



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

January 25, 2017

The meeting was called to order at 4:00 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, Clover Meaders, and Harold Woodruff

ABSENT

Jack Matheson and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Greg Robinson, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Adrienne Bossi and Brandon Hill

AUDIENCE

There were 3 people present in the audience.

M-1-2017
Zions Bank
2956 West 3500 South
C-2 Zone
0.79 Acres

Zions Bank has requested setback reductions through a development agreement for a new bank branch proposed at 2956 West 3500 South. The existing fast food restaurant on the property will be demolished. The property is zoned C-2 (general commercial) and is classified as retail and office in the General Plan. Surrounding properties are also zoned C-2 to the west, CC (City Center) to the east and south and R-1-6 (single family residential, minimum lot size 6,000 sq. ft.) to the north. A bank is a permitted use in the C-2 Zone.

The C-2 Zone includes the following provision: "Setbacks may be reduced or increased as negotiated in a development agreement through the Planning Commission and City Council." Included with this report is a letter from Zions Bank requesting three reductions to the setbacks. Also included is a site plan showing the proposed layout for the new bank branch assuming the setback reductions are approved along with renderings of the proposed building.

Staff is supportive of the requested setback reductions for the following reasons:

- The property to the east and south is zoned City Center (CC). The CC Zone allows buildings to be built at the property line. The Granger Medical building that will be built across the street on the south side of 3500 South will be built close to the front property line.
- The property has very limited depth that in part is a result of the widening that occurred on 3500 South. At the shallowest point, the property is approximately 112' deep. Prior to the road widening along 3500 South that occurred in the late 2000s, the property was approximately 128' deep.
- Other nearby buildings are also very close to the front property line because of the widening that occurred on 3500 South. The two buildings directly to the west are about 5' from the property line.
- Allowing a reduced setback allows the building to be placed near the corner which is preferred by staff.
- The overall amount of landscaping proposed exceeds the ordinance. The C-2 Zone requires 15% of the site to be landscaped and the proposed site plan shows 28% landscaping.
- The parking will still meet the front setback.
- Most of the building will meet the setback along the east side of the property.
- Only the eastern portion of the property includes the 5' setback next to residential. This is more than what exists now.
- The setback reductions facilitate the redevelopment of the property. Currently, there is no landscaping along the east property line and along most of the south property. The proposed site plan includes much more landscaping that what exists now.
- Without the front and rear setback reductions, there would be no room for handicapped accessible parking adjacent to the building.

Staff Alternatives

1. Approval
2. Continuance, for reasons determined during the Planning Commission meeting.

Applicant:

Jay Lems, Prescott Muir Architects
171 West Pierpoint Ave
Salt Lake City, UT 84101

Discussion: Commissioner Fuller is concerned that if there is a line of cars waiting to get through the drive through, it may be difficult to enter the property. He asked if the dumpster area could be moved to make more room for cued cars. Steve Pastorik said there is a 20' setback requirement between a dumpster and a residential boundary. Jay Lems said the dumpster is 24' from the back of the property line. There will be two lanes of traffic through the drive through with room for four cued cars, which typically has not created problems for a Zions Bank. There is a tandem configuration of vacuum terminal stations in the south lane to service two customers at once. The north lane has one vacuum terminal and one ATM. This will help to facilitate traffic flow.

Motion: Commissioner Lovato moved to approve M-1-2017.

Commissioner Fuller seconded the motion.

Vote:

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

Unanimous – M-1-2017 – Approved

C-01-2017

Come See & Make Offer

2698 S Redwood Rd. Unit H

M Zone (2080 total square feet)

The applicant, Jhony Astuhuaman, representing Come See & Make Offer, requests a conditional use for auto sales at 2698 S Redwood Rd. This site is located in the Manufacturing Zone, and auto sales is a conditional use in this zone. The surrounding uses include Redwood Elementary School to the north, commercial development across Redwood Road to the east, commercial and office uses to the south and light industrial to the west. The General Plan designated this area as Commercial/Light Manufacturing.

The site was developed in 1999 as part of the Business Village West Commercial Condominiums. An active condominium owner's association maintains the entire property. The landscaping on the site is as per plan and is well maintained.

Come See & Make Offer is an indoor auto sales business with 2 years of experience in the auto industry. Sales will be over the internet, or through consignment, and by appointment only. Inventory will consist of; 2-4 vehicles which will be stored inside the building, and 2 cars which may be used by the owners and parked in the 5 parking stalls dedicated for the businesses use.

The applicant intends to occupy unit H in the west building. The space is 2,000 square feet. The east part of the unit will be used as an office and is 600 square feet. The west part of the unit will be used to store the vehicles and is 1,400 square feet.

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 auto sales. This approval is for unit H.
2. There shall be no outside storage of any kind. All vehicles must be stored inside the warehouse.
3. The site shall be well-maintained and free of garbage or trash.
4. Parking shall conform to the City Ordinance.
5. All signage shall comply with the regulations contained in Title 11 of the West Valley City Code, including all temporary signs.
6. All requirements of affected departments and agencies must be met.
7. This use is subject to review upon a valid complaint.

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

Motion: Commissioner McEwen moved to approve C-1-2017 subject to the seven conditions listed in the staff report.

Commissioner Lovato seconded the motion.

Vote:

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

Unanimous – C-1-2017 – Approved

Approval of Minutes from January 11, 2017 (Regular Meeting) **Approved**

Approval of Minutes from January 18, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:10 p.m.
Respectfully submitted,

Brenda Turnblom, Administrative Assistant