



**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**March 22, 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**

Mathew Lovato, David McEwen, Clover Meaders, and Harold Woodruff

**ABSENT**

Brent Fuller and Martell Winters

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Lee Logston, Steve Pastorik, and Brenda Turnblom

**WEST VALLEY CITY LEGAL DEPARTMENT**

Adrienne Bossi

**AUDIENCE**

There were 22 people present in the audience.

**GP-1-2017**  
**West Valley City**  
**Hunter Town Center Vision**

City staff is requesting an amendment to the City's General Plan to replace the Hunter Town Center Small Area Plan adopted in 2010 with the Hunter Town Center Vision. The Hunter Town Center Vision addresses future land use for all four quadrants of the intersection of 3500 South and 5600 West.

The planning effort for the original Hunter Town Center Small Area Plan began in the later part of 2008. Since that time much has changed. The deep recession has ended. Significant new commercial and residential growth has occurred to the north along 5600 West. UDOT has developed more detailed plans for and has commenced property acquisition and construction on the Mountain View Corridor. Some of the existing buildings in the northwest quadrant of 3500 South 5600 West have been remodeled and include new tenants. Kmart has closed.

Given these changes, the City initiated an update to the Hunter Town Center Plan by retaining Lewis Young Robertson and Burningham to conduct a market study and Civil Solutions Group (CSG) to prepare the plan update. The market study conducted by Lewis Young addresses the demand for new retail, office, hospitality and residential. The Hunter Town Center Vision prepared by CSG together with City staff incorporates the findings from the market study and provides future land use recommendations as well as suggestions for improvements.

**Document Summary**

The Hunter Town Center Vision, which is attached, was prepared primarily by CSG with several revisions made by staff. The Plan is divided into five sections: Introduction, Understanding the Site, Market Demand, Guiding Plan Concepts, and Place Making Principles. The Introduction provides a brief historical background. The Understanding the Site Section describes existing conditions including existing land use, building age, land value, recreational opportunities, and transportation. The Market Demand Section provides a brief summary of the market study. The Guiding Plan Concepts Section includes the future land use map as well as specific recommendations for each quadrant. The Place Making Principles Section addresses how to make the area a recognizable place through things like activities, streets, public spaces, buildings, open space/parks, landscaping, signs, and uses.

In staff's view, the most significant changes proposed to the previous plan are:

- A reduction in the amount of multi-family residential. The previous plan included multi-family residential mixed with other uses as an option on all four quadrants. The updated plan suggests multi-family residential only in the southeast quadrant. This change was made for several reasons. The restaurants on the northeast corner are doing well and are unlikely to change. The property on the southwest is relatively small and will front on 3500 S, 5600 W and the Mountain View Corridor making it not ideal for residential use.
- An expansion of the potential commercial use on the southwest. Given the property impacts from the planned widening on 3500 S and 5600 W and the relatively small size of the existing commercial properties, the future land use of commercial shown on this corner was expanded to make possible more commercial uses. It is important to note that the City does not plan on rezoning existing homes to commercial. The proposed change to the plan simply means that the City would encourage but not require future commercial use in this area.
- A change to office and educational uses in the north part of the northwest quadrant. Given the limited demand for new retail use and the future need for more educational use as indicated in Salt Lake Community College planning, not all of the northwest quadrant is planned for retail use.

CSG was also tasked with preparing new zoning for the Hunter Town Center area. This task is underway and will be presented to the Planning Commission shortly. The purpose for the new zoning is help to implement the Hunter Town Center Vision. For comparison, a similar process was done for Fairbourne Station (formerly known as City Center). The City first adopted the City Center Vision and then followed up with the City Center Zone.

**Staff Alternatives:**

1. Approval of the Hunter Town Center Vision as submitted.
2. Approval of the Hunter Town Center Vision subject to revisions as determined in the public hearing.
3. Continuance, for reasons determined at the public hearing.

**Discussion:** Gary White owns property along 3500 South and 5600 West, near the vacated Blockbuster building. He is concerned that new UDOT developments will funnel traffic to 5600 West and 3500 South, creating problems. He is also concerned about access to the 7-Eleven.

Steve Pastorik said 3500 South, 5600 West, and Mountain View Corridor are all UDOT facilities. Knowing UDOT is making improvements to these roads, the City is planning accordingly. Chair Meaders said this discussion is about the plan surrounding the UDOT improvements, not the roads themselves.

Kevin Anderson, 110 South Regence Street, SLC, represents the vacant Kmart property located on the northwest quadrant of the intersection. Kevin Anderson said Kmart owners were not aware of the moratorium in effect on their property and didn't receive notice of the public hearing. He questioned whether the notification process has complied with City code and State statutes.

Concerning the commercial properties listed in the Hunter Town Center Vision (HTCV), Kevin Anderson said the plan seems to be picking winners and losers. The Kmart property currently enjoys commercial use opportunities. The land use map in the HTCVC seems to have singled out the Kmart property for a change in zoning, limiting the property to office or educational uses. Kevin Anderson said removing commercial zoning for the Kmart property will substantially limit their rights and will diminish the value of the improvements that have been made on the property, as well as the underlying real estate value.

Kevin Anderson reported that Kmart recently discovered the existence of the moratorium when a potential purchaser informed them the moratorium prevents the sale of their property. He stated that the moratorium impacts constitutional rights to sell or buy property. The moratorium may impact negotiations regarding the sale of the Kmart property. He believes the C-2 zoning currently in place should be continued, and the marketplace should decide how the property will be used and developed in the future.

Kevin Anderson asked if a developer has been identified to redevelop this area. Steve Pastorik answered that the City is not working with a particular developer for this area.

Kevin Anderson said the HTCVC is unfair, unbalanced, and takes away significant zoning rights. It ignores the substantial investment Kmart has in buildings and improvements and the general

value of the underlying property. For these reasons Kmart stands firmly opposed to the proposed General Plan change.

Steve Pastorik responded that in regards to noticing for the moratorium and the General Plan change, the City notices the owner of record. Owner information comes from the County and is where the Salt Lake County property tax notice goes. The limitations the moratorium imposes are on land use applications like building permits and conditional use permits. The moratorium that the City Council adopted does not and cannot limit the sale of property. The document before the Planning Commission is an amendment to the City's General Plan, not zoning. Though this plan recommends a change in property uses, the plan does not change the zoning. The zoning on the Kmart property is still commercial zoning, even if this plan is adopted. There may be changes in zoning as a result of the plan, but that will be a separate action with a separate public hearing and separate noticing. The HTCVC does not actually change the zoning of the Kmart property.

Commissioner Woodruff, referring to the Kmart property, asked Steve Pastorik if he thinks the City will immediately follow up by changing zoning in accordance with the HTCVC. Steve Pastorik responded that the City is considering rezoning the areas in the HTCVC as a result of the market study.

Kevin Anderson asked if the General Plan is the guiding document in terms of zone changes. He asked if it is discouraged to have zoning inconsistent with the General Plan. Steve Pastorik answered it is encouraged to have zoning match with the General Plan, but it is not required.

Ray Buckner, 3650 South 5600 West, asked about a new road shown on the plan. Steve Pastorik answered that a road will enhance traffic circulation to the future residential area, but is not essential.

Colleen Johnson, 5660 West 3570 South, asked how the HTCVC will affect 3570 South. Steve Pastorik said Mountain View Corridor (MVC) will eventually become a full freeway, however, the initial build will not be. With the extension of MVC, 3500 South will be widened, which will impact the properties that front 3500 South. 5600 West will also be widened. Considering its proximity to the new road improvements, this area could be redeveloped as commercial. However, that is contingent upon a developer or private land owner assembling and purchasing the property for that option.

Terri Mills, 5890 West 3500 South, said she has seen several hotels become apartments in the area. She does not want to see more hotels here because this area is not a vacation stay.

Terri Mills noted that we are seeing an increasing number of traffic accidents caused by people using cell phones while driving. She hopes safety and acoustics are priorities as the setbacks along 3500 South and 5600 West are put in place.

Terri Mills hopes that xeriscaping will include flowering, drought tolerant bushes, not just rocks. If fruit trees are considered in the landscaping, their upkeep will need to be planned. Fruit trees are messy and require a lot of pruning.

Terri Mills is concerned that bright lighting and/or too many signs will detract from the atmosphere. She asked that emergency access also be considered as the area is developed.

Alex Winder, 10757 South Riverfront Parkway, South Jordan, owns five acres of property west of the Kmart property. He hopes he can work with the City and Kmart to figure out what can be done with his property.

Commissioner Lovato acknowledged that once MVC is extended and 3500 South and 5600 West are widened, changes to the surrounding area will be necessary and he supports the HTCVC.

Commissioner Woodruff said the conclusions of the HTCVC are a result of a market study that was done on this area. Based on the fact that there is already quite a bit of commercial in the area north of the HTCVC, the market study could not justify the amount of commercial already in the HTCVC area be continued in the future. He believes this issue is what drove the suggested rezoning of the Kmart property. Steve Pastorik agrees this certainly was a consideration.

Commissioner McEwen said we are lucky to be in a City with the foresight to do studies and have a vision for the future. He appreciates the community being willing to learn more and understand what is being presented and sharing their opinions and concerns. He supports the HTCVC as well.

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

Commissioner Lovato seconded the motion.

**Roll Call Vote:**

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

**Unanimous – GP-1-2017**

Approval of Minutes from February 8, 2017 (Regular Meeting) **Continued**

Approval of Minutes from March 8, 2017 (Regular Meeting) **Continued**

Approval of Minutes from March 15, 2017 (Study Session) **Continued**

There being no further business, the meeting adjourned at 4:47 p.m.  
Respectfully submitted,

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Brenda Turnblom, Administrative Assistant