



**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

November 8, 2017

The meeting was called to order at 4:00 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, Martell Winters, Cindy Wood, and Harold Woodruff

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik and Brenda Turnblom

WEST VALLEY CITY LEGAL DEPARTMENT

Brandon Hill

AUDIENCE

There were six people present in the audience.

Z-8-2017

**Ambrose Group, Inc.
5340 West 3500 South
A to RM
1.09 acres**

This application was continued during the public hearing on October 25th.

Aaron Haaga with Ambrose Group, Inc. has submitted a zone change application for a 1.09 acre parcel located at 5340 W 3500 S. The property is currently zoned A (agriculture, minimum lot size ½ acre) with a General Plan designation of mixed use, which at this location includes office and high density residential. The proposed zone is RM (multiple unit dwelling residential).

Surrounding zones include R-1-8 (single family residential, minimum lot size 8,000 square feet) to the north and east, R-2-8 (residential duplex, minimum lot size 8,000 square feet) to the south, and A to the west. Surrounding land uses include single family homes to the north, west, and east and a multi-unit

residential property to the south. The subject property includes a home that, according to the Salt Lake County Assessor, was built in 1900.

The applicant is planning to develop the property into a 12-unit townhome project. The proposed density of the project is 11.0 units/acre. The attached concept plan and letter from the applicant provide details on the proposed project. A second set of elevations was submitted by the applicant following the continuance on October 25th; however, the applicant has again decided to revise them to improve the aesthetics of the units. More details about the proposal are covered below under the development agreement discussion.

According to the City's zoning ordinance, zone changes to the RM zone can only be considered by the City if the following three conditions are met:

1. 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.
2. 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 multi-family residential development on two sides.
3. A development agreement must be proposed with the zone change application that addresses dwelling unit sizes, exterior materials, architecture, landscaping and project amenities.

This application meets the first condition in that the property includes an existing home that will be demolished. For the second condition, the subject property has access and frontage on 3500 South, which has a planned right-of-way width of 115'. On the third condition, the following is proposed by the applicant:

- Dwelling unit sizes: The proposed townhomes will be 1,565 square feet in area above grade. All units will have basements, which will add 614 square feet to each unit.
- Exterior materials: The latest materials proposed are flagstone and fiber cement siding.
- Architecture: Once again, the applicant submitted new elevations; however, he would like to revise them again.
- Landscaping: 50% of the site is proposed as landscaping.
- Project amenities: Recreational amenities include a sport court, pavilion, and private patios. Building amenities three-tone paint and two car garages.

In addition to the items listed above, the applicant has agreed to dedicate right-of-way along 3500 S to accommodate a 115' right-of-way as outlined in the Major Street Plan.

As the Commission evaluates this application, there are essentially two questions to consider. The first question is; are townhomes an appropriate use for this property? The second question is a follow up question to the first. If townhomes are an appropriate use, is the proposed quality sufficient to meet the goals of the City?

The points below may help the Commission answer the first question.

- There are no stub streets to the adjoining residential developments to the north, west, and east.
- This section of 3500 S is currently a five-lane arterial street that is serviced by UTA bus routes 35 and 35M. Planned improvements along 3500 S between 4000 W and the Mountain View Corridor include widening to 6 lanes by 2024 and bus rapid transit (BRT) by 2034.
- Average annual daily traffic (AADT) on this section of 3500 S for 2015 was 19,975. A five-lane arterial can handle a traffic volume of 26,500 at a level of service (LOS) C and 30,500 at an LOS D. According to the Institute of Transportation Engineers, townhomes generate 5.81 trips per day.
- Retail and other commercial services exist about ¼ mile to the west along 3500 S and 5600 W.

If the Commission believes that townhomes are appropriate here, the quality of the proposal should then be considered.

Dwelling Unit Sizes

The proposed unit sizes exceed the minimum area set forth in the ordinance for a three bedroom, attached unit, which is 1,000 square feet.

Exterior Materials

The applicant is working on revisions to the plans. The latest plans included flagstone and fiber cement siding. The ordinance requires brick, stucco, stone, or fiber cement siding for all multi-unit residential buildings. No more than 60% of a building exterior can be stucco. No more than 60% of a building exterior can be fiber cement siding. Where stucco or fiber cement siding are used, at least 20% of the building's exterior must be brick or stone.

Architecture

The architecture will be subject to the City's multi-unit residential design standards. Assuming this application is approved, a comprehensive review of the building plans will verify compliance with the design standards. The applicant has hired a new architect and has requested that his application be continued again to the December 13th meeting so that the elevations and renderings can be improved.

Landscaping/Open Space

The concept plan shows 50% landscaping, which meets the minimum requirement for townhomes.

Project Amenities

The City's multi-family residential design standards require projects with less than 50 units to include at least two amenities from a list included in the ordinance. The applicant is proposing a sport court, garages, private patios, and pavilion which are listed in the ordinance.

Staff Alternatives:

1. Continuance, as requested by the applicant to allow time to modify the elevations and renderings of the townhomes.
2. Denial.

Motion: Commissioner Winters moved to continue Z-7-2017 until the next Planning Commission public hearing scheduled December 13, 2017.

Commissioner Woodruff seconded the motion.

Vote:

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

Unanimous – Z-8-2017 – Continued

SV-2-2017

**Girard Street & Montrose Avenue - Street Vacation
2325 South 2600 West**

BACKGROUND

West Valley City is requesting a street vacation for portions of Girard Street and Montrose Avenue located in the Asbury Park Addition Subdivision. More specifically, the street vacation will affect the west half of Girard Street and the north half of Montrose Avenue. The purpose for the street vacation will be to clean up the County Parcel Map regarding streets and alleys that were never constructed.

The streets mentioned in this application were platted as part of the Asbury Park Addition Subdivision recorded in September 1890. The streets and alleys mentioned as part of this request have never been formally improved or used by the general public. Many streets within this subdivision have been vacated over the years.

The proposed street vacation came about as the City was acquiring land for a future storm water project. During the property search for the new storm water project, it was learned that these portions of the old rights-of-way were never vacated. The City is requesting the street vacation to clean up the parcel plat map and to place these properties on the County tax rolls.

The vacated right-of-way will not adversely affect the adjacent property. During the approval process for the Kenworth Trucking business, the east half of Girard Street was vacated. The west half of this right-of-way is occupied by a wrecking yard and a pallet company which are both utilizing the area that will be vacated. The north half of Montrose Avenue is occupied by the pallet company as well.

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 plat.
2. Continue the application due to issues raised at the public hearing.

Applicant:

Mike McKay, Owner of Kenworth Sales
125 South Constitution Boulevard
West Valley City, UT 84119

Discussion: Mike McKay asked how this street vacation will affect the Kenworth property. Steve Lehman answered that the street vacation will not impact the Kenworth property. An easement will be maintained by the City for a future storm drain. If there is any impact from the storm drain project, Mike McKay will be contacted by the Public Works Department.

Motion: Commissioner Lovato moved to approve SV-2-2017

Commissioner McEwen seconded the motion.

Vote:

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

Unanimous – SV-2-2017 – Approved

S-17-2017

**Frito Lay Subdivision – Amending Lots 303-306 of the West Ridge Commerce Park Phase 3 Subdivision
6301 West 4700 South
M Zone**

BACKGROUND

The West Ridge Commerce Park Subdivision was recorded with the Salt Lake County Recorder’s Office as an industrial subdivision. Phase 3 of said subdivision was recorded in 2005. Following the recordation of the original subdivision, a redevelopment area was created to help facilitate development of lots within the West Ridge Commerce Park Subdivision. Over the years, a number of amendments have been made to the original subdivision plat. These amendments have enabled new and diverse development within this area of the City. Recent changes to the original subdivision have also taken place in light of the Mountain View Corridor.

ISSUES

Spencer Priest, representing Frito Lay is requesting consideration to amend lots 303-306 of the Westridge Commerce Park Phase 3 Subdivision. This amendment is being requested as Frito Lay is proposing an expansion to their existing site. The expansion will extend south from their existing facility thus requiring the plat amendment. The Frito Lay Subdivision will consist of 1 lot on 46 acres.

The expansion will extend into what is presently known as lot 306 of the existing subdivision. Since there are multiple lots owned by Frito Lay, staff suggested that they consolidate all of their property into one lot. The amended plat will be known as the Frito Lay Subdivision – amending lots 303-306 of the Westridge Commerce Park Phase 3 Subdivision.

There are various public utility easements that parallel property lines within the subdivision. Many of these will be vacated as part of the new subdivision and plat amendment. However, there are also storm drain easements along with water and sewer easements that will be kept in place. The updated utility easements will be shown on the recorded plat. The subdivision is also located within the overpressure zone. As such, a note will be placed on the plat to identify this area and restrictions of such.

The proposed plat amendment complies with all provisions of the M Zone and satisfies all other City Ordinances regarding the amendment of a subdivision plat. A future conditional use permit will be submitted to the Planning Commission for the expansion of the Frito Lay facility. In addition, a future street dedication application will be submitted dedicating right-of-way from 4700 South to Double Eagle Circle.

RECOMMENDATION

3. Approve the Frito Lay Subdivision and the request to amend lots 303-306 of the West Ridge Commerce Park Subdivision subject to a resolution of staff and agency concerns.
4. Continue the application to address concerns raised during the public hearing.

Motion: Commissioner McEwen moved to approve S-17-2017.

Commissioner Lovato seconded the motion.

Vote:

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

Unanimous – S-17-2017 – Approved

S-19-2017

Chevron 5600 West Subdivision (Amending Lots 1-3 of the JG Subdivision)

2455 South 5600 West

M Zone

BACKGROUND

Cam Preston, representing the land owner is requesting a plat amendment for lots 1-3 of the JG Subdivision. The JG Subdivision was recorded with the Salt Lake County Recorder's Office in June 2016. The JG Subdivision was an amendment to lot 31A of the original plat for the West Valley Truck Center Subdivision.

STAFF/AGENCY CONCERNS:

As the purpose for this application is to consolidate lots within an existing subdivision, there are no staff/agency concerns.

ISSUES:

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes in land uses within the subdivision.

The Planning Commission may recall that the City modified the Truck Center Subdivision by extending 2400 South out to 5600 West. The extension of that road eliminated the existing cul-de-sac and created lot 31A. The JG Subdivision amended that lot to create 3 individual lots. The developer of the JG Subdivision was not able to find land uses for three separate lots, but they have found a land use that would like to occupy the acreage of the whole subdivision. For that purpose, the JG Subdivision will be amended to create 1 overall lot.

The proposed subdivision will take the existing lots and consolidate them into 1 lot. Access will be gained from 2400 South and from 2455 South. As the proposed use on this property is now commercial in nature, the City will require an additional 8-feet of dedication on the north side of 2455 South. This will allow the site to develop with a park strip and sidewalk.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.
- B. Continuance to allow for more discussion regarding the application.

Motion: Commissioner Lovato moved to approve S-19-2017.

Commissioner Fuller seconded the motion.

Vote:

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

Unanimous – S-19-2017 – Approved

C-30-2017

Utah Auto Spa Monument Sign 3151 S Redwood Rd C-2 Zone (0.9 Acres)

The applicant, YESCO, is requesting conditional use approval for an electronic monument sign for Utah Auto Spa. The zoning for the site and for most of the adjacent properties is C-2, General Commercial. The property to the east is zoned RM. The General Plan calls for general commercial uses in this area.

Utah Auto Spa is requesting to install a new monument sign that has an electronic message panel. The West Valley City Sign Code, Title 11, states that an electronic message sign that is incorporated into a monument sign cannot occupy more than 50 percent of the entire sign face (11-5-107(1)(a)(iii)). However, there is also a provision that allows the Planning Commission to review requests for signs that have an electronic message portion that is larger than what is permitted (11-5-107(4)). The proposed sign (Sign A) has an overall sign area of 42 square feet, with the electronic portion occupying 24 square feet of the sign face, or about 57 percent.

The applicant has also provided a rendering of an alternative sign (Sign B) that meets the regulations of Title 11 concerning electronic messaging. This sign would have a larger overall sign area of 48.8 square feet and both the electronic and non-electronic message portions of the sign would be equal. The applicant feels that the aesthetics of Sign A are better and that the design simply eliminates some of the non-text portions from the face of Sign B.

Either sign needs Planning Commission approval to be 7 feet in height. Title 11 allows single tenant monument signs to be 6 feet tall, but the Planning Commission may grant bonus signage of one foot in height and five square feet in sign area when the sign is in a landscaped area at least 4 times the area of the sign. The applicant is proposing to place the sign in an existing landscaped area that is 250 square feet. The lawn will be removed and replaced with perennials and shrubs.

Staff Alternatives:

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

Option 1

1. The sign shall be constructed per the plans for Sign A.
2. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
3. A building permit must be issued for the sign.

Option 2

1. The sign shall be constructed per the plans for Sign B.
2. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.

3. A building permit shall be issued for the sign.

Continuance, for reasons determined at the hearing.

Applicant:

Justin Grubb, Yesco
1605 South Gramercy Road
Salt Lake City, UT 84104

Discussion: Commissioner Winters noted that the electronic portion of the proposed sign measures 57% instead of the required 50% of the sign. Commissioners Woodruff and Winters agree that option A is more aesthetically pleasing and do not want to quibble over a difference of 7% in area. Commissioner Wood verified that landscaping will be four times the area of the sign for both options 1 and 2. Justin Grubb said he prefers option A because it has a cleaner look.

Motion: Commissioner Woodruff moved to approve C-30-2017, option 1, sign A.

Commissioner Winters seconded the motion.

Vote:

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

Unanimous – C-30-2017 – Approved

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

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

There being no further business, the meeting adjourned at 4:17 p.m.

Respectfully submitted,

Brenda Turnblom, Administrative Assistant