



Sheri McKendrick <sheri.mckendrick@wvc-ut.gov>

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**Fw: 2850 W 3500 S**

3 messages

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**Fred C Cox Architect** <fcc@fredccox.com>  
 To: Sheri McKendrick <sheri.mckendrick@wvc-ut.gov>

Tue, Jan 13, 2015 at 4:52 PM

For the record.  
 Fred C. Cox, Architect  
 PS  
 Can you get this to the other members of the council prior to next week?

Original Message  
 From: Corey Rushton <corey@coreyrushton.com>  
 Sent: Tuesday, January 13, 2015 1:57 PM  
 To: 'Fred C. Cox'  
 Subject: RE: 2850 W 3500 S

Thanks for this. Looking forward to the discussion.

Corey

-----Original Message-----  
 From: Fred C. Cox [mailto:fcc@fredccox.com]  
 Sent: Saturday, January 10, 2015 9:44 AM  
 To: corey@coreyrushton.com  
 Subject: Fwd: 2850 W 3500 S

Councilman Rushton,

The planning commission has recommended changing the zoning of the property across the street from the new hotel on 35th south, which will increase the likelihood of them keeping it boarded up as to allowing the tenant to open back up, which they tried to several weeks ago and were turned down.

The current "loop hole" which would allow them to use the building they are leasing, is being proposed to be closed entirely. I do not believe that is wise, nor would it help the city. It certainly will not help my client, Firestone, or the owner, David Early.

When the zone was created, the property was not included. The owner was notified and met with the city. When the zone boundary was changed to include his property, he didn't understand that change. That may not have been the fault of the city, but he didn't have a discussion with the city at that time. He understood changes being made to the zoning for that zone, but not the boundary.

He has a lease that is tied to 16 or 17 other properties. His tenant is being blocked to use the property since they let their business license expire. They had a Firestone already at the mall and let this one sit. It was their intent to eventually open it up when the location at the mall was torn down, but they didn't realize the zoning change would prohibit that until recently when their business license was turned down.

The project is on hold until the city council decides whether or not to change the zoning.

I proposed a small amendment to the zoning change. It would still require them to have other tenants in the building, but would allow them to use it, providing they made improvements to the building and site.

I ask you to not agree to the zoning change without modifying it. See below.

Fred C. Cox, Architect  
4466 Early Duke St.  
West Valley City, UT 84120-5723

----- Forwarded Message -----

Subject: 2850 W 3500 S  
Date: Wed, 03 Dec 2014 07:53:50 -0700  
From: Fred C. Cox <fcc@fredccox.com>  
To: Steve Pastorik <steve.pastorik@wvc-ut.gov>  
CC: Jody Knapp <Jody.Knapp@wvc-ut.gov>

Steve/Jody,

This is the site layout with the 5' of landscape on the east. To get a larger sidewalk in front of the building, we may want to reduce the width of the landscape by 12" or so. My experience is less than 3' width of landscape net, doesn't work. We would keep 36" or more.

Re: the change in zoning wording and the staff meeting today, I have the following suggestions.

Automobile service within a single use building that is not part of a large nonautomobile retail building

be changed to:

Automobile service within a single use building.

That will allow the building to open and not stay boarded up, but would require them to add non automotive service related multi-use tenants. Tenants that could feed of the business such as a Hair Salon, Deli, etc. If I have my car worked on and will be there for a short time, I often start walking to see what is near by. While the mall is close, it may also be helpful to target the possible business from the hotel across the street.

Other none site specific suggestions, (mine only as a resident of WVC) that I believe will help with the perception by some of zoning to protect existing uses.

I would delete the following from the "We don't want you here" list.

X. Commercial indoor recreation

xii. Convenience store

xiii. Dance hall

xiv. Dance studio

xvii. Fitness center/health club

xxiii. Laundromat

xxxii. Movie theater

Placing size markers on these may be a compromise. for example:

xvii. Large (over 5,000 Sf) Fitness center/health club would allow small fitness centers.

Having a small grocery store, under a certain size, may be something nice if you live downtown and want to shop without walking or riding Trax. Whether that is a Convenience store without a gas station, or something else, could be defined.

I hope this helps for your meeting today.

Fred C. Cox, Architect  
4466 Early Duke St  
West Valley City, UT 84120-5723

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**Fred C Cox Architect** <fcc@fredccox.com>  
To: Sheri McKendrick <sheri.mckendrick@wvc-ut.gov>

Tue, Jan 13, 2015 at 7:38 PM

I was speaking tonight as an architect and citizen of WVC. Not as a rep. I don't know if that was clear.

Original Message

From: Fred C Cox Architect  
Sent: Tuesday, January 13, 2015 4:52 PM  
To: Sheri McKendrick  
Subject: Fw: 2850 W 3500 S

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**Sheri McKendrick** <sheri.mckendrick@wvc-ut.gov>

Wed, Jan 14, 2015 at 8:06 AM

To: Corey Rushton <Corey.Rushton@wvc-ut.gov>, Karen Lang <Karen.Lang@wvc-ut.gov>, Lars Nordfelt <Lars.Nordfelt@wvc-ut.gov>, Ron Bigelow <ron.bigelow@wvc-ut.gov>, Steve Buhler <steve.buhler@wvc-ut.gov>, Steve Vincent <Steve.Vincent@wvc-ut.gov>, Tom Huynh <tom.huynh@wvc-ut.gov>  
Cc: Wayne Pyle <Wayne.Pyle@wvc-ut.gov>, Nicole Cottle <Nicole.Cottle@wvc-ut.gov>

FYI

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