



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

May 25, 2016

The meeting was called to order at 4:03 p.m. by Chair Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

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

ABSENT

Latai Tupou and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Steve Lehman, Steve Pastorik, and Brenda Turnblom

ATTORNEY

Eric Bunderson

AUDIENCE

There were six (6) people present in the audience.

Z-7-2016

Ken Milne

3654 and 3664 South 6400 West

A to RE

1.38 acres

Ken Milne has requested a zone change on two parcels totaling 1.38 acres at 3654 and 3664 South 6400 West from A (agriculture, minimum lot size of ½ acre) to RE (residential estate). For reference, staff has included a copy of the RE Zone standards. A large portion of the surrounding property was rezoned to the RE Zone on 17th of this month. The neighborhoods to the north and east are zoned R-1-8. The property is surrounded largely by single family homes to the north and east and agricultural ground to the west and south. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property, together with the Newton property that was just rezoned, being subdivided into 61 lots plus a 1 acre park yielding a density of 2.3 units/acre. As a reminder, a concept plan is included to give the 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, topography and utilities have not been accounted for. For this reason, concept plans are subject to change. The parcel on 6400 West includes a home that, according to the County Assessor, was built in 1895. This home will likely remain.

Development Agreement

A development agreement is required for this project. 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.”

The applicant has proposed that the same development agreement approved for the Newton property be used for the subject property with one amendment. On the north portion of the property along 6400 West, the total frontage is about 179'. Given the minimum lot width of 100', the applicant is requesting a lot width reduction to 80' to allow for two lots fronting on 6400 West.

Staff Alternatives:

Approval of the zone change to RE subject to a development agreement that includes the standards proposed by the applicant including a lot width reduction for two lots along 6400 West to 80'.

Continuance, for other reasons determined at the public hearing.

Applicant:

Ken Milne
13037 South Galloway Cove
Riverton, Utah

Discussion: Commissioner Matheson asked if the home located on the property is on a historic register. Ken Milne said it is not. He wants to upgrade the home to use as a sales office, then later sell it as a home.

Motion: Commissioner Fuller moved to approve Z-7-2016.

Commissioner Lovato seconded the motion.

Roll call vote:

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

Unanimous – Z-7-2016 – Approved

ZT-08-2016

West Valley City

This is a proposed amendment to Section 7-1-103 of the West Valley City Municipal Code regarding a definition for patio covers.

Issues:

On April 19, 2016 the West Valley City Council approved a text amendment for setback exceptions for attached patio covers. Upon approval of that amendment the Council directed staff to prepare a definition of patio covers. Therefore, staff proposes the following definition be added to the City Code:

Patio Cover: A single-story shade structure covering a patio or deck area, consisting of a solid or open roof and structural supports, attached to or detached from the primary dwelling which is used only for recreational, outdoor purposes and not as a carport, garage, storage room or habitable living space.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing.

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

Denial, the current Ordinance requirements are adequate.

Discussion: Commissioner Meaders asked where the patio definition will be added. Jody Knapp answered that it will be added to the definition section of the code.

Motion: Commissioner Woodruff moved to approve ZT-8-2016.

Commissioner Matheson seconded the motion.

Roll call vote:

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

Unanimous – ZT-8-2016 – Approved

S-11-2016

JMYL West Valley Subdivision

1770 West 4100 South

C-2 Zone

9 Lots

13.5 Acres

BACKGROUND:

Jake Tate, representing the property owner, is requesting preliminary and final plat approval for the JMYL West Valley Subdivision. The subject property is located on the northwest corner of 4100 South and Redwood Road. At the present time, Kmart occupies the majority of the property with three ancillary uses at the southwest corner of the property.

ISSUES:

The proposed subdivision is being requested as part of an overall redevelopment project consisting of 13.5 acres. The proposed subdivision will consist of 9 commercial lots on 13.5 acres. The majority of lots within the subdivision will have access to Redwood Road and 4100 South. For those lots that lack dedicated frontage, internal cross access and parking easements will be needed.

Lots range in size from .5 acres to 6.8 acres. All lots meet the area requirements of the C-2 zone. Although the C-2 zone does not have frontage requirements, each lot has sufficient size and adequate frontage to be developed successfully.

Access will be gained by Redwood Road and 4100 South. Both streets have been dedicated to their full right-of-way width. As development occurs on those lots fronting these streets, various public improvements may need to be replaced or repaired if broken or found inadequate to service their intended purpose. These will be more fully addressed through the conditional use application.

There are three lots with frontage along Redwood Road. As this road is controlled by the Utah Department of Transportation, the developer will need to coordinate new access points. The future CVS store at the southeast corner has an existing access on Redwood Road at the present time. Staff believes that there will be separation requirements between accesses, but at this point, we do not have this information.

Located at the southwest corner of the subdivision and adjacent to lots 8 and 9, is the North Jordan Canal. It appears that this canal is located within the boundary of the subdivision. City ordinance requires that this portion of the canal be piped as part of the subdivision development.

The subdivision plat will be the mechanism to divide property and to create cross access and parking easements. It will also show any easement of record which will need to be taken into account when redeveloping this site. The redevelopment project will come back to the Planning Commission for a conditional use permit at a later date. Topics such as land use, building location, architecture and landscaping will be addressed as part of that process.

STAFF ALTERNATIVES:

1. Approve the JMYL West Valley Subdivision subject to a resolution of staff and agency comments.
2. Continue the application in order for the developer to address the Planning Commission's concerns.

Applicant:

Jake Tate from Anderson, Wallin, and Assoc.
2010 North Redwood Road
Salt Lake City, UT

Discussion: Jake Tate said if the canal is located on the property, the developer is willing to pipe it. If the canal is not on the property, it will be left as is. The users of the three existing buildings intend to stay and their long term leases will be honored. The developer's intent is to leave the three existing properties as they are (excluding Kmart) and redevelop the rest of the parcels surrounding them.

Terry Jones, 4045 South 1950 West, said the canal runs behind his back yard. He asked if there will be a sound wall separating the commercial area from the residential area. Jake Tate responded that City Code requires a 6' masonry wall be put in place with the development.

Terry Jones said the existing bar is a nuisance to the neighborhood. He complained about the noise associated with the bar. He asked when the lease is up for the bar and whether it will be renewed. Jake Tate said the property owner will honor the lease as long as it is valid. Jake Tate said he is not the property owner, and he does not know if the lease will be renewed.

Terry Jones asked if there is a use in mind for the large lot labeled Lot #1. Steve Lehman said the existing Kmart building located on lot #1 will be redeveloped. The developer has the option of retaining and renovating the building. However, per City Ordinance there can be no more than three different uses inside the shell of the building. The Kmart building could also be demolished and rebuilt. Terry Jones asked if there is a possibility that the Kmart will remain. Steve Lehman does not believe that use will continue.

Motion: Commissioner McEwen moved to approve S-11-2016.

Commissioner Lovato seconded the motion.

Roll call vote:

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

Unanimous – S-11-2016 – Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from March 23, 2016 (Regular Meeting) **Approved**

Approval of Minutes from April 27, 2016 (Study Session) **Approved**

Approval of Minutes from May 18, 2016 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:20 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant