

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

April 28, 2010

The meeting was called to order at 4:00 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Joe Garcia, Barbara Thomas, and Imaan Bilic

ABSENT:

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Jody Knapp, Hannah Thiel, and Nichole Camac

WEST VALLEY ADMINISTRATIVE STAFF:

Claire Gillmor, Assistant City Attorney

AUDIENCE

Approximately zero (0) people were in the audience

ZONE TEXT CHANGE APPLICATION

ZT-4-2010

West Valley City

The following is a proposed amendment to Title 11 of the West Valley City Municipal Code.

A summary of the sections to be amended are as follows:

11-1-104 Definitions – definitions added for Landscaping and Park Identification Signs

11-4-111 Criteria for Bonus Sign Area – amendment to bonus criteria and the amount of bonus to be awarded.

11-4-116 – Addition of Sign Landscaping Section with standards for that landscaping.

11-5-103 – Amendment to Monument Sign Standards

Re-organization:

The following information has been relocated from other sections throughout the Ordinance to reduce the amount of redundant information and consolidate the Ordinance:

11-4-117 – Measurement of Setback – new section

11-5-106 – Pole Signs - Consolidated redundant information

11-5-108 – Wall Signs – New section to consolidate redundant information

11-6-102 – Residential Business- Re-organization

11-6-103 – Commerical “C-1” District - Re-organization and removal of redundant information

11-6-104 – Commerical “C-2” and “C-3” Districts - Re-organization and removal of redundant information

11-6-105 – Business/Research Park District - Re-organization and removal of redundant information

11-6-106 – Manufacturing “M” District - Re-organization and removal of redundant information

Staff Alternatives:

1. Approval, subject to the resolution of any issues raised at the public hearing.
2. Continuance, to provide more time for staff to further refine the Ordinance or for the resolution of any issues raised at the public hearing.
3. Denial, as the current ordinance is adequate

Applicant:

West Valley City

Discussion: Jack Matheson stated that he feels West Valley City is getting more in line with neighboring municipalities with this update to the sign ordinance. He added that the maximum allowed height for a monument sign was too high before and the

changes proposed in this ordinance are a good step forward.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Thomas moved for approval

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous – ZT-4-2010 – Approved

ZT-6-2010

**Sections 7-2-123, 7-14, 7-6-1007 Screening Text Amendment
Staff Presentation by Hannah Thiel, Planner II**

Background

This ordinance text change addresses City screening standards for refuse and mechanical equipment for commercial projects and multifamily homes that are three units and greater in size. The ordinance proposal removes text from the commercial zone section and relocates the requirements in the Commercial Design Standard Ordinance as well as the Refuse Siting Standards Ordinance which apply to all zones. This text change requires aesthetically pleasing enclosures for new projects to mitigate the view of mechanical equipment and refuse on new projects. Refuse enclosures are required to be located a minimum of 20' from a residential zone. Roof mounted enclosures are required to be screened from a distance of 100 linear feet from the building to accommodate the view across most streets.

Recommendations/ Staff Alternatives

- Approval of the Screening Ordinance Text Change, subject to any issues raised at the public hearing
- Continuance, for resolution of any issues that may arise at the public hearing.
- Denial of Screening Ordinance Text Change

Applicant:

West Valley City

Discussion: Jack Matheson asked if the parapet wall requirement for the screening of roof mechanical equipment are an appropriate requirement for buildings that are in manufacturing zones. Hannah replied that parapet screening is addressed in the commercial design standards section where manufacturing uses are exempt from the

commercial design requirements.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Garcia	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Thomas	Yes
Chairman Woodruff	Yes

Unanimous – ZT-6-2010 – Approved

PLANNING COMISSION BUSINESS

Approval of minutes from April 14, 2010 (Regular Meeting) **Approved**

Approval of minutes from April 21, 2010 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:05 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant