



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 14, 2016

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

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

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

ABSENT

Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

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

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

WEST VALLEY CITY COMMUNITY AND ECONOMIC DEVELOPMENT

Freyja Johnson and Mark Nord

AUDIENCE

There were 35 people present in the audience.

S-22-2016
Newton Farm Subdivision – Final Plat
3670 South 6400 West
RE Zone
61 Lots
27 Acres

BACKGROUND

Mr. Ken Milne is requesting final plat approval for the Newton Farm Subdivision. The subject property is located at approximately 3670 South 6400 West. The property was recently rezoned from the A zone to the RE Zone and received preliminary approval in June 2016. As part of the rezone, a development agreement was approved by the Planning Commission and City Council.

STAFF/AGENCY CONCERNS:

Fire Department:

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

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures. Concerns related to tail water exiting property to the south.
- Revisions to plat are required.
- Piping of various irrigation ditches will be required.
- Follow recommendations outlined in the soils report.

Building Inspections:

- Follow recommendations in the soils report.

ISSUES:

- Mr. Milne is proposing a final plat for the Newton Farm Subdivision. The subdivision will consist of 61 lots on approximately 27 acres. This equates to an overall density of 2.25 units per acre.

Lot sizes range from 12,609 square feet to 21,900 square feet. The average lot size in the subdivision has been calculated at 15,545 square feet.

- Access to the subdivision will be gained from existing stub streets in the Clearstone Estates Subdivisions to the south, 6400 West, and from the Highland Meadows No. 6 Subdivision to the north. Per a recommendation from the Planning Commission, the developer has provided a stub to the west as well. A decision to terminate 6655 West was made by the City's Administration based on direction from the City Council. However, in doing so, the developer will need to submit an application to vacate said street and install road improvements along Fuelner Court.
 - 1.
- The subdivision will have 4 lots that front 6400 West. The developer will be required to dedicate and install street improvements where needed. The developer will also need to coordinate the installation of improvements with other right-of-way widths in adjacent subdivisions to ensure a smooth transition.
- The subdivision will be located immediately to the north of the Clearstone Estates Ph. 1 and 2 Subdivisions. Due to the location of future rights-of-way, the developer of that subdivision was required to build a portion of the street that both subdivisions will eventually use. Over the last few months, staff has been coordinating the installation of these improvements with each developers to ensure that all necessary modifications will be made where needed.
- All roads will be constructed to the City's current standard of 54 feet. The developer has been coordinating the installation of his infrastructure with the Clearstone Estates developer to ensure that these improvements take place simultaneously. This will lessen the need for both developers to install and/or remove various improvements that are contiguous to each other's development.
- The subject property has been farmed for many years, and as a result, has an extensive irrigation system with multiple ditches. The developer will be required to ensure that any and all irrigation water is managed appropriately. This will be coordinated with the City's Engineering Division.
- The applicant has submitted a soils report. Nine test pits were installed across the project area ranging in depth up to 10 feet. Ground water was not encountered in any of the test pits. This report will be reviewed by the City Building Official and City Engineer to determine what methods will need to be used and what standards will need to be monitored for housing and street construction.
- The subdivision is located adjacent to agricultural properties along the west and south boundary. City ordinance will require that a 6-foot chain link fence be installed in these locations. In addition, a note will need to be placed on the plat identifying these areas as properties in agricultural use, and may be subject to sights, sounds and odors common to this type of use.
- The general plan designates this area for a potential park. As part of the rezone application, the developer committed an area approximately 1.1 acres in size for this purpose. The park is located in a somewhat central location. The developer will dedicate the land, and the City will install the park improvements.
- The subdivision plat will contain a sanitary sewer and storm drain easement that will be located between certain lots and will extend out to 6400 West. This will need to be coordinated between both GHID and the City Engineering Division.
- Per the development agreement, the developer is required to install an entry feature off of 6400

West. The location, setting and materials have been provided to staff. Illustrations of these areas will be provided via the power point.

- Portions of the subdivision will be difficult to drain. The developer is looking at low impact design to accommodate these areas within the subdivision. This concept is being reviewed by the City Engineering Division as part of the final plat package.

STAFF ALTERNATIVES:

- A. Grant final plat approval for the Newton Farm Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name and interior street names be approved by Salt Lake County Addressing Division.
 3. That recommendations outlined in the soils report be followed.
 4. That street dedication and improvements be in accordance with plan and profiles approved by the City Engineering Division.
 5. That all matters pertaining to the existing irrigation system be addressed with the Public Works Department and water users as outlined in the analysis.
 6. That the developer resolve all staff and agency concerns.
 7. That 6-foot chain link fencing be installed along all agriculturally zoned lots and that a notation referencing the agricultural use be placed on the plat as well.
 8. That the entry feature and landscaping along 6400 West be similar to that shown to the Planning Commission during the September 14, 2016 meeting.
 9. That this subdivision comply with all provisions of the development agreement.
 10. That careful consideration be given to future grading of this property. Said grading shall be done in such a way that it eliminates potential problems between neighboring properties including the City Park.
- B. Continuation to address issues raised during the public hearing.

Applicant:

Ken Milne, Arcadia Properties
P.O. Box 710
Draper, Utah

Discussion: Commissioner Fuller asked if the landscaping on 6400 West will be installed by the developer and maintained by the owner. Steve Lehman said there is no HOA here because there is limited common space. The homeowner will be responsible for maintaining the landscaping outside of his property like the owner of a corner lot would be responsible to maintain the park

strip outside of his property. Commissioner Fuller commented that when there is a wall between a property and a park strip, it is not easily seen, so may not be as well maintained. Ken Milne said his experience has shown that owners, especially in high end homes, are conscientious about maintaining the portion of landscaping that is outside of their yards.

Ken Milne said the prices of homes will start at \$400,000 and go up from there. Twelve homes are specifically designed for this site. There will be a precast masonry wall surrounding the property with landscaping outside of the wall. Landscaping will be designed to be low maintenance. The sprinkling system will be installed by the developer.

Motion: Commissioner Fuller moved to approve S-22-2016 subject to the ten items listed in the staff report.

Commissioner Matheson seconded the motion.

Vote:

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

Unanimous – S-22-2016 – Approved

S-23-2016

**Villages at Westridge Phase 1A PUD (Amending lots 101-108 and portions of Parcel A)
5680 West Red Ridge Lane (5345 South)
R-1-4 Zone**

BACKGROUND

The Villages at Westridge is a planned community consisting of 150 residential town home units and two commercial pad sites sitting on approximately 17 acres. The original concept for the residential portion of this project consisted of three different residential housing types; courtyard, mansion and traditional town homes.

The Planning Commission granted preliminary subdivision approval in July 2011 and final plat approval for the first phase in September 2012. In September 2013, Henry Walker Homes submitted phase 2 which is under construction and located north of phase 1.

Some time ago, Oakwood Homes purchased the remainder of this development. After acquiring the project, they learned that the product type constructed in phase 1 was not successful for a variety of reasons. They learned that that floor plans were not desirable, square footage was small, and that some units only had a single car garage. Realizing that these items were keeping potential buyers at bay, they decided to request a change to the development agreement.

In July 2016, the City Council reviewed a change to the development agreement. This change will affect the remaining vacant property to the south and west of the existing courtyard homes. The Council approved the changes based on the following:

- 5 fewer units
- All units will have a two car garage
- Units sizes are larger
- All units will have basements.

Staff believes that these changes will provide a more marketable product versus the original courtyard homes. With the amended development agreement in place, the developer is ready to move forward with the first phase being called Phase 1A amending lots 101-108 of the original phase 1 plat.

STAFF/AGENCY COMMENTS:

Due to the infrastructure already being installed in this amended plat, there are no staff and agency comments. However, since basements are being planned for the new units, the City Engineering Division and Building Official will require an updated soils report.

ISSUES:

This phase of the project will amend lots 101-108 and portions of Parcel A, which will be used in the future as open space. The difference in unit count from the approved phase is 1 less unit. Oakwood Homes believes that bringing this product line to market will bring attention to this phase of the Villages at Westridge. In addition to the mansion homes currently under construction, the developer believes this will improve their ability to market this project to a broad spectrum of potential residents

Streets accessing units in this phase have been constructed. The developer will need to make slight adjustments to the location of utilities, but this should not be a problem. The installation of these improvements is in accordance with plan and profiles approved by the City Engineering Division.

Housing for this phase of the development will be 4 to 7 plex town homes. These units will be constructed of stone, fiber cement siding and stucco. Elevations of the proposed units will be available in the power point presentation. There is an abundance of relief and building movement with covered porches, pop-outs and roof pitch. Proposed square footage is encouraging and is larger than the original courtyard homes. Square footage ranges from 1420 to 1588 square feet.

The general parking requirement for all residential development in the City is 2 spaces per unit. In this development, all residential units will have a 2-car garage for parking. In addition, all units will have a driveway to accommodate additional guest or family parking. There is no proposed guest parking in this phase, but staff anticipates that some guest parking may exist in future phases.

The project is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards be applied for all new dwellings. The developer is familiar with these standards and will coordinate building permit requirements with the building contractor.

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and management company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

STAFF ALTERNATIVES:

- A. Grant final approval for the Villages at Westridge Phase 1A subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That housing comply with the multiple family design standards outlined in the City ordinance.
 3. That the applicant provide an updated soils report.
 4. That the developer provide a landscape plan to be reviewed prior to plat recordation. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 5. That all provisions of the West Valley City Fire Department be satisfied.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use.
 7. That compliance be made with Kearns Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.
 9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
 10. That all conditions related to the development agreement be made part of this approval.
 11. That building elevations, be in accordance with those presented to the Planning Commission during the September 14, 2016 meeting.
 12. That a note be placed on the plat regarding the overpressure zone.
 13. That all street improvements be in accordance with plan and profiles approved by the Public Works Department. That a concrete ribbon be used along the edge of the private drive opposite the rolled curb and gutter.
- B. Continuation, in order for the developer to address issues raised during the Planning Commission meeting.

Applicant:

Mike Stewart, Oakwood Homes
206 East Winchester
Murray, UT

Discussion: Commissioner Matheson noted this area is in the overpressure zone. He asked if windows will need to be modified in this area. Steve Lehman said this area is in the outer ring of the overpressure zone, so special window treatments will be installed to protect from any incidents.

Mike Stewart said this property was purchased as part of a larger acquisition. The product type that was previously built was not responsive to the needs of the marketplace: only one and two bedroom units with no basements. New units will be larger with two car garages, three bedrooms, and basements.

Motion: Commissioner Matheson moved to approve S-23-2016 subject to the 13 items listed in the staff report.

Commissioner Tupou seconded the motion.

Vote:

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

Unanimous – S-23-2016 – Approved

C-27-2016

Boart Longyear
2455 South 3600 West
M Zone (20.09 Acres)

The applicant, AE Urbia, representing Boart Longyear, is requesting conditional use approval for a drilling, manufacturing and storage facility at 2455 S. 3600 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 to the west, north and northeast with R-1-6 and R-1-7, single family residential, to the south and southeast. The surrounding uses include office/warehouse and other light industrial uses as well as single family residential.

This application was continued from the August 10th, 2016 meeting to allow time for the applicant to provide additional details on the site plan and illustrate truck movement throughout the site.

The property was originally approved in 1985 as a distribution center for Mervyn's (C-40-85). They occupied the site until approximately 2007. The next tenant that occupied the building was CCAM (Classic

Cabinets) and they occupied the site until 2014. Currently, a large portion of the building is vacant and a variety of trucking companies utilize the loading docks on a limited basis.

At this time, Boart Longyear is proposing to occupy the site for office, manufacturing, and storage of specialized mining and drilling equipment. There is an existing building on site that will consist of 32,410 sqft of office space, a 200,061 sqft warehouse and a 41,672 sqft manufacturing/shop area. This use mixture requires 274 parking spaces and 280 spaces have been provided on site for parking. The exterior modifications that are proposed for the building include adding a wash bay (81' x 40') and overhead doors along the north side of the building.

There are currently two large landscaped areas located along the south and north sides of the site. The proposal is to convert a portion of these areas to outside storage yards. The area to the south will be surfaced with crushed asphalt and utilized on a more limited basis for equipment storage. The northern area will be gravel and is directly adjacent to the warehouse area with overhead doors, the wash bay and yard racking. Both areas shall not be used for standard vehicular parking.

When the property was initially developed there was not a specific requirement for landscaping adjacent to residential uses that was set forth in the Code. However, as a condition of approval a landscaped buffer was required along the south side of the site that varied from 32'-70'. The current City Code requires a 20' setback for manufacturing uses adjacent to residential and that was added to the Code in 1986. (Ord. 86-86). The applicant has increased the setback on the south side of the site from the required 20' minimum and proposes a 30' setback. The residential uses to the east were constructed after this facility was originally built, therefore a landscaping setback is currently not in place so a 20' buffer will be added along the east side adjacent to those residential uses as well. Both areas will contain trees planted at a ratio of 1 tree for every 15' of frontage.

The existing landscaping along the west side of the site will remain and the yard to the north is required to be setback 20' from the right-of-way. These areas will be landscaped with lawn and trees spaced every 30'.

There is currently a 6' masonry fence along the south side of the site and an 8' wall along the residential portion on the east side. An additional 6' masonry wall will be constructed along the entire perimeter of the site to screen the outside storage areas and equipment from public view. Any dumpsters located on site would also need to be located within a masonry enclosure and screened. Lighting in these areas shall be installed so it does not negatively affect adjacent residential uses.

The applicant indicated that they would like to install a monument sign on the property. This sign would be a single tenant sign and need to conform to the standards in §11-5-103. All wall signage would also be required to 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. All minimum required vehicular parking stalls shall be located on hard surfacing.
2. The outside storage areas shall be used for material and equipment storage only. The yard on the south side shall be surfaced with recycled asphalt and shall contain no racking. The yard to the north may be surfaced with gravel.
3. A minimum 30' landscape strip shall be provided along the southern boundary and a 20' landscape strip shall be installed along all areas adjacent to residential uses on the eastern boundary of the site. Both areas shall contain 1 tree planted for every 15' of frontage.

4. A lighting plan must be submitted and all lighting shall be installed so it does not negatively affect adjacent residential uses.
5. A 20' setback must be maintained along 3600 West and 2400 South with trees planted at a ratio of 1 for every 30' of frontage.
6. A 6' masonry wall is required adjacent to residential uses.
7. All outside storage areas shall be screened from public view with a combination of a 6' screen wall and landscaping.
8. Dumpsters must be located within a 6' masonry enclosure.
9. All signage shall conform to the standards set forth in Title 11 of the West Valley City Municipal Code.
10. All requirements of affected departments and agencies must be met.
11. 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.

Discussion: Commissioner Meaders explained this application has been continued from the last meeting and public comment is closed. Commissioner Meaders asked Jody Knapp to describe what racking is. Jody Knapp said racking is a structure to hold equipment such as drill bits and pipes. Racking adjacent to the residential area will be no taller than 8'. Commissioner Matheson asked if the height of new trees to be planted has been discussed. Jody Knapp said City ordinance requires larger trees, 6-8' minimum in height.

Commissioner Fuller would like to maintain the 70'-32' landscaped buffer as originally installed on the south side of the property in 1985. Jody Knapp said Boart Longyear has increased the buffer 10' above what City ordinance requires. She feels a consistent 30' border along the south side with densely planted trees will create a better buffer than a large lawn area would.

Commissioner Matheson said the developer has been sensitive to the concerns of residents as well as the Planning Commission. Movements of large trucks will be away from residences. A masonry wall around the inside of the site will protect residents from vehicles casting lights onto their properties. Supporting equipment for the manufacturing use within the building will be located away from residences, so they won't be bothered by noise.

Motion: Commissioner Winters moved to approve C-27-2016 subject to the 11 items listed in the staff report.

Commissioner McEwen seconded the motion.

Roll call vote:

Commissioner Fuller	No
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes

Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes

Majority – C-27-2016 – Approved

C-32-2016

Wright Development Group LLC (The Stop Convenience Store)

5577 West 2400 South

M Zone (2.95 Acres)

The applicant, Logan Johnson, representing Wright Development Group, is requesting conditional use approval for a convenience store with a drive through window at 5577 West 2400 South. The property is zoned manufacturing (M) and the West Valley City General Plan designates this area as Light Manufacturing. The property is within the 5600 West Overlay Zone at the corner of the newly constructed intersection of 2400 South and 5600 West. Surrounding land uses are mostly trucking companies. This newly subdivided parcel spans from 2400 South to 2455 South.

The applicant is proposing a convenience store brand which is new to the area, “The Stop”. They sell gasoline, small food items, and other products useful to drivers and nearby residents. It will be open 24 hours a day, 7 days a week. This location will have facilities to accommodate the refueling of large trucks with trailers. Entrances will be on the north and south of the property, but no direct access to 5600 West.

The proposed building is approximately 4,250 sf. As per the requirements of the Overlay Zone, the building uses 360-degree architecture. The building is shown in brick finish with a variety of offsets, height variations, and two different awning treatments. In compliance with the Overlay Zone drive-through restrictions, the drive through window is on the back side of the building facing away from 5600 West. The drive through would offer drink service in partnership with Fiiz specialty soft drinks. The design of the fuel canopies is not known now, but they should share architectural treatments.

At the time of this staff report, there were a few unresolved items. The applicant is negotiating with the adjacent property owner on a potential shared access agreement. It is possible that the entrances at the north and south will shift to straddle the east property line if an agreement is reached. This will affect the landscaping along the north and south property lines, but there should be no problem meeting the required amount of landscaping. The applicant is also adjusting the landscaping on the south property line to accommodate a sidewalk, and along 5600 West to meet the berm, sidewalk, and lighting requirements of the 5600 West Overlay zone.

Staff Alternatives:

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

1. The building design shall meet the requirements of the Commercial Design Standards and the 5600 West Overlay Zone.
2. A revised landscape plan that meets the requirements of the 5600 West Overlay Zone must be submitted.
3. All requirements of affected departments and agencies must be met.

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

Applicant:

Logan Johnson
1178 West Legacy Parkway Blvd.
Centerville, UT

Discussion: Commissioner Matheson asked if a fast food restaurant will be incorporated inside of the building. Logan Johnson said Fiiz sells specialty soft drinks with a carbonated water base. He expects the majority of business to come through the drive through. Fiiz restricts their services to just drinks, however a few convenience store food items will be sold inside of the gas station.

Commissioner Lovato noticed that monument sign placement was not shown on the site plan. Logan Johnson said he would like to locate monument signs on the corners of the property. Commissioner Meaders asked if sign placement will need to be addressed with a separate application. Lee Logston said a separate application will not be necessary as long as the proposed signs meet City ordinance.

Logan Johnson said there has been talk of moving the southern access to the property a little bit to the east or west. He asked how much change will necessitate having to come back for review. Lee Logston said, as long as it meets City ordinance, the change should not be a problem.

Logan Johnson indicated there is a landscaped buffer in between properties that may need to be moved due to turning restraints of trucks and to make sure the adjoining property has adequate access. Lee Logston acknowledged property owners are working together to make sure the landscaping plan is harmonious between properties.

Commissioner Lovato mentioned that City ordinance requires two types of materials on the building to add visual interest. The proposed drawing shows an all brick building. Logan Johnson said he will comply with City ordinance, however he does want consistency with corporate branding and The Stop's other buildings. Lee Logston suggested a brick pattern change or change in color as an alternative to a different material on 20% of the façade. Logan Johnson said he is happy to look into that.

Fred Cox, architect, 4466 Early Duke Street, said his client currently owns all three parcels of this subdivision. The third parcel to the east is long and narrow. The owner wants to make sure there is adequate access for the third parcel to be available for retail business. Fred Cox suggested a condition be added that drive access be coordinated between the three lots. Commissioner Meaders asked if staff has concerns about adding that condition. Brandon Hill explained a problem with a condition like this is that it imposes a requirement that the applicant get approval from another property owner for their project plan, which is difficult. However, there is no problem with the Planning Commission advising the applicant that such coordination is desirable. Fred Cox stated that he thinks what is shown on the current site plan will work.

Brandon Hill related that a requirement of any conditional use application is that the development comply with the site plan as it is submitted. The Planning Commission is not able to evaluate an application that is here now based on what could happen in the future on another applicant's property. Coordination does make sense as a planning practice, but the requirement here is that the development comply with the site plan being presented. If the applicant wants to redesign the site, they will need to come back at a later time.

Fred Cox said he attended a City staff meeting last week where a wall to block the view of trailers was mentioned. He said he does not want to block the east parcel with a wall. He said the buildings on the east parcel could easily block the view of trailers, higher than a 6' or 8' wall.

Fred Cox acknowledged he is in favor of approval, but he is nervous that drive accesses be coordinated. Commissioner Meaders asked Fred Cox if he is ok with the site plan as it is presented today. Fred Cox said he can make it work as designed. Logan Johnson said he will work with the other property owners to ensure they have adequate access.

Motion: Commissioner McEwen moved to approve C-32-2016 subject to the three items 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

Unanimous – C-32-2016 – Approved

C-33-2016

AER Sales Landscaping appeal

2233 South 1800 West

M Zone (1.7 Acres)

The applicant, GA Architects, representing AER Sales, is requesting a landscaping reduction for property located at 2233 South 1800 West. This property is zoned M, Manufacturing and the West Valley City General Plan designates this area as Light Manufacturing. The site is surrounded by M zoning on three-sides and UT Highway 201 is located on the northern boundary.

The property was originally developed in 1978 as a distribution warehouse for remanufactured engine and transmission (C-331-1978, Genuine Parts Distribution). That same use continues today with the new company AER Sales, L.P. There is currently a 14,338 square foot building on site and they would like to expand and add an addition 14,946 square feet of office and warehouse.

The facility has frontage along UT Hwy 201, which is listed as one of West Valley City's major arterials. Therefore, the expansion triggers compliance with the 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:

All properties with frontage on high-image streets shall provide a minimum 20-foot landscaped buffer along the entire frontage between the edge of the sidewalk and any parking area, structure or fence on the site. No parking, outside storage or temporary signage shall be allowed within the landscape buffer. This requirement shall take effect when building permits are required in the following situations:

c. Any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000.

(2) 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...

The site was developed per the original site plan and due to the limited maneuvering area throughout the site, they are requesting an appeal of the 20' landscaping requirements along this frontage (§7-13-104). The current plan shows they have maximized the amount of landscaping possible and located it in areas that will not interfere with the operations and maneuvering areas necessary for the site to function.

The manufacturing zone requires a minimum of 5% landscaping and the site currently has 14.4%. The required 20' strip would add an additional 6,273 sqft of landscaping (8.5%) and they are proposing to add an additional 2,943 (4%) as indicated on the submitted plan. The landscaping would consist of a 5' strip along the north west side of the site and the entire east side. Due to the narrow width and necessary truck maneuvering areas they are proposing to plant these areas with an upright evergreen juniper and rock mulch.

Staff Alternatives:

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

1. Landscaping along UT Hwy 201 may be reduced per the approved landscape plan.
2. The new landscaped areas may be planted with an upright juniper and gravel mulch.

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

Applicant:

Paul Gage, GA Architects
2376 South 3450 West
Syracuse, UT

Discussion: 18-1/2% final landscaping percentage.

Commissioner Matheson asked if the Planning Commission could restrict access to 53' trailers onto the property and only allow 40' trailers. Commissioner Meaders asked why he would want to make this condition. Commissioner Matheson said the truck movements simply will not work. Commissioner Lovato noted the drawing shows a planned removal of a fenced storage area and canopy that will allow more room for truck movements. Jody said this has been a wholesale and distribution warehouse since 1978 that is not open to the public. The only traffic through the secured access are employees and people working on site. Steve Pastorik said City ordinance requires no trucks maneuver on a public street, it must happen on the site. We can have the applicant demonstrate how trucks will maneuver on the site.

Commissioner Matheson asked if parking spaces 9 and 10 can be eliminated because they impede the turning movements of trucks. Jody Knapp said she will look at moving them. Commissioner Winters questioned why parking striping is being placed in locations where truck movements will be made. Jody Knapp said this application is for landscaping only. Parking spaces will be reviewed with a permitted use application under staff review.

Commissioner Lovato asked if the fence that fronts the off ramp will be improved. Jody said we can ask UDOT to look at maintaining their fence. Paul Gage said the fence will be updated with the landscaping of the site.

Commissioner Meaders asked Paul Gage to address trucking movements and parking spaces on the site. Paul Gage said there are no more than eight employees on site at any given time. The reason for the number of parking spaces is due to the requirements of the square footage of the buildings. Paul Gage said most of the parking spaces are not used, employees don't even fill up the eight spaces that they have. Commissioner Lovato asked where employees park. Paul Gage said they park in the spaces numbered 1-7.

Motion: Commissioner Fuller moved to approve C-33-2016 subject to the two items listed in the staff report.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	No
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes

Majority – C-33-2016 – Approved

C-35-2016

Dent Master

2437 South 3270 West

M Zone

1.21 Acres

Brent Valdez with Dent Master is requesting a conditional use permit for an auto detailing business located at 2437 South 3270 West. The property is zoned M (manufacturing) and is classified as light manufacturing in the General Plan. Surrounding properties are also zoned M and are developed as industrial or commercial uses.

Included with this report is a letter from the applicant that describes the proposed business. In summary, the operation will include the detailing of trucks and cars for wholesale and retail customers within the building. No auto body or paint work will be done at this location.

The area directly south of the building was recently improved with recycled asphalt. To be used as parking, this area must be improved with concrete or asphalt. Public Works is requiring a drainage plan for this area and the parking lot to the south.

Staff Alternatives

1. Approval, subject to the following conditions:
 - The applicant must receive approval from all applicable agencies and City departments.
 - All detailing work shall be conducted within the building.

- No parts, inoperable vehicles or equipment shall be stored outside of the building.
- The parking area south of the building must be improved with asphalt or concrete.

2. Continuance, for reasons determined during the public hearing.

Applicant:

Brent Valdez
11303 South Alissa Meadow Drive
South Jordan, UT

Discussion: Commissioner Winters asked if customers will drop off their own vehicles or if they will be brought to the site by company personnel. Brent Valdez said most vehicles will be brought from their other location by employees or by transport truck. Brent Valdez reported a neighbor was concerned about trucks that errantly parked at the wrong location. He said that all trucks will unload in the parking lot.

Mike Knaras, 2440 South 3460 West, owns the business directly to the west; Intermountain Traffic Safety, Inc. Mike Knaras said as he left to attend this meeting there were large transport trucks parked on the street, completely blocking his business. His experience is that these transports pull in daily and stay in front of his business for up to three hours. The two businesses share a driveway. Sometimes trucks are double parked on both the west and east side of the street, leaving only very narrow access. Mike Knaras said vehicles are not being dropped off on their property, they are being dropped off on 3270 West. He presented several pictures of trucks parked on the side of the road along with a letter listing several concerns:

1. The current tenant parks large trucks in front of his business, often on both sides of the road to unload. This can take up to several hours if not more. The parked trucks completely block the front view of his business and make access difficult. He has spoken to truck drivers who say they have nowhere else to park.
2. Trucks parked on the side of the road create a safety issue for customers and employees trying to pull out onto 3200 West.
3. 3200 West is posted as a “no parking” zone.
4. Large trucks use that exit to leave the business, that is why the area is posted “no parking”. Trucks cannot exit north onto 3200 West.
5. The frequency of their trucks is detrimental to the operation of his business.
6. Why cannot trucks pull onto their property and unload their trucks there, or make it more accessible to do so?

In conclusion, Mike Knaras has no problem with another business operating as long as it does not interfere with the running of his own business. Commissioner Winters asked if parking is permitted on both sides of the street. Steve Pastorik answered yes, but loading or unloading on the street and blocking access is not allowed. Commissioner Lovato asked if the size of the parking lot is adequate for trucks to load and unload trucks there. Ryan Harris answered yes.

Mike Knaras said he has asked truck drivers why they park on the road, and they have said there is not enough room for their large trucks to pull into the property. Commissioner Matheson said truck movements into the parking lot appear to be difficult. Brent Valdez said trucks will pull in on the north side and exit on the south side. He will make sure there is no unloading or loading on the street at all and no blocking access.

Motion: Commissioner Fuller moved to approve C-35-2016 subject to the four items listed in the staff report, adding that no unloading or loading of vehicles will be permitted on the road, concrete barriers will be removed from the front of the property, and subject to review upon valid complaint.

Commissioner Matheson seconded the motion.

Vote:

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

Unanimous – C-35-2016 – Approved

C-36-2016

Jack-It, Inc.

1602 W 3500 S

C-2 Zone (0.64 acre site)

The applicant, Todd Thatcher of Jack-It, Inc., is requesting conditional use approval for an auto service and office/warehouse business at 1602 W 3500 S. The zoning for the property and surrounding area is C-2, General Commercial and C-3, Transitional Commercial. The West Valley City General Plan designation for this area is mixed use. Adjacent businesses include mainly retail and restaurant uses, as well as a hotel.

Jack-It, Inc. is a retail, wholesale, installation and e-commerce business that will operate out of a 13,000 square foot building. The business sells and installs aftermarket auto parts and accessories for light duty trucks, Jeeps and SUVs, such as bumpers winches, lights and suspension parts. The building, which previously housed Wallpaper Warehouse and a paint store, will be renovated, which includes removal of portions of the second floor area, to accommodate the new business. The applicant is also proposing to add three garage bay doors to the front of the building for the auto-related use. The warehouse space in the building is allowed as a conditional use in a C-2 Zone, so long as there is less than 50% interior storage. There will be just under 7,000 sq. ft. of non-warehouse space in the building, which includes office, installation, sales and customer service areas, and about 6,000 sq. ft. of warehousing, which includes a shipping and receiving area and a space for parts and inventory.

There are currently 33 parking stalls on the property. Based on the mix of uses, a minimum of thirty (30) stalls are required, which is broken down as follows: 3 for warehouse, 3 for retail, 9 for office and 15 for the five proposed service bays. The applicant was hoping to eliminate two parking stalls on the north end of the east side of the building for a shipping and receiving area, and all 9 stalls along the front of the building where the new garage doors will be installed. Three stalls can be eliminated, but the site would be deficient of parking beyond that. Staff feels that since the auto service component of this business, which is the installation of specialty aftermarket parts, is quite different from a windshield repair, oil change, or other similar auto use that has a high turnover of cars each day, that the applicant could keep the stalls in front of the garage doors striped and use this area as overflow parking when needed. Another alternative would be that the applicant decrease the number of service bays in the

building, which would reduce the total number of stalls required by three per bay. A third option would be for the applicant to enter into a shared parking agreement with a neighboring property owner, which could eliminate some of the required parking stalls on his site.

The applicant has indicated that they do not do any engine, transmission, body work or painting. All automotive work shall be done within the building and there will be no outside storage allowed on the property. The business operates Monday through Friday, 8 a.m. to 5 p.m., and Saturday from 9 a.m. to 3 p.m. There are 13 full-time employees and one part-time employee.

The site and landscaping is well maintained. There is currently only one tree in the parkstrip. 3500 South is a high image arterial road, and there should be one street tree every 30 feet, which would be three additional trees in this area. Some of the landscaping by the building will also be removed with the installation of the garage doors, but this should be kept to a minimum by only removing what is in front of the doors. Landscaping should remain to the sides of the garage doors. One additional tree should also be planted in the landscaped area behind the sidewalk to help compensate for the loss of landscaping in front of the garage doors.

Any signage for the business will need to comply with the West Valley City Sign Ordinance. There is an existing multi-tenant pole sign on the property. The sign is non-conforming, since the property is less than 10 acres. The code allows for face changes to non-conforming multi-tenant signs, however the property will only be occupied by a single tenant, so the pole sign will need to be removed. The applicant can replace it with a monument sign if he wants a ground sign on the property.

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.
3. Parking shall meet all requirements of Title 7 of the West Valley City Code.
4. Three street trees shall be added in the park strip, and one tree shall be added to the landscaped area behind the sidewalk.
5. The pole sign on the property shall be removed.
6. Any new signage shall meet all regulations contained in Title 11 of the West Valley City Code.
7. All requirements of affected departments and agencies must be met.

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

Applicant:

Todd Thatcher, Jack-It, Inc.
1800 West 3500 South
West Valley City, UT

Discussion: Todd Thatcher said he is looking to move his business in order to obtain more warehouse space. Parking for the property was discussed. 30 parking spaces are required, and the applicant is hoping to reduce that to 22. Todd Thatcher has talked to his neighbors about shared parking, but they have not come to an agreement yet. Commissioner Matheson suggested

an area where one or two additional parking spaces may be placed. Commissioner Lovato asked if the parking requirement may be reduced if not that many parking spaces are needed. Steve Pastorik said City ordinance does allow a reduction in parking spaces as long as information is provided showing that the parking needs for the business are unique and less than what the ordinance requires. Todd Thatcher said he will be happy to provide numbers of how many vehicles he usually sees going in and out of his business.

Commissioner Winters asked about parking stripes being placed in front of the bay doors. Are they really usable? Commissioner Lovato said parking there is a little more long term, and parking in front of the bay doors should not be a problem. The owner will have keys to the cars in case they need to be moved.

Rasoul Gassmepour, 2025 West 3500 South, West Valley City, owns property west of this project. He is not opposed to this application, but is concerned about how parking and traffic will affect his business.

Todd Thatcher said about 60% of his business is wholesale, 20% is e-commerce, and 20% is retail and installation. There is usually not a lot of traffic going in and out of his business. Todd Thatcher hopes to get a parking agreement for the area behind the shipping bay to the north. This would allow about ten more parking spaces for his employees, freeing the space in front to make parking a non-issue. Commissioner Meaders asked how many delivery trucks are expected. Todd Thatcher said usually one per day.

Motion: Commissioner Winters moved to approve C-36-2016 subject to the seven items listed in the staff report.

Commissioner Lovato seconded the motion.

Roll call vote:

Commissioner Lovato	Yes
Commissioner Matheson	No
Commissioner McEwen	Yes
Chair Meaders	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes

Unanimous – C-36-2016 – Approved

C-37-2016

Pioneer Center

2665 South Redwood Road

C-2 Zone (.74 Acres)

The applicant, Midland Enterprises, is requesting a conditional use for a retail/auto repair center at 2665 South Redwood Road. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as Mixed Use. The surrounding zones include Manufacturing and RM to the west, manufacturing to the south and R-1-6 to the east and north. The surrounding uses include office/warehouse and Redwood Elementary to the west, retail to the south and single family residential to the east and north.

This property is currently vacant and the applicant proposes to construct a 10,352 square foot multi-tenant building. The building will be constructed of masonry block with split face block details and metal awnings above the windows. The building design must comply with the Commercial Design Standards.

The building will consist of 6 retail spaces and 3 auto service uses with no more than 1 service bay per unit. This tenant mix requires 32 parking spaces as illustrated on the site plan.

The property has frontage along Redwood Road, which is a High Image Arterial. Therefore, the frontage must be improved according to the standards set forth in title 7-13 of the WVC Municipal Code which include a 15' landscaped berm, a 10' sidewalk and a 5' landscaped strip with site lighting.

Additional landscaping has been added throughout the site to comply with the required setbacks adjacent to residential and the required parking lot landscaping. These setbacks shall consist of one tree every 30' and at least 50% live plant material. The overall minimum required landscaping is 13.5% and they have provided 22%.

Access to the site will be provided on the south side of the property. There is a pedestrian overpass that restricts vehicular access to Redwood Road on the north side of this parcel along Malvern Street, therefore no vehicular access shall be provided to this development on the north side of the site.

The applicant has indicated that there will be wall signage identifying the businesses as well as a monument sign. All signage shall meet the standards set forth in Title 11 of the WVC Municipal Code.

There is a dumpster proposed for the site. The location must comply with 7-2-123 and be located at least 20' from the adjacent residential zone boundaries and must be located within a 6' tall masonry enclosure.

This property is adjacent to residential homes so a 6' masonry wall is also required along the east side of this property and the site lighting shall be installed so it does not negatively impact the adjacent residential uses.

Staff Alternatives:

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

1. The site shall be constructed per the approved plans.
2. There must be adequate parking on site for the proposed tenant mix.
3. The frontage shall be designed in accordance with chapter 7-13, Standards for Landscaping Along High Image Arterials.
4. The building on site must meet the Commercial Design Standards.
5. Dumpsters must be located within a 6' masonry enclosure per 7-2-123 of the WVC Municipal Code.
6. A 6' tall masonry wall, measured from parking lot grade, is required along the perimeter of the site adjacent to residential uses.
7. Lighting shall be installed per the approved lighting plan and shall not negatively impact the adjacent residential uses.

8. There shall be no vehicular access provided to this development along the north side of the site.
9. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
10. All requirements of affected departments and agencies must be met, including but not limited to WVC Public Works and UDOT.
11. This use is subject to review upon a valid complaint.

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

Applicant:

Rasoul Gassmepour
2025 West 3500 South
West Valley, UT

Discussion: Commissioner Matheson asked if firewalls are required between tenants. Jody Knapp said it depends on the uses. Commissioner Matheson asked if this has been reviewed by the Fire Department. Jody Knapp said not yet, a full review of the building plans will be done after it goes through the Planning Commission.

Placement of the dumpster was discussed. The last tenant has a dumpster in front. Mr. Gassmepour stated that he doesn't have an option to put it elsewhere, so he discounts the unit.

Rasoul Gassmepour stated that no monument sign will be erected. Each individual tenant will apply for their own sign. There is space on each unit for signage.

Rasoul Gassmepour remarked this is a tough property to develop because there is a skywalk on one side. Sidewalks and storm drains have not yet been installed. Fred Cox, architect, said he is excited that the applicant has found a way to make this property work.

Rasoul Gassmepour said trucks usually come in very early in the morning, before tenants or pedestrians. He discounts the unit on the property that has the dumpster in front of it. He would rather do that than lose square footage of the building to make room for the dumpster.

Commissioner Matheson commented that automotive uses typically have noise associated with them, such as grinding and air compressors. He recommends the automotive uses have a firewall as a sound barrier for the tenants next to them. Brandon Hill said the conditions we propose with a conditional use are imposed to mitigate impacts of other surrounding properties, as opposed to uses that are within the site. If the applicant creates a situation that imposes a problem on his own site, that is his own problem.

Motion: Commissioner McEwen moved to approve C-37-2016 subject to the 11 items listed in the staff report.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Lovato Yes

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

Unanimous – C-37-2016 – Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from August 24 (Regular Meeting) **Approved**

Approval of Minutes from September 7, 2016 (Study Session) **Approved**

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

Brenda Turnblom, Administrative Assistant