo Factory
2341 S Constitution Blvd.
M Zone (0.63 acre site)

The applicant, Ryan Reynolds of Wasatch Turbo Factory, is requesting conditional use approval for an auto service and repair business at 2341 S Constitution Blvd. The zoning for the property and the surrounding area is M, Manufacturing. The West Valley City General Plan designates this area as light manufacturing. The majority of uses in the area are light manufacturing and industrial businesses.

Wasatch Turbo Factory specializes in servicing high performance sports cars. They are not a typical service garage with a high-turnover of cars. Instead, they work mainly on enhancing vehicle performance capabilities through the installation of aftermarket parts and custom machining. They also fabricate some of their own systems for the cars they are servicing as well as for sale online. The business operates by appointment-only during the hours of 8 a.m. to 5 p.m., Tuesday through Saturday. There are two business partners; one operates the business full-time and the other has another full-time job and only works during off hours as needed. In the future they may hire one or two part-time technicians.

The business will operate out of a nearly 3,000 square foot space in the southern portion of a four tenant building. There will be three lifts in the shop area. The code requires three parking spaces for each service bay for auto service and repair. The applicant has indicated that they typically only work on one project at a time, and do not simultaneously use all three bays. Due to the nature of this automotive business and limited number of employees, staff does not feel that it is necessary to require nine parking stalls. There are 15 total stalls in front of the building. The other businesses are manufacturing and warehousing uses, which do not generate a lot of traffic. The applicant spoke with the tenant to the south who typically only has one vehicle on site. Staff believes that six parking stalls would be adequate for this business, and feels that there are enough stalls to accommodate this use and the other existing businesses.

All automotive work shall be done within the building and there will be no outside storage. Cars will not be washed on the premises. Currently, the applicant is only planning on signage for the door and windows. Any future signage for the business will need to comply with the West Valley City sign ordinance.

Staff Alternatives:

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

1. Automotive work shall only be conducted within the building and shall not be done outside or in any parking areas.
2. There is to be no outside storage of any kind permitted for this use.
3. All requirements of affected departments and agencies must be met.
4. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code.

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

Motion: Commissioner Winters moved to approve C-25-2016 subject to the four items listed in the staff report.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes

Commissioner Matheson	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Commissioner Woodruff	Yes

Unanimous – C-25-2016 – Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from June 22, 2016 (Regular Meeting) **Approved**
Approval of Minutes from July 6, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant