

S-23-2015
West Valley Truck Center – Lots 10, 11, 14, and 15 Amended
M Zone

BACKGROUND

Mike Russell, representing the property owner, is requesting an amendment to lots 10, 11, 14 and 15 of the West Valley Truck Center Subdivision. The purpose for the amendment is to modify the north/south property line separating these lots. The proposed application will also adjust the existing north/south public utility easement to coincide with the location of the amended property line.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

When the West Valley Truck Center Subdivision was recorded, a number of lots were platted to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain, a few modifications have taken place over the years to accommodate specific uses and/or planned future uses that do not fit within the original lot configuration.

The City has received an application from Truck Pro LLC to adjust the north/south property line separating lots 10 and 11 and 14 and 15. The property line in question will be moved approximately 20 feet to the west. This change will allow lots adjacent to 5370 West to be larger in size in anticipation of future development.

An existing public utility easement runs parallel to the property line being moved. This easement will be relocated in similar fashion with the new property line. All other existing easements will remain as originally platted.

In regards to plat amendments, City ordinance requires that the Planning Commission forward a recommendation to the City Council. If approved by the City Council, the amendment of this plat will then be recorded to establish new property lines and easement locations.

STAFF ALTERNATIVES:

1. Approval of the plat amendment.
2. Continuance to allow for more discussion regarding the application.

Discussion: Steve Lehman explained that this is a glorified lot line adjustment that we are having run through the Planning Commission to handle the public easement location. There is nothing in the utility easement at this point. There being no further discussion regarding this application, Chairman Thomas called for a motion.

Motion: Commissioner Meaders moved for approval of S-24-2015 as presented.

Commissioner Matheson seconded the motion.

Roll call vote:

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

Unanimous - S-23-2015 - Approved