



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 9, 2016

The meeting was called to order at 4:06 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 and Harold Woodruff

ABSENT

Latai Tupou and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Steve Pastorik, Greg Robinson, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were six people present in the audience.

C-46-2016
SealMaster Utah
6778 West SR-201 North Frontage Road M Zone (10 Acres)

The applicant, SealMaster Utah, is requesting a conditional use for pavement sealer manufacturing. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates light manufacturing uses for this area. The surrounding zone is agricultural to the west and manufacturing on the remaining sides. The surrounding uses include Rocky Mountain Storage to the east, vacant land to the west and north and the ARA Industrial Park to the south across UT-Hwy 201.

This site will be the location for a SealMaster business which manufactures and sells concrete and asphalt sealant along with sport court and roofing products, paint for striping parking lots, and the associate tools and equipment for those products. The site will also contain some administrative/sales offices and warehousing.

The property was originally developed by A-1 Auto Parts (C-6-03), which was a vehicle pick-and-pull/salvage yard type business. When the property was sold to the new tenant all of the vehicles that were stored on the property were removed and there is no longer any outside storage at this location.

There is an existing 13,000 sqft building on site and an additional 5,500 sqft building addition is planned for the north side of the building. The addition will be used for production purposes and will hold the mixer and delivery storage tanks. These tanks are used to compound/mix a water based sealer for asphalt surfaces which will then be sold on site. The tanks will contain basic materials such as clay, sand, asphalt, limestone and water.

There will also be three additional tanks installed outside the building on the west side of the new addition. Two of the tanks are heated and will be used for a liquid asphalt hot mix. They are between 17' and 20' tall. The third tank in the NW corner of the building is a dry tank silo for a powder dust limestone based material. The top of the tank, including the rails, etc. is approximately 50' tall. All of the tanks come pre-finished.

This lot has frontage on SR-201 so the requirements set forth in the Landscaping on High-Image Arterials (7-13) would be applicable. The landscaping along the frontage must include a minimum 20' wide buffer with a 3' berm and one tree planted for every

600 square feet of gross landscape area. The applicant has requested to eliminate the lawn requirement and replace that with a variety of decorative rock/cobble mulch and a mixture of shrubs, perennials and grasses to provide coverage of at least 50% live plant material. The setback area also contains a drainage swale. Currently, a storm drainage system is not available in this area so this swale must be maintained and kept free of weeds and is permitted to remain open at this time. Interior site landscaping includes planter areas along the perimeter of the parking lot and along the south side of the existing screening wall.

There is an existing pole sign on the property from the previous tenant. The site is 10 acres and is freeway oriented so one pole sign is permitted at this location. A building permit was issued in September 2016 for the face change in the sign. Wall signs are also proposed and will require a building permit for their installation as well.

At this time only about 1/3 of the property will be used. There are currently 72 parking stalls located on site and approximately 12% of the occupied portion of the property is landscaped (5% min. required for M zone). When the remaining portion of the site is further developed parking and landscaping will need to be re-evaluated as part of that application process but currently what is provided is sufficient for the current use.

Staff Alternatives:

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

1. Site design and building elevations must be constructed per the approved plans.
2. The landscaping along SR-201 North Frontage Road shall be improved in accordance with chapter 7-13, Standards for Landscaping Along High Image Arterials and shall include the following:
 - a) A 3' berm.
 - b) Lawn may be eliminated in this area if it is replaced with decorative rock/cobble.
 - c) Must have at least 50% live plant material coverage.
3. All parking, storage and maneuvering areas must be located on a hard surface of asphalt or concrete.
4. Signage shall meet the standards set forth in Title 11 of the West Valley City Municipal Code and a building permit must be obtained for all signage.
5. If a dumpster is located on site it must be within a 6' tall masonry enclosure.
6. Must have approval from all other affected departments and agencies.
7. Subject to review upon valid complaint.

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

Applicants:

Shawn Ormond, On Site Manager
6778 West 2100 South

Fred Cox, Architect
4466 Early Duke Street

West Valley City, UT 84128

West Valley City, UT 84120

Discussion: Fred Cox said the applicant will dress up the landscaping with two different colors of cobble. He explained SealMaster’s number one product is a water based seal that makes parking lots look new. SealMaster would like some flexibility on the 3’ berm requirement so that parts of their parking lot can remain visible from the street. Commissioners Matheson and Woodruff agree that some flexibility should be granted and that berm requirements can be worked out with City staff. Jody Knapp said berming will be required, but suggested that it doesn’t have to be continuous and could be reduced to a 2’ maximum height.

Fred Cox said the smaller storage tanks that SealMaster will be using probably won’t be visible from the street because of the height of the building. Shawn Ormond said the taller silo will be painted gray to match the building.

Motion: Commissioner McEwen moved to approve C-46-2016 subject to the seven conditions listed in the staff report with a minimum 2’ berm to be reviewed by staff.

Commissioner Woodruff seconded the motion.

Vote:

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| Commissioner Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner Matheson | Yes |
| Commissioner McEwen | Yes |
| Chair Meaders | Yes |
| Commissioner Woodruff | Yes |

Unanimous – C-46-2016 – Approved

C-47-2016

**Pyramid Auto Sales, Inc. 4565 W 3500 S
C-2 Zone (3.03-acre site)**

The applicant, Miguel Alpizar of Pyramid Auto Sales, Inc., is requesting conditional use approval for an auto sales and service business located at 4565 W 3500 S. The parcels included in this application are currently zoned C-2 and zoning for the surrounding parcels include C-2, General Commercial and R-1-8, Residential. The West Valley City General Plan designation for this site is general commercial. The adjacent businesses along 3500 South include mainly retail and auto sale uses, as well as West Valley City Park and West Valley Animal Shelter across the street.

General Site Information

The building, currently vacant, is owned by the Fraternal Order of Eagles, and has been a meeting place for that organization since 1974. Based on the submitted site plan, there are four sections to the existing building. The applicant intends to use the first section (the section closest to 3500 S.) and will also use the back section. The remaining sections are not intended to be used at this time. The front section will be used for office and sales floor area, while the back section will be used for auto repair and maintenance. The site plan lists “possible use of storage/parts/supplies” in the second section;

storage can be allowed in the C-2 Zone, with the provision that all storage must remain below 50% of the interior building space. No storage will be allowed outside of the building.

Building Modifications

The applicant is proposing to make minor modifications to the exterior of the building. These will include uncovering previously covered windows, adding larger windows to the front section, uncovering two overhead doors in the back section on the south side of the building, as well as general cleaning and painting of the building. Staff will be researching possible avenues for architectural improvements to the front façade of the building, and will update the Commission during the meeting.

Landscaping

The C-2 Zone requires a twenty-foot landscaped front setback, in which no parking or storage is allowed in the setback. The C-2 zone also requires 15% landscaping; based on the developed property this site is currently at 22% landscaping. The landscaping includes a pavilion, playground equipment and horseshoe pits, which the applicant intends to keep as is.

The condition of the landscaping for this development has not been maintained and is required to be brought into good repair. Removal of invasive trees, weeds over 6” inches tall, maintenance of the area between the building and the east property line, and pruning and maintenance of existing landscaping is needed to meet current standards.

Several landscaping improvements will be required by ordinance. A 20-foot landscaped front setback, which includes 50% of the area planted with grass and shade and/or large conifer trees is required. A minimum of one tree planted for each 600 square feet of the gross front setback area is also required. The twenty-foot setback area at the front of the property is not allowed to be used for parking, or display. This area shall be required to be landscaped as part landscaping requirements along 3500 South. The exterior perimeters of the parking and display area, which are adjacent to neighboring parcels and not adjacent to a street, require a minimum of a five-foot wide landscaping strip. 50% of these areas shall be planted with live plant material including trees at a minimum ratio of one tree per 300 square feet of gross landscape area. All areas will be required to have permanent underground irrigation. A PVC pipe, which may be for irrigation, runs along the front west side of the property line, on top of the asphalt. This pipe should be buried or removed, and should not remain visible.

A wooden fence exists on the site. This fence has signs of previously being painted, and also shows signs of graffiti removal. Zoning ordinance states, “Where fencing has been previously painted and there are areas of chipping, peeling, scaling or missing paint equal to or greater than 20% of the fence surface, then the surface must be repainted or stripped of all paint.” (Section 7-2-118)

Parking and Display Area

The site plan designates twenty-eight (28) stalls for customer and staff parking, which is adequate for the listed uses. Based on the mix of uses, a minimum of thirteen (13) stalls are required, which is broken down as follows: 1.5 for warehouse (if storage is used), 5 for auto sales, and 6 for the two service bays.

The majority of the parking area is designated as display for vehicles. In order to use this area for display the parking surface will need to be maintained in accordance with City ordinance, and will be required to be repaired and resurfaced as well as having all stalls properly painted

Minor edits to the site plan should be made to ensure clarity of use and to avoid conflict in the future. The edits include the removal of display areas in the front setback, and the removal of conflicting terms from the site plan, as specified by staff.

The parking area is not allowed to be used for any other purposes than those dealing specifically with the purpose of parking and display of vehicles. Currently, what appears to be an RV dump exists at the rear of the site. This will be required to be properly removed and will not be allowed to be continued as a use for the site. The maintenance of vehicles will only be allowed in the designated areas, and will not be allowed in any of the parking and display areas.

A dumpster enclosure is shown on the site plan at the back of the developed property. This enclosure is required to screen the dumpsters from the main road and from the surrounding properties.

Signage

Any signage for the business will need to comply with the West Valley City Sign Ordinance. There is an existing monument sign on the property, which is non-conforming, since the sign is more than six (6') feet in height. This sign will be required to be removed or modified to meet the ordinance requirements. Any banner signs or non-conforming signs shall not be allowed as permanent signage, and will also be required to be removed.

Undeveloped Area

The fenced area at the rear of the property has not been improved. This unimproved area will be required to be maintained in accordance with city standards. The area also must be clear of any debris, vehicles, trailers and any other storage and must continue to remain unused until the appropriate approvals are secured and the required improvements have been made to this area.

Lighting Plan

With the change of use and the increased use of the site, a lighting plan is required to show adequate lighting for the site and to minimize light pollution. To protect adjacent residential uses, the undeveloped fenced area should minimize any light pollution onto adjacent parcels and consider limiting the time of operation.

Parcels

There are three parcels that make up this development, it may be an appropriate time to consolidate each of these into one parcel.

Staff Alternatives:

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

1. There shall be no outside storage of any kind.
2. Uniform repair and upkeep of the building is needed and shall be necessary, these repairs shall include but are not limited to: repair of the buildings south-east corner siding, the cleaning and

- painting of the building, uncovering existing windows, and adding larger windows to the front section of the building.
3. The asphalt within the 20-foot front setback and shall be removed and replaced with current landscaping requirements. This landscaping shall include 50% of the area planted with grass and shade and/or large conifer trees. The remaining 50% of the area may include, but not be limited to, vehicular access drives, specialty paving, street furniture, and outdoor seating areas. All landscaped areas shall include a permanent underground irrigation system.
 4. A minimum of three street trees, from the approved street tree list, shall be added to the front landscaped area with a maximum spacing of 30-feet.
 5. Exterior perimeters of the parking and display area, which are adjacent to neighboring parcels and not adjacent to a street, shall have a minimum of a five- foot wide landscaping strip, 50% of the area shall be planted with live plant material including trees at a minimum ratio of one tree per 300 square feet of gross landscape area.
 6. All existing landscaping shall be maintained, and shall be free of weeds and invasive tree species.
 7. The area between the building and the east property line shall be maintained. All invasive tree species and weeds shall be removed, and this area shall be allowed to use an inorganic landscape material, a minimum of four inches deep, without plantings.
 8. The existing PVC line, running on the surface of the pavement, along west property line shall be removed or buried.
 9. The wooden fence that runs east and west along the west property line shall be uniformly painted and maintained.
 10. All parking and display areas indicated on the site plan shall be repaired **and** repaved.
 11. There shall be no display areas or non-conforming signage allowed within the twenty (20') foot front setback.
 12. The applicant shall make all site plan edits as indicated on the redlined site plan by staff.
 13. The existing RV dump shall be properly removed or contained in accordance to conditions set by the appropriate departments and agencies.
 14. All automotive work shall only be conducted within the building and shall not be done outside.
 15. A dumpster enclosure shall be completed as shown on site plan.
 16. The current monument sign, shall be brought into conformance with all regulations contained in Title 11 of the West Valley City Code.
 17. All non-conforming temporary, and pavilion signage shall be removed.
 18. The rear fenced area shall be cleared of all debris, vehicles, and storage, and all weeds shall be maintained at a height less than six inches.
 19. The undeveloped area at the rear of the property will not be allowed to be used until properly improved.
 20. Conditional use approval is required prior to any improvements being made to the undeveloped area.
 21. An updated lighting plan shall be submitted. Lighting may need to be added or removed to meet city requirements.
 22. In order to protect the adjacent residential from any light pollution all lights in the undeveloped fenced area shall be off at night.
 23. All requirements of affected departments and agencies shall be met, including but not limited to West Valley City Public Works, West Valley Fire, UDOT, and Granger-Hunter Improvement District.

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

Applicant:

Miguel Alpizar
4565 West 3500 South
West Valley City, UT

Discussion: Commissioner Woodruff mentioned that the elevations are sketchy. Will they be brought before staff for materials review? Greg Robinson answered no, because it is an existing building, elevations most likely will not be reviewed by staff.

Commissioner Matheson asked if the islands that border the parking lot need to be landscaped. Greg Robinson answered that the islands are for display only and landscaping is not required.

Commissioner McEwen asked for a breakdown of what will be done for each phase. Miguel Alpizar said Phase I will be to remodel the first building and complete landscaping in preparation for opening for business. Phase II would be to remodel the middle building if business goes well. Commissioner Meaders asked Miguel Alpizar if he is aware of all of the staff conditions. Miguel Alpizar answered yes, he is prepared to improve the look of the buildings.

Motion: Commissioner McEwen moved to approve C-47-2016 subject to the 23 conditions listed in the staff report.

Commissioner Woodruff seconded the motion.

Vote:

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| Commissioner Fuller | Yes |
| Commissioner Lovato | Yes |
| Commissioner Matheson | Yes |
| Commissioner McEwen | Yes |
| Chair Meaders | Yes |
| Commissioner Woodruff | Yes |

Unanimous – C-47-2016 – Approved

Approval of Minutes from October 12, 2016 (Regular Meeting) **Approved**

Approval of Minutes from November 2, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:41 p.m.
Respectfully submitted,

Brenda Turnblom, Administrative Assistant