

**WEST VALLEY CITY PLANNING COMMISSION AGENDA**  
**Wednesday, December 10, 2014**

Planning Commission Technical Committee..... December 2, 2014 @ 8:00 a.m.  
Planning Commission Study Session ..... December 3, 2014 @ 3:30 p.m.  
Planning Commission Pre-Meeting ..... December 10, 2014 @ 3:30 p.m.  
Planning Commission Meeting..... December 10, 2014 @ 4:00 p.m.

The Public Hearing is held in the City Council Chambers at West Valley City Hall.  
3600 Constitution Boulevard, West Valley City, UT 84119

\_Woodruff \_Fuller \_Matheson \_Mills \_Conder \_Thomas \_Meaders \_Tupou

**ZONE TEXT CHANGE APPLICATIONS**

- ZT-6-2014** Petition by **WEST VALLEY CITY** requesting a **zone text amendment** to the City Center Zone to expand the list of prohibited uses and modify the requirements for changes to nonconforming structures. (Staff- **Steve Pastorik** at 801-963-3545)
- ZT-7-2014** Petition by **HILLCREST INVESTMENT** requesting a **zone text change** amending Section 7-22-104 of the West Valley City Zoning Ordinance by allowing secondhand stores 6,000 square feet or less within the Decker Lake Station Overlay Zone. (Staff- **Steve Pastorik** at 801-963-3545)

**SUBDIVISION APPLICATIONS**

- S-29-2013** Petition by **BRANDT BIRD** requesting **final plat approval** for the Stonebridge Commerce Park Subdivision. The subdivision consists of 4 lots on 8.5 acres. The subdivision is located at 4100 West Links Drive and is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)
- S-20-2014** Petition by **UTAH CVS PHARMACY LLC** requesting **preliminary and final plat approval** for the CVS West Valley Plaza Subdivision. The subdivision consists of 2 lots on 2.8 acres. The subdivision is located at 3200 West 3500 South and is zoned 'C-2' (general commercial). (Staff- **Steve Lehman** at 801-963-3311)
- S-21-2014** Petition by **SANI MALICEVIC** requesting **preliminary and final plat approval** for the Argus Subdivision. The subdivision will consist of 2 lots on .44 acres. The subdivision is located at 4390 South 4000 West and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)

**CONDITIONAL USE APPLICATIONS**

- C-65-2014** Petition by **AMERIFLEET TRANSPORTATION** requesting **conditional use approval** for vehicle leasing and fleet maintenance. The property is located at 3955 S Redwood Road on 2.88 acres and is zoned 'C-2' (general commercial). (Staff- **Kevin Despain** at 801-965-5814)

- C-67-2014** Petition by **ROCK SCHUTJER**, representing **SPRINT**, requesting a **conditional use amendment** for expansion of cell tower antennas at the Maverik Center. The property is located at 3200 S Decker Lake Drive on 29 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497)
- C-68-2014** Petition by **COLONIAL FLAG** requesting a **conditional use amendment** for a flag pole at the Jordan Valley Medical Center. The property is located at 3460 S Pioneer Parkway on 18.03 acres is zoned 'C-2' (general commercial). (Staff- **Kevin Despain** at 801-965-5814)
- C-69-2014** Petition by **WESTERN GARDENS** requesting a **conditional use amendment** for a reception center. The property is located at 4050 W 4100 S on 2.45 acres and is zoned 'C-1' (neighborhood commercial). (Staff- **Jody Knapp** at 801-963-3497)
- C-70-2014** Petition by **FURST CONSTRUCTION** requesting a **conditional use approval** for an assisted living center. The property is located at 2940 W 3650 S on 2.96 acres and is zoned 'CC' (City Center). (Staff- **Steve Pastorik** at 801-963-3545)

#### **PLANNING COMMISSION BUSINESS**

Approval of Minutes from November 12, 2014 (Regular Meeting)

Approval of Minutes from December 3, 2014 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age, sexual orientation or disability in employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting. We will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac, 963-3282.