

S-1-2015
ARA Industrial Center Subdivision – Phase 1
2450 South 6755 West
M Zone
1 Lot
26 Acres

BACKGROUND:

Corbin Bennion representing Natomas Meadows LLC, is requesting minor subdivision approval for the 1st phase of the ARA Industrial Center Subdivision. The subject property is located immediately to the west of Freeport West Phase 1 and is zoned manufacturing.

ISSUES:

The proposed subdivision is being submitted to create a 2 lot subdivision. Along with the division to create these lots, a parcel is also being shown on the plat. The parcel represents property that will eventually be dedicated as a future right-of-way for 2540 South. However, it is not yet known what the alignment of this road will be, so this parcel has been created as a placeholder until those decisions are made in the future.

The primary access to the subdivision will be gained from 6755 West. This road connects with the SR-201 frontage road and 2540 South which then connects to 6400 West. Although an access point will come off of SR-201 to the west of this lot, the primary access for this lot will be from 6755 West.

During the review of the Freeport West Phase 1 plat, a portion of 2540 South (at the southwest corner) was not dedicated. This phase will complete the dedication of that remaining portion. As mentioned previously, the extension of 2540 South will occur as property to the west develops. The cross section to be used here as well as future rights-of-way within the development site will be 66 feet. A parkstrip and sidewalk will be located on one side of the roadway which is standard in the manufacturing zone.

The City has completed work with the installation of curb and gutter along the south side of the SR-201 frontage road. In addition to these improvements, the overhead power lines have been placed under ground in a 10-foot public utility easement. The developer will be responsible for landscaping and site improvements which will be reviewed as part of the conditional use process.

Future uses within the subdivision will be reviewed as conditional uses. At that time, staff and agency comments will be more thoroughly addressed. The subdivision plat will contain easements dedication of right-of-way and other information applicable to the division of property.

STAFF ALTERNATIVES:

1. Approve first phase of the ARA Industrial Center Subdivision subject to a resolution of staff and agency comments.

2. Continue the application in order for the developer to address the Planning Commissions concerns.

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Applicant:

Corbin Bennion
Dominion Engineering

Discussion: Steve Lehman presented the application. Jack Matheson asked if 6755 W and 6400 W have been constructed. Steve replied yes but added that they are not yet open to the public.

Terri Mills asked if there is an anticipated date for the roads to open. Corbin Bennion, the applicant, stated that the roads could open soon and are likely pending engineering and traffic approval. He stated that there is a road that is also constructed next to the Riter Canal and this was dedicated as part of a previous subdivision approval. Mr. Bennion added that there will be a driveway for truck traffic coming off 201.

Motion: Commissioner Matheson moved for approval.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Thomas	Yes

Unanimous-S-1-2015- Approved