

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

September 13, 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, Martell Winters, and Cindy Wood

ABSENT

Darrick Porter and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Kevin Cisney, Steve Pastorik, and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Candace Hansen and Brandon Hill

AUDIENCE

There were 5 people present in the audience.

ZT-4-2017

Raymond Crane

An ordinance amendment to change the criteria found in Section 7-5-101 used to determine whether a property is eligible to be rezoned to the RM zone

Raymond Crane has submitted a zone text change application to amend the criteria found in Section 7-5-101 used to determine whether a property is eligible to be rezoned to the RM zone.

In July of 2015, the City Council passed an ordinance where rezones to the RM zone were prohibited. In November of the same year, the City Council amended the ordinance to allow rezone applications to the RM zone under certain conditions. Those conditions are:

- For properties without existing Structures which are proposed to be developed, the property must be a minimum of two acres and the Density must not exceed twelve units per acre. For properties with existing Structures proposed to be redeveloped, there is no minimum acreage requirement, but the Density must not exceed twenty units per acre;
- The property shall either i) have access and Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan; or ii) be adjacent to existing multifamily residential Development on two sides; and
- A Development Agreement must be proposed with the zone change application that addresses Dwelling Unit sizes, exterior materials, architecture, Landscaping, and project Amenities.

The application submitted proposes to change the second condition to: The property shall either i) have access ~~and~~ or Frontage on a Street with a planned Right-of-way width of at least 80' (for properties under two acres) or 100' (for properties two acres or larger) as indicated on the Major Street Plan; or ii) be adjacent to existing multifamily residential Development on two sides;

The applicant's justification for the change is as follows: "Requiring both frontage and access in option i) narrows down options for West Valley City and its residents in its efforts to effectively and safely develop the City when an RM zoning would be the best use for certain areas. Some areas that fit in this category have the frontage but due to traffic safety do not have vehicle access by way of that frontage. These area that would make good use of the RM zoning are barred from that possibility even though they have a safer and more suitable access found on a less used side road which leads to a lighted intersection on to the major road that is 80' to 100' wide that the property already has frontage and pedestrian access on it but just not vehicle access on the frontage due to safety concerns. Please replace the word and with or to give the better development options back to the residents and City while improving the traffic safety of those residential areas along the busy roads."

Included with this application is a concept plan for property owned by the applicant on the northeast corner of 6000 West and 4100 South. Under the current ordinance, this property would not be eligible to be rezoned to the RM zone because it only has frontage and not access onto 4100 South.

As the Commission reviews this application it is important to consider the following:

- If approved, this zoning ordinance amendment would apply to the entire City and not just to the property owned by the applicant.
- Should the Commission approve this application, rezone requests to the RM zone will remain a legislative decision. This means that the Commission does not have to approve rezone requests to the RM zone that meet the conditions outlined in the ordinance. The conditions simply make a property eligible for an application to be submitted for consideration.

Staff Alternatives:

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

Applicant:

Raymond Crane
5980 West 4100 South
West Valley City, UT 84128

Discussion: Raymond Crane said there are two reasons for requesting this one word zone text change: 1. To allow more options for development. 2. To create safer access to properties.

Motion: Commissioner Winters moved to approve ZT-4-2017

Commissioner Wood seconded the motion.

Vote:

Commissioner Fuller	No
Commissioner Lovato	Yes
Commissioner McEwen	Yes
Chair Meaders	Yes
Martell Winters	Yes
Commissioner Wood	Yes

Majority – ZT-4-2017 – Approved

C-23-2017

**T-Mobile (Terry Cox) 3725 West
4100 South RB Zone (7.13 Acres)**

T-Mobile is requesting a conditional use for the installation of roof mounted antennas at 3725 West 4100 South. This property is zoned residential business (RB) and the West Valley City General Plan designates this area as non-retail commercial. The surrounding zone is R-1-8, single family residential, on all sides except for a small section of agricultural (A) property located to the southeast. The surrounding uses are residential and the Bangerter Highway is located directly to the west.

T-Mobile would like to install nine (9) antennas on a tri-pod mount on top of the roof of the Granger Medical building. The structure will be set back approximately 30' from the east edge of the building and will be 9'4" tall. This location complies with the standards set forth in section 7-7-400 of the WVC Municipal Code. Currently there are other carries with equipment located on the roof and at the time they were constructed screening was not required. Therefore, T-Mobile has not proposed to add any screen type structure around the new antennas and feel that the screening itself will be more visually intrusive than the antennas alone due to the roof design. Staff recommends that the antennas be painted to match the building in lieu of screening.

The equipment cabinet will be located on top of the building and will be completely screened behind the existing parapet wall.

Staff Alternatives:

- Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:
 1. The antennas and supporting equipment shall be installed per the approved plans and in accordance with Chapter 7-7-400 of the WVC Municipal Code.
 2. The antennas shall be painted to match the colors of the existing building.
 3. Must comply with all other relevant requirements set forth from applicable department and agencies.
- Continuance, to allow for the resolution of any issues raised at the public hearing.

Applicant:

Terry Cox, T-Mobile
121 West Election Drive, Suite 330
Draper, UT 84020

Discussion: Terry Cox said several other carriers have already installed antennas on this roof. T-mobile would like to add six Pyle antennas on the roof as well. Commissioner Lovato asked about matching the colors of the antennas to the building. Terry Cox said he proposed stealth antennas to the landlord of the property and the landlord felt that green screening around the antennas would look obtrusive. The existing antennas do not have screening and are colored a neutral grey/white. The landlord feels that antennas painted green to match the roof would stick out like a sore thumb against the blue sky. Terry Cox presented pictures showing the color scheme of the building and existing antennas.

Steve Pastorik said we want to minimize the visual impact of the antennas. Terry Cox said if an antenna is wall mounted, painting the antenna to match the color of the building will help it to blend in. If an antenna protrudes above the building against the blue sky, it is better to have it be a neutral color. Commissioner Lovato would like to strike the 2nd staff requirement and allow the antennas to be painted a neutral color matching the existing antennas on the building.

Motion: Commissioner Lovato moved to approve C-23-2017 subject to staff alternatives one and three.

Commissioner Wood seconded the motion.

Roll Call Vote:

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

Unanimous – C-23-2017 – Approved

Approval of Minutes from August 23, 2017 (Regular Meeting) **Approved**

Approval of Minutes from September 6, 2017 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:15 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant