



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

April 26, 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, Mathew Lovato, Clover Meaders, and Cindy Wood

ABSENT

David McEwen and Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Lee Logston, Jody Knapp, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were 4 people present in the audience.

C-8-2017

**Chris and Dick's Warehouse Addition 1499 West 3500 South
M Zone (3.37Acres)**

The applicant, Utah Commercial Contractors representing Chris and Dick's, is requesting a conditional use amendment for a warehouse addition at 1499 West 3500 South. The zoning for this area is M, Manufacturing. The West Valley City General Plan designates this area as Mixed Use. The surrounding zones include Manufacturing and R-1-6 to the east, Manufacturing to the south and west and C-3 to the north. The surrounding uses include the existing Chris and Dicks operation to the north and south, a retail shopping center (Super Saver) to the west and single family residential and manufacturing (Dura Crete) to the east.

The Chris and Dick's business has been operating from this location since the early 1970's. At this time, they would like to expand their warehouse space and add an additional 14,500 sqft building in-between two existing buildings on site. The building will be constructed of metal with a CMU wainscot on the east and west sides. The overall building design is not required to meet the Commercial Design Standards however, the front façade that faces west towards the retail center, will be faced with a flat metal panel with a stucco face so it is more compatible with the adjacent retail center.

The west façade also includes several large overhead doors for trucks. The parking area adjacent to the loading docks will be redesigned to provide an efficient and safe travel area for cars and trucks. This will include relocation of a fire hydrant and landscape island. This final design will be included in the site plan drawings submitted with the building permit application.

There is also an overhead door located on the northeast corner of the new building. This door will be a temporary access to the existing CMU building located to the south of the new addition. The construction of the new building and loading docks will restrict access to this existing building so during construction this will provide access. Loading docks must be a minimum of 100' from residential uses/zones [§7-6-307(3)] so the doorway will be removed after the construction is complete, prior to release of the bond.

The overall property has frontage along 3500 South, which is a High Image Arterial. The frontage has been improved according to the standards set forth in Title 7-10 of the WVC Municipal Code which includes a 15' landscaped berm, a 10' sidewalk and a 5' landscaped strip with site lighting. Additional landscaping is also required in the setback area east of the new building which is adjacent to residential uses. However, this setback area also provides and access to some existing homes on the property. These uses may be redeveloped in the future but the access is necessary at this time. That access will be re-evaluated at the time the property use changes.

A 6' masonry wall is required when a commercial/industrial use is adjacent to a residential use. Since the residential neighborhood was constructed after the commercial/industrial use a vinyl fence was installed by that development and not a masonry wall. Therefore, staff feels it is appropriate at this time to install a section of masonry wall along the east boundary of the new addition adjacent to the first residential lot. The remaining wall sections will be evaluated at such time the commercial property redevelops further south.

Lighting is proposed on the front of the new building only and not on the back, which is directly adjacent to the neighboring residential uses. A lighting plan shall be submitted to verify compliance and all lighting will be installed so it does not negatively impact the adjacent residential uses.

Staff Alternatives:

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

1. The site shall be constructed per the approved plans.
2. There must be adequate parking on site for the proposed tenant mix.
3. The west facing façade of the new building shall have a stucco finish compatible with the adjacent retail center.
4. A 6' tall masonry wall is required along the east side of the site adjacent to the first residential lot.
5. Lighting shall be installed per the approved lighting plan and shall not negatively impact the adjacent residential uses.
6. There shall be no loading dock access provided to this building along the east side of the site.
7. All requirements of affected departments and agencies must be met.
8. This use is subject to review upon a valid complaint.

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

Applicants:

Mike McHugh and Mark Wetzel
Utah Commercial Contractors
748 South 5300 West
Salt Lake City, UT 84104

Discussion: Chair Meaders asked Mike McHugh if he has discussed the required masonry wall with surrounding residents. Mike McHugh answered no. Mark Wetzel said a neighboring residence has an existing vinyl fence that sits on top of a 2' concrete foundation wall. He asked if the existing fence must be removed to install a masonry wall. He suggested that the owner may not want their existing fence removed. Commissioner Lovato said a masonry wall is a code requirement. The wall could be placed next to the existing vinyl fence. Commissioner Fuller suggested the applicant file for a variance with the Board of Adjustment to eliminate the masonry wall requirement because neighbors already have existing vinyl fences. Brandon Hill said a variance would mostly likely not be approved. The best outcome will be if the applicant works with surrounding property owners to install a masonry wall.

Chair Meaders asked if plans for wainscoting on the building have been changed. Mike McHugh said the west wall of the building consists of overhead doors with a stucco panel that goes down to the finished floor. He does not think wainscoting will enhance the appearance of the building and no longer wants wainscoting listed as a requirement. Chair Meaders asked Planning Commissioners if they agree with no wainscoting. There were no objections.

Motion: Commissioner Lovato moved to approve C-8-2017 subject to the eight conditions listed in the staff report. Staff condition three will be changed to eliminate the wainscot requirement.

Staff condition six will be changed to read no loading dock access.

Commissioner Woodruff seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-8-2017 – Approved

C-9-2017

Bill King, Granite Mountain Storage Systems 4544

South 3820 West

C-2 Zone (2.78 Acres)

Granite Mountain Storage Facilities is requesting conditional use approval for a self-storage at 4544 South 3820 West. The property is zoned general commercial (C-2) and the West Valley City General Plan designates this area General Commercial. The property is located between the Home Depot and Bangerter Highway. Surrounding land uses are commercial to the east, with an apartment complex and church to the south, and apartment 4-plexes to the north.

The project will be built on vacant lots accessed from 3820 West, which will be extended into a cul-de-sac and dedicated to the City. Per code requirements, a concrete wall will be built between the adjacent 4-plexes and the self-storage, and landscaping and the positioning of detention, and the office will provide further buffering from the residences. The development will consist of 54,710 sf of drive up and interior access units in six one story storage buildings, and a 1,075 sf office building that also has a few interior access units. The office will be staffed during normal working hours and accessible by gate controls to tenants only at all times. There will be no resident caretaker.

Architecture and signage follows a mountain theme and color palette. Construction materials consist of smooth and split face blocks, galvanized metal, with metal trim and doors. The office building and monument sign incorporate stone materials, and the Bangerter Highway façade also incorporates several sections of galvanized steel and stone around the signage. At the time of this staff report, we are still working out a few architectural details.

Landscaping along Bangerter Highway will follow the requirements of High Image Arterial Landscaping ordinance. A UDOT sound wall overlaps the northern portion of the property behind the office. The applicant will install an iron fence both for security and landscaping access. 15% landscaping is required, and the applicant is proposing 18%.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing, and the following conditions:

1. The building design shall meet the Commercial Design Standards.
2. All requirements of affected departments and agencies must be met.

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

Applicant:

Bill King
2818 South 450 West
Bountiful, UT 84010

Discussion: Commissioner Fuller asked what will happen to the property when Bangerter Highway is widened, specifically to the landscaping. Lee Logston said UDOT reviewed this project and does not have any issues with it. Lee Logston showed approximately how the property will be reduced when Bangerter Highway is widened, which will remove both the landscaping and the building nearest to Bangerter Highway. Commissioner Fuller asked who will be required to replace the landscaping after Bangerter Highway is widened and if there will be enough space to reinstall the landscaping. Lee Logston said that is a difficult question to answer, we will do the best we can to honor the 20' landscaping requirement for that section of Bangerter Highway. There is room enough to reinstall 20' of landscaping.

Bill King, architect and project representative for the project, thanked City Staff for being professional, responsive and helpful. Commissioner Wood asked about access to the property. Bill King said he miscommunicated 24 hour access to the property. He intends to follow local industry standards on access; office hours will be 8:00 or 9:00 a.m. to 6:00 or 7:00 p.m. Gates will open no earlier than 6:00 a.m. and close no later than 10:00 p.m.

Commissioner Wood asked if the cul-de-sac access to the property will be fenced. Bill King answered yes. Commissioner Wood asked about access to the office. Bill King showed four parking spaces available near the office. Commissioner Wood asked about security of the property. Bill King said the perimeter landscape plan consisting of rocks and thorns will help to safeguard the property.

Motion: Commissioner Woodruff moved to approve C-9-2017 subject to the two items listed on the staff report.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Chair Meaders	Yes
Commissioner Winters	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-9-2017 – Approved

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

Approval of Minutes from March 22, 2017 (Regular Meeting) **Continued**

Approval of Minutes from April 12, 2017 (Regular Meeting) **Continued**

Approval of Minutes from April 19, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:25 p.m.
Respectfully submitted,

Brenda Turnblom, Administrative Assistant