

S-8-2015

**West Valley Truck Center Subdivision – Lots 16, 17 and 31 Amended
2400 South 5600 West
M Zone**

BACKGROUND

The West Valley City Public Works Department is requesting a plat amendment for lots 16, 17 and 31 of the West Valley Truck Center Subdivision. The proposed subdivision will also extend and dedicate a portion of 2400 South and vacate portions of 2400 South. The amended subdivision will also modify the location of existing public utility easements within these lots.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The West Valley Truck Center Subdivision was recorded in 1998. The location of 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 within the subdivision.

The proposed changes to lots 16, 17 and 31 are a direct result of the extension of 2400 South to 5600 West. The extension of this road will eliminate the existing cul-de-sac which will modify the original property lines of said lots. Portions of the cul-de-sac where frontage exists along these lots will be vacated. The cul-de-sac affecting the Thermo King property to the south, will be dealt with at a later date.

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

STAFF ALTERNATIVES:

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

Applicant:
West Valley City

Favored:
Fred Cox
4466 Early Duke Street

Discussion: Steve Lehman presented the application. Jack Matheson asked if 2455 S will be closed or simply de-signalized. Steve replied that the access will remain open but the signal will be removed and replaced at 2400 S. He stated that there likely won't be a median to restrict left turns but UDOT will determine this since 5600 W is a UDOT controlled street. Fred Cox, representing the property owner of lot 31, stated that his client is in favor of this application. He indicated that an application has recently been submitted to subdivide lot 31 and will be coming to the Planning Commission for approval.

Motion: Commissioner Fuller moved for approval.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice- Chairman Meaders	Yes

Unanimous-S-8-2015- Approved

