



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

June 14, 2017

The meeting was called to order at 4:01 p.m. by Commissioner Meaders at 3600 Constitution Blvd., West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Mathew Lovato, David McEwen, Clover Meaders, Darrick Porter, Cindy Wood, and Harold Woodruff

ABSENT

Martell Winters

WEST VALLEY CITY PLANNING DIVISION STAFF

Jody Knapp, Steve Lehman, Greg Robinson, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were 10 people present in the audience.

S-6-2017
Latham Estates Subdivision
3771 South 6000 West
R-1-10 Zone
2 Lots

BACKGROUND

Gail Warr is requesting preliminary plat approval for a two lot subdivision in the R-1-10 Zone. The subject property is located at 3771 South 6000 West and was recently rezoned from the A zone to the R-1-10 Zone. An existing dwelling occupies the front portion of the property and will remain as part of the subdivision.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Revisions to plat are required.
- Coordinate new water and sewer line with the engineering division regarding the replacement of existing infrastructure.

Building Inspections:

- If a basement is planned for the dwelling on the new lot, an evaluation will need to be made as to the basement depth. The builder of the new dwelling can also provide a soils report as well.

ISSUES:

The applicant is proposing a flag lot subdivision consisting of 2 lots. Lot 1 is approximately 13,278 square feet while lot 2 will be 12,000 square feet which excludes the stem portion to the new lot. Staff believes the plat will need to be modified slightly to achieve the 12,000 square foot number. All frontage and area requirements relating to lot 1 will be satisfied.

· Access to the subdivision will be gained from 6000 West. All public improvements are currently in place including the drive approach for the new flag lot. A new water and sewer line will need to be installed for the new lot. The applicant and/or builder will need to coordinate with the City Engineering Division the replacement of existing infrastructure when the water and sewer line are installed.

The property description extends out to the middle of 6000 West. This area will need to be formally dedicated to the City. To address this issue, the subdivision plat contains a cross hatched area that identifies that portion of 6000 West to be dedicated to the City.

Properties to the north and south are zoned A. The subdivision ordinance states that when property is subdivided and it is located next to property zoned agriculture, or property in agricultural use, a 6-foot chain link fence is required. There are existing fences along both boundaries up near 6000 West, but staff is unsure about the back portion. If the adjacent land owners are ok with the existing fencing, staff believes this will be sufficient to satisfy the ordinance. However, if fencing does not exist to the rear of lot 1 including the north, east and south sides of lot 2, the applicant and/or builder will need to install fencing in accordance with City ordinances.

· As with all new subdivision development, there is a concern with the potential of ground water impacts. The City Building Official is fine doing an on-site inspection to determine the basement depth. However, the builder of the new dwelling can submit a soils report as well.

STAFF ALTERNATIVES:

- A. Approval of the Latham Estates Subdivision subject to a resolution of the items outlined in the staff report.
- B. Continuation to address issues raised during the public hearing.

Applicant:

Gail Warr
3196 South 3600 West
West Valley City, UT 84119

Discussion: Gail Warr asked if there were any questions. There were none. Gail Warr informed the Planning Commission that a chain link fence is installed all around the property.

Motion: Commissioner Fuller moved to approve S-6-2017.

Commissioner Woodruff seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes

Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – S-6-2017 – Approved

S-7-2017
JD Subdivision
1547 West Clayborne Avenue
R-1-6 Zone
2 Lots

BACKGROUND

Rick Everson, is requesting preliminary plat approval for the JD Subdivision. The proposed subdivision will also amend lots 44-50 Block 7 of the Chesterfield Subdivision. The purpose for the subdivision is to create an additional building lot to the east of the existing dwelling. The proposed subdivision is bordered on the east, south and west by existing single family development, and the north by Clayborne Avenue.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrant to be within 250 feet of the new dwelling.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- A delay agreement will be required for curb, gutter, sidewalk and asphalt along Clayborne Ave.
- Revisions to the plat required.
- Will need to coordinate subdivision name with County Auditor's Office.

- Will need to determine along with the Building Official whether a basement will be allowed on the new lot. Developer will need to coordinate the basement matter in conjunction with flood plain maps as well.

Building Inspections:

- Will evaluate basement depth (if allowed) at the building permit.

ISSUES:

The applicant is proposing a new subdivision to be known as the JD Subdivision. The purpose for the subdivision will be to create an additional building lot immediately to the east of the existing dwelling. By doing so, the new plat will amend lots 44-50 Block 7 of the of the Chesterfield Subdivision.

With regards to the existing dwelling, the applicant has informed staff that the owners are planning to paint the exterior of the home, install new energy efficient windows, install a new yard with irrigation and sod, remodel the kitchen and install new flooring, doors and paint. They are planning to sell that home in 60-90 days. All setbacks to the existing dwelling will be met as part of the new subdivision.

The property is zoned R-1-6. The minimum lot size in this zone is 6,000 square feet with a minimum frontage of 65 feet. The width of both lots will be in excess of the required 65-foot minimum standard. Lot 1 will contain approximately 13,134 square feet with lot 2 being approximately 9,181 square feet.

Access to the subdivision will be gained from Clayborne Avenue. At the present time, public improvements do not exist along this street. The City Engineering Division is recommending that a delay agreement be executed that would postpone standard improvements until a later time.

The applicant and/or builder will need to address the potential of ground water impacts at the time of the building permit. The Building Official, in conjunction with the Engineering Division will do an on-site investigation and will evaluate surrounding development to determine if a soils report is needed. In addition, the applicant will need to review flood plain maps to determine if a basement can even be constructed with the new dwelling.

STAFF ALTERNATIVES:

- A. Approve the JD Subdivision subject to the following conditions:
1. That the subdivision name be approved by Salt Lake County.
 2. That all matters pertaining to any existing irrigation system be addressed with the City Engineering Division.
 3. That the developer resolve all staff and agency concerns.
 4. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.

5. That the applicant execute a delay agreement with the City Engineering Division as to the improvements along Clayborne Avenue.
6. That if a basement is planned, an evaluation will need to be made by the City Engineering Division and Building Official as to whether a soils report will be needed, or if an on-site inspection is sufficient to determine the basement depth. In addition, the applicant will need to review flood plain maps to determine if a basement is even possible.

B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Rick Everson
2831 Jennie Lane
Holladay, UT 84117

Discussion: Rick Everson said the street frontage on the property is of sufficient width to meet current zoning requirements and has all the appropriate utilities to connect to the land eastward. The existing home is being upgraded inside and out. A new home will be built on the newly created lot. A soils report will be done to determine if a basement is feasible and what the elevation will be.

Motion: Commissioner McEwen moved to approve S-7-2017 subject to the six conditions listed in the staff report.

Commissioner Porter seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – S-7-2017 – Approved

C-12-2017

Silencer Co. 5511 S. 6055 W.

M Zone (3.37 Acres)

The applicant, SilencerCo, is requesting a conditional use amendment for a manufacturing facility expansion for the property located at 5511 South 6055 West. The property is zoned Manufacturing (M) and the West Valley City General Plan designates this area as Light Manufacturing. The surrounding zone is residential to the east in Salt Lake County (Kearns) and the remaining sides are Manufacturing. The surrounding land uses include residential homes to the east, Hanson Precast to

the west, Geneva Rock and Usana Amphitheatre to the north across 5400 South and the existing SilencerCo facility to the south.

This site was originally developed as Durrants Crown Bakery in 2005 (C-36-2005). SilencerCo took over the building in 2008 and began manufacturing and distributing gun silencers. Their operations were expanded in 2013 with a 30,000 sqft addition to the building (C-12-2013) and a parking lot expansion was done in 2015 (C-50-2015). SilencerCo has since purchased all of the remaining property on both sides of their facility and at this time would like to develop a manufacturing facility on the northern most parcel.

The building will be two-stories and will contain manufacturing and office uses. The building will be constructed of pre-cast concrete panels with metal panel accents and architectural window details. The design of this facility is not required to meet the commercial design standards. A second building, which will be an office complex, will be constructed at a later date and is not part of this application.

The site has frontage along 5400 South which is a major arterial and will be completed per the standards set forth in 7-10 of the WVC Municipal Code. The property also has frontage along 6055 West. The developable area of the lot is fairly narrow due to the double frontage and the adjacent residential lots so SilencerCo is requesting a reduced setback along 6055 West as part of a development agreement through City Council. That setback would be a minimum of 5' along that frontage. A majority of the area is 10' however the parking aisles are showing a 5' setback to accommodate vehicle turning movements at the end of the aisles. The remaining area will include a minimum of 1 tree for every 30' of frontage and a row of shrubs to screen the parking lot. The parkstrip on both frontages also contains existing trees, which will remain.

The east portion of this site includes a large berm that was originally constructed as part of the adjacent concrete batch plant use. It was constructed instead of a masonry wall. At this time SilencerCo intends to keep the berm in place and not replace it with a wall. The berm must be irrigated and landscaped and kept maintained and free of weeds. The landscaping in this area shall include a minimum of one tree for every 300 square feet of minimum required setback (20') and at least 4 shrubs per tree and 50% live plant material.

Landscaping on the north side of the existing building was a requirement of the expansion in 2013 but they were allowed to defer that requirement in anticipation of this expansion. There is some outside storage, a storage container, and other mechanical equipment in this area that will need to be removed or screened from public view so this area will also be completed as part of this project.

There is adequate parking provided on site for this new manufacturing facility. There is 6,521 square feet of office space, 3,356 of warehouse/shipping and 30,867 sqft of manufacturing space within the building. That mix of uses requires 67 parking stalls and 86 have been provided for this phase. An updated overall parking analysis has also been done for the entire development and enough parking has been provided for the current tenant use. As each phase is developed we will continue to update the parking calcs to ensure that adequate parking is provided.

The lighting for this site shall be installed so it complies with the standards set forth in the WVC Municipal Code and does not negatively impact the adjacent residential uses.

Staff has also been contacted by an adjacent neighbor that has concerns regarding the noise that comes from the existing facility, which is a 24 hr operation, and is concerned that this new facility, which will be closer to their residence, will have even a greater impact. Per 24-22-109 of the WVC Municipal Code the maximum decibel level permitted is as follows:

Manufacturing 75 dB(A) from 10 p.m. – 7 a.m. and 80 dB(A) from 7 a.m. – 10 p.m.

Residential 50 dB(A) from 10 p.m. – 7 a.m. and 55 dB(A) from 7 a.m. – 10 p.m.

*The limits of the most restrictive use shall apply at the boundaries between different land use categories.

The neighbor indicated that the sound coming from the existing facility has been measured at around 70 decibels throughout the night. The Salt Lake Valley Health Department is the primary agency responsible for enforcement of these requirements so staff recommends that SilencerCo coordinate a review with them to ensure they are in compliance with the existing facility. Staff also recommends that some sound proofing or insulation be added to the new building to ensure the site is in compliance with the noise level standards.

Staff Alternatives:

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

1. Landscaping along 5400 South shall be completed in accordance with the chapter 7-10, Landscaping Standards for High Image Arterials, including no detention in the minimum setback.
2. The berm along the east side of the site must be landscaped. The landscaping shall be free of weeds, irrigated and maintained and include one tree for every 300 square feet of minimum required setback (20') and at least 4 shrubs per tree and 50% live plant material.
3. Trees shall be planted in the park strip at a ratio of one every 25', along the entire frontage of the site.
4. Any outside storage must be located on an approved surface and screened from public view.
5. Adequate parking shall be provided for the use and all parking shall be located on hard surfacing.
6. The lighting for this site shall be installed so it complies with the standards set forth in the WVC Municipal Code and does not negatively impact the adjacent residential uses.
7. The building shall be designed to limit the amount of noise that is audible on the exterior of the building adjacent to the residential uses in compliance with section 24-22-109 of the WVC Municipal Code.
8. All additional requirements of affected departments and agencies must be met.

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

Applicants:

Josh Crawford, Architectural Nexxus
2505 East Parley's Way
Salt Lake City, UT 84109

Brandon McDougal, Kimley Hora Landscaping
215 South State Street, Suite 400
SLC, UT 84111

Discussion: Brent Fuller asked about the second story windows in the office space. Josh Crawford clarified the office windows are along the west face (front) of the building inside the fully insulated, tilt up walls. The walls are solid construction, 2' thick in some areas, 6" thick in others. This wall type has a high Sound Transmission Class (STC) rating, which means that it stops the transmission of sound going through because of the density of the wall. The penetration for decibel levels are as low as can be achieved without going to a sound booth type structure.

Josh Crawford mentioned that sound penetration usually occurs through window and door openings. Commissioner Wood clarified that there are no windows in the office portion of the building facing the east side next to residential. Josh Crawford said the second story windows on the east side of the building are small, with no visibility.

Chair Meaders asked about the sound penetration of the existing building. Josh Crawford said the existing SilencerCo building was originally a bakery that was added on to. Josh Crawford believes the STC rating will be higher for the new building than for the existing building. The new construction will follow current guidelines, codes, and construction methods.

Josh Crawford said that all parking and deliveries will be on the west side of the new building. This will reduce traffic and noise next to the residential area to the east.

Commissioner Wood asked if the same machines will be used for manufacturing in the new building as are in the existing building. Josh Crawford said he knows the machines are similar, but he cannot elaborate on that.

Commissioner McEwen noted that landscaping on the berm east of the existing building is on top of the berm. Plans for the berm east of new construction show landscaping on the sides. Jody Knapp feels that trees on the side of the berm will create better screening.

David and Jacci Jenson, 5426 South China Clay Drive, are against this application. Jacci Jensen said a factory being built behind their home will be noisy, will increase traffic to the already busy 5400 South, and will decrease her property value. Jacci Jenson said she works early mornings and will not be able to sleep with construction going on. She does not want her view of the mountains obstructed by a business. David Jenson said the weeds growing along the berm are a fire hazard. He said the existing SilencerCo building already creates a lot of noise. He asked if a barrier wall could be put up and how far away the new building will be from his back yard.

Jody Knapp said the building will be setback 40 feet from residential. The berm was installed in the 1980's instead of a wall. The berm is between 10-12 feet tall. The wall requirement would be 6' tall. SilencerCo is proposing to keep the berm, which is taller than a 6' wall. Jody Knapp

acknowledged that maintenance of the berm has been a problem in the past. However, SilencerCo just acquired the undeveloped property within the last year.

Chair Meaders mentioned that the Planning Commission can put conditions on a use to alleviate detrimental impacts, but cannot do anything about traffic on 5400 South. If residents have problems with noise, Salt Lake County is the entity that enforces noise ordinances. The number to contact for noise complaints is 385-468-4100.

Samuel Tejada, 5494 South China Clay Drive, has lived in his home 15 years. If he opens his windows at night, he cannot sleep because of the noise coming from large fans on the back of the existing SilencerCo building.

Kelly Skollingsberg, 5448 China Clay Drive, said the existing SilencerCo building has a giant light on the east side which shines into the residential area. He said the berm does little to keep the noise down. He suggested the number of trees on the berm be increased to create more of a sound buffer. He presented a picture of the existing building and the fans that are on it.

Josh Crawford reminded everyone that the existing building is not part of this application. The existing building has different processes going on inside that the new facility will not have. Fans will not be needed on the new facility. The density of the trees on the berm follows City code and is adequate. Trees do help to block sound. Trees do not do well when they are planted too close together.

Commissioner Porter asked Josh Crawford about the lighting that will be on the east side of the new building near residential. Josh Crawford said the security lighting will be down lighting at the exit door only, 9' high and below berm height. Jody Knapp said a lighting plan will be submitted and reviewed. We can also look at lighting on the existing site. No light should be shining from commercial to residential.

Commissioner Meaders concluded that the major concerns about the new building have been addressed, but concerns about the existing building, although not part of this application, still need to be addressed. She asked if Josh Crawford would be willing to make himself available for residents to talk with after the meeting. Josh Crawford said he is more than happy to answer questions.

Motion: Commissioner McEwen moved to approve C-12-2017 subject to the 8 conditions listed in the staff report.

Commissioner Lovato seconded the motion.

Roll Call Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-12-2017 – Approved

C-13-2017

TCL, Inc.

3197 S Redwood Rd. C-2 Zone (1.53 Acres)

The applicant, Mr. Thu Huynh, representing TCL, Inc., requests a conditional use amendment to modify the conditions of the original C-24-2004 Conditional Use for the property at 3197 S. Redwood Rd. The Twin Dragon development, an existing 18,376-square foot strip mall, received its approval in 2004. The property is currently zoned C-2 (general commercial), it is also within the Jordan River Overlay Zone (JROZ). The surrounding uses include various retail establishments to the north, south and west, and multi-family housing to the east. This area is designated as general commercial in the City’s General Plan.

During a review of their property by Ryan Harris, West Valley City Planning and Business Support Officer, it was discovered that they were in violation of the original conditional use approval. Mr. Harris notified the property owner that a condition of their approval was that, “Signage cannot occupy more than 30% of the windows and there can be no bars on the windows.”

After being notified, Mr. Huynh wishing to be in compliance, discussed his options with staff and decided to ask the Planning Commission to amend his conditional use permit to allow security bars and to increase window sign coverage, from the current 30% coverage to 50% coverage. Mr. Huynh has also indicated in his application letter, that due to break-ins and vandalism at his site, tenants have installed security bars on their windows, and he would like to continue to do this without it being a violation of his conditional use.

Since the approval of the development, West Valley City has amended Title 11 - Sign Ordinance to include a section designating a permitted percentage of window sign coverage for commercial zones. The applicable section is included below:

11-5-102

(15) Window Signs

- a. Zoning Restrictions. Allowed in B/RP, C-1, C-2, C-3, M, MXD, LI, and RB Zones.
- b. Size. A maximum of 50% coverage of all windows shall be permitted for window signs. Where paint or marker is used on the window, the area shall be measured by creating a square around the message and calculating that square footage in relation to the square footage of the window area. Where one window is completely covered in window signs, another window of equal or greater size shall be left free of any window signs.
- c. Location. Inside or outside of the establishment windows.

Mr. Huynh, is asking to amend the current conditional use and to follow current West Valley City sign standard shown above, and to allow his tenants to use security bars on their windows.

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 conditions of C-24-2004 must be followed with the exception of the condition, “Signage cannot occupy more than 30% of the windows, and there can be no bars on the windows.”
2. All signage shall comply with the regulations contained in Title 11 of the West Valley City Code, including all temporary signs.
3. The site shall be well-maintained and free of garbage or trash.
4. All requirements of affected departments and agencies must be met.
5. This use is subject to review upon a valid complaint.

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

Applicant:

David Lam, TCL Inc.
3116 South 3600 West
West Valley City, UT 84120

Discussion: David Lam explained there have been some break-ins on the property and window bars were installed for security reasons. Commissioner Lovato is in favor of a roll back bars that only cover the windows at night. Bars on windows during the day make the business seem unapproachable.

Commissioner Woodruff acknowledged there is currently nothing in the ordinance regulating bars on windows and currently allows 50% of the windows be covered by signs. He does not think it is fair to single out this business with conditions that are different than City ordinances.

Motion: Commissioner Woodruff moved to approve C-14-2017.

Commissioner Porter seconded the motion.

Roll Call Vote:

Commissioner Fuller	Yes
Commissioner Lovato	No
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-14-2017 – Approved

C-14-2017
Cobalt Landing
3605 South Redwood Road C-2 Zone (2.35 Acres)

The applicant, Russell Platt, representing Cobalt Landing, is requesting a conditional use for a retail center at 3605 South Redwood Road. The zoning for this area is C-2, General Commercial. The West Valley City General Plan designates this area as Mixed Use. The surrounding zones include C-2 General Commercial with RM to the east that is also being developed by Mr. Platt. The surrounding uses include Paras Furniture to the north, AA Callister to the south and State Trailer Supply to the west across Redwood Road.

This property is currently vacant and the applicant proposes to construct two multi-tenant commercial buildings. The buildings will be constructed of stucco and stone with wood and glass details. The building designs must comply with the Commercial Design Standards and must be built substantially like the renderings in Exhibit D of the development agreement (see attached).

The larger building, shown as parcel A, will consist of potentially 3 retail spaces (4,360 sqft), 12,640 square feet of office space and 17,000 sqft of warehouse. The second building, shown as parcel B, will have approximately 2 tenants and is 7,500 square feet. There are 114 parking spaces provided which supports the proposed tenant mix, including a restaurant tenant in the Parcel B building. Parcel C will be developed at a later date and will be a landscaped area in the interim.

The property has frontage along Redwood Road, which is a High Image Arterial. Therefore, the frontage must be improved according to the standards set forth in title 7-10 of the WVC Municipal Code which include a 15' landscaped berm, a 10' sidewalk and a 5' landscaped strip with pedestrian lighting. Additional landscaping has been added throughout the site to comply with the required setbacks and the required parking lot landscaping. The overall minimum required landscaping is 13.5% and they have provided 14%.

Access to the property, as well as the townhome development to the east, is along a 40' private road. The City is concerned that parking stalls and a truck access are designed to back out and maneuver in this area however, since it is private that issue is something that is left up to the Developer to review. Also, since the roadway is private the typical building setback standards do not apply. In this instance however, staff recommends that the buildings, due to their height and proximity to the sidewalk system, be setback from the roadway and that there is a minimum of 10' of landscaping along both sides of the private road (3600 South). Pedestrian circulation through this development also needs to be evaluated and part of the final site plan design.

The applicant has indicated that there will be wall signage identifying the businesses as well as monument signage. All signage shall meet the standards set forth in Title 11 of the WVC Municipal Code and must maintain the clear view at the entrance.

There is a dumpster proposed for the site. The location must comply with 7-2-118 and be located at least 20' from the adjacent residential zone boundaries and must be located within a 6' tall masonry enclosure.

This property is adjacent to residential townhomes however a masonry wall is not required between the two uses as part of the development agreement requirements that were set forth for the overall project.

The site lighting shall 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 frontage along Redwood Road shall be designed in accordance with chapter 7-10, Standards for Landscaping Along High Image Arterials.
4. The project is subject to the Commercial Design Standards, which includes a review of the pedestrian circulation throughout the site.
5. Dumpsters must be located within a 6' masonry enclosure per 7-2-118 of the WVC Municipal Code.
6. Lighting shall be installed per the approved lighting plan and shall not negatively impact the adjacent residential uses.
7. There shall be a minimum of 10' of landscaping on both sides of the private drive (3600 South).
8. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
9. All requirements of affected departments and agencies must be met, including but not limited to WVC Public Works and UDOT.
10. This use is subject to review upon a valid complaint.

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

Applicant:
Russell Platt
4301 West 4570 South
West Valley City

Discussion: Russell Platt said he has no problem moving the building back to create a 10' landscape buffer as City staff recommends. Commissioner Wood asked what will be in the undeveloped area shown on the drawing. Russell Platt said it is a pad for future development. Commissioner Wood asked if there will be landscaping there. Russell Platt answered that a lawn will be installed there in the meantime to keep dust down.

Motion: Commissioner Lovato moved to approve Z-14-2017 subject to the ten conditions listed in the staff report.

Commissioner Wood seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-14-2017 – Approved

C-15-2017

**West Valley Chevron 5565 West
2400 South M Zone (4.24 Acres)**

The applicant, Chase Hunsaker, representing West Valley Chevron, is requesting a conditional use for a convenience store with fuel sales and a carwash for property located at 5565 West 2400 South. This property is zoned M, Manufacturing and the West Valley City General Plan designates this area as Light Manufacturing. The surrounding zone is manufacturing on all sides and the surrounding uses include trucking facilities. Warner Trucking is to the north, Thermoking to the east, Pride Trucking to the south and there is a temporary UDOT concrete batch plant on vacant land to the west across 5600 West.

The primary building (5,400 sqft) is a convenience store that will be designed in accordance with the Commercial Design Standards. The building will be constructed primarily of stucco with a brick or rock wainscot and column features. All sides of the building will be visible from a right-of-way so all sides of the building will be designed in a similar manner to achieve a 360-degree architectural finish. There is also a detached carwash building (5,600 sqft) and gas canopy structure that are designed with similar architectural details as the primary building. This includes a rock wainscot on the gas canopy posts so it is consistent with the main building design.

The primary building also includes space for a fast food restaurant tenant with a drive-thru, however that tenant has not been designated at this time. The drive-thru area will be located along the back of the building on the east side and is screened from 5600 West.

The property has frontage along 5600 West, which is listed as a High Image Arterial Street and is subject to the requirements set forth in chapter 7-10 of the WVC Municipal Code. This includes a 15' bermed landscaped area, a 6' wide sidewalk and a 9' landscaped area.

Wall signs and monument signs are proposed and will be designed in accordance with the standards set forth in Title 11 of the WVC Municipal Code.

Staff Alternatives:

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

1. The streetscape along 5600 West must be installed per the approved plan and in accordance with the Standards for Landscaping Along High Image Arterials.

Applicant:

Chase Hunsaker
1929 North Bella Vista Drive
Farmington, UT 84025

Discussion: Chase Hunsaker said this will be a 160' tunnel car wash. There is parking next to the car wash with free vacuums.

Motion: Commissioner Woodruff moved to approve C-15-2017.

Commissioner Lovato seconded the motion.

Vote:

Commissioner Fuller	Yes
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Porter	Yes
Commissioner Wood	Yes
Commissioner Woodruff	Yes

Unanimous – C-15-2017 – Approved

Approval of Minutes from May 24, 2017 (Regular Meeting) **Approved**

Approval of Minutes from June 7, 2017 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 5:15 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant