



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**February 8, 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**

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

**ABSENT**

Martell Winters and Harold Woodruff

**WEST VALLEY CITY PLANNING DIVISION STAFF**

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

**WEST VALLEY CITY LEGAL DEPARTMENT**

Brandon Hill

**AUDIENCE**

There were 8 people present in the audience.

**S-1-2017**

**CVS West Valley Plaza Subdivision – Amending Lots 1 and 2**

**3200 West 3500 South**

**C-2 Zone**

**2 Lots**

**2.8 Acres**

**BACKGROUND**

Utah CVS Pharmacy LLC, is requesting an amendment to lots 1 and 2 of the CVS West Valley Plaza Subdivision. This plat was recorded with the Salt Lake County Recorder’s Office in March 2015. The subdivision plat was recorded to create two lots for retail uses. The CVS Pharmacy is located on lot 1 and a future Auto Zone will be located on lot 2.

**ISSUES:**

During the construction of the CVS Pharmacy building, the water line extending from 3200 West was positioned just south of the property on which the building was being constructed. Due to both lots being in the ownership of Utah CVS Pharmacy LLC, this was not a problem. However, with the pending development of lot 2, Granger Hunter Improvement District is requesting that the water line serving the CVS pharmacy be located on the property where the building is located.

According to the amended plat, the north property line separating lots 1 and 2 will be moved approximately 18 feet to the south. This location will allow the water line to be fully located within the CVS pharmacy lot. All other property lines and conditions of approval related to the original subdivision plat will remain in place.

**STAFF ALTERNATIVES:**

1. Approve the amendment of the CVS West Valley Plaza Subdivision subject to a resolution of staff and agency comments.
2. Continue the application to address concerns raised during the Planning Commission hearing.

**Applicant:**

Leslie Morton  
4179 Riverboat Road, Suite 200  
Salt Lake City, UT 84123

**Motion:** Commissioner Lovato moved to approve S-1-2017.

Commissioner Matheson seconded the motion.

**Vote:**

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes

Chair Meaders Yes

**Unanimous – S-1-2017 – Approved**

**SV-1-2017  
2700 West Partial Street Vacation  
2163 South 2700 West**

**BACKGROUND**

The West Valley City Engineering Division is requesting a partial street vacation for 2700 West at approximately 2163 South. The purpose for the street vacation is resolve an awkward street transition at the north end of 2700 West.

The right-of-way to be vacated was platted in 1895 in a subdivision known as Asbury Park Addition. The street width illustrated on the original subdivision plat is 132 feet in width. Staff is unsure why such a large right-of-way was platted, but over the years, the City has vacated various sections of this street to a more standard half width of 50-feet.

The right-of-way to be vacated is located at the northern end of 2700 West. This street transitions at the northern end by veering off toward the northwest, essentially becoming the south frontage road along the Highway 201. When this transition took place, a uniquely shaped property was created. Access to the Kenworth property also comes off 2700 West at this location, but at a perpendicular angle to the street and north of the uniquely shaped property.

The property owner of Artisan Granite and Marble is proposing to develop the remainder of his property. His property is located immediately to the east of the uniquely shaped property. During discussions with staff about this pending development, a decision was made to vacate the right-of-way which will allow landscaping on that portion of property located within the original right-of-way. This will also create a more pleasing street scene as improvements to the area including curb, gutter, sidewalk and landscaping will be installed.

According to City Ordinance, streets and/or alley vacations shall be reviewed by the Planning Commission with a recommendation to the City Council.

**RECOMMENDATION**

1. Approval of the street vacation as requested.
2. Continue the application due to issues raised at the public hearing.

**Applicant:**

Carlos Hernandez  
11750 South Eureka Way  
South Jordan, UT 84095

**Discussion:** Commissioner Matheson mentioned that with a street vacation, usually half of the property goes to the property owner on one side and half goes to the owner on the other side. Steve Lehman said because all of the right of way contained within the area being discussed is

on the east portion of the roadway, all of the vacated property will go to Carlos Hernandez. Commissioner Matheson asked Carlos Hernandez if he plans to expand his quartz and granite business. Carlos Hernandez answered no, but he does plan to develop the north side of his property by adding seven buildings that will be leased to small businesses.

Commissioner McEwen noted that curb and gutter already exist along 2700 South and asked how these changes will help alleviate the problem of cars driving off the road. Steve Lehman said the configuration of the curb, gutter, and sidewalk will be changed so the road has a more defined curve.

**Motion:** Commissioner Fuller moved to approve SV-1-2017.

Commissioner McEwen seconded the motion.

**Vote:**

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

**Unanimous – SV-1-2017 – Approved**

**ZT-1-2017**

**West Valley City**

**Reenact, recodify and renumber Title 7 (Zoning Ordinance)**

West Valley City staff is recommending a zoning ordinance amendment to reenact, recodify and renumber West Valley City’s zoning ordinance. The proposed ordinance would also make certain changes to the uses permitted in certain zones, amend certain procedural requirements, and amend provisions governing building and property design in various zones throughout the City. The proposed ordinance would also amend and clarify a variety of requirements governing the development and use of property, as well as the process for obtaining approvals.

At the time of incorporation back in 1980, the City essentially adopted the County’s zoning ordinance. Since that time the City’s zoning ordinance has been amended hundreds of times. As more and more edits were made, inconsistencies and repetition crept in. The effort to perform a thorough review of the entire code was made to make the code easier to navigate, easier to edit, more concise and consistent.

Specific revisions that have been made include:

- Deleting unused definitions and adding new definitions for land uses in the use tables
- Adding conditional use standards to address the types of issues that can be addressed with conditional use permits.
- Consolidating the permitted, conditional and prohibited uses into two tables (residential and commercial) for all zones.
- Consolidating standards like setbacks, height limits, lot widths and landscaping percentages into two tables (residential and commercial) for all zones.

- Consolidating generally applicable requirements like landscaping, maintenance and screening.
- Limiting the content of specific zones to those standards that are unique to the particular zone.
- Creating a new chapter for use specific regulations and adding regulations for uses that routinely have conditions placed on them.
- Increasing the number of shrubs required, adding minimum plant sizes and requiring the replacement of landscaping on high image arterials.
- Simplifying the subdivision review process by having final plats be reviewed by the City Council only.
- Correcting typos, capitalizing defined terms, cleaning up poorly worded language and deleted wording like “should” or “encourage”.

**Staff Alternatives:**

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

**Discussion:** Chair Meaders said this Title 7 amendment has been a tremendous undertaking and thanked City staff for their great work.

Commissioner Lovato asked how adaptable Title 7 is to new and emergent technologies, for instance; a drone delivery service. Steve Pastorik said if a conditional use is unique enough to warrant different regulations, it would be easy to add a definition for a new use and add that use to a table showing where it would be allowed. Use-specific regulations could also be added.

Commissioner Matheson mentioned that LED lighting will affect signage within the City. Steve Pastorik noted that digital monument and pole signs are another example of evolving technology. Steve Pastorik said as industry evolves, the City must evolve with it. Brandon Hill said the way people submit plans to the City has also changed.

Commissioner Lovato asked how the Title 7 amendment process will take place in the future. Brandon Hill said this is the first time we have done a holistic review of Title 7. He estimated it will be many years before it is completely overhauled again. Steve Pastorik feels the new structure of Title 7 lends itself to revisions more easily than the old version.

**Motion:** Commissioner McEwen moved to approve ZT-1-2017.

Commissioner Lovato seconded the motion.

**Vote:**

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

**Unanimous – ZT-1-2017 – Approved**

Approval of Minutes from January 25, 2017 (Regular Meeting) **Approved**

Approval of Minutes from February 1, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:29 p.m.  
Respectfully submitted,

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Brenda Turnblom, Administrative Assistant