

WEST VALLEY CITY PLANNING COMMISSION AGENDA
Wednesday, February 13, 2013

Planning Commission Technical Committee.....February 5, 2013 @ 8:00 a.m.
Planning Commission Study Session.....February 6, 2013 @ 3:30 p.m.
Planning Commission Pre-Meeting.....February 13, 2013 @ 3:00 p.m.
Planning Commission Meeting.....February 13, 2013 @ 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 __ Garcia __ Thomas __ Bilic

GENERAL PLAN/ZONE CHANGE APPLICATION

GPZ-1-2013 Petition by **RYAN ANDERTON** requesting a **General Plan change** from low density residential to non-retail commercial and a **zone change** from 'A' (agriculture) to 'RB' (residential business). The property is located at 4110 S and 4130 S 3600 W on 1.68 acres. (Staff- **Steve Pastorik** at 801-963-3545)

GPZ-2-2013 Petition by **IVORY DEVELOPMENT** requesting a **General Plan change** from low density residential and rural residential to very high density residential and low density residential and a **zone change** from 'A' (agriculture, minimum lot size 1/2 acre) and 'A-1' (agriculture, minimum lot size 1 acre) to 'R-1-10' (single family residential, minimum lot size 10,000 square feet) and 'RM' (residential multi-family). The property is located at 5886 W Parkway Blvd on 44.4 acres. (Staff- **Steve Pastorik** at 801-963-3545)

ZONE CHANGE APPLICATIONS

Z-1-2013 Petition by **ADAM NASH** requesting a **zone change** from 'A' (agriculture) to 'R-1-8'. The property is located at 3128 S 6400 W on 2.24 acres. (Staff- **Steve Pastorik** at 801-963-3545)

ZONE TEXT CHANGE APPLICATIONS

ZT-1-2013 Petition by **WEST VALLEY CITY** requesting a **zone text change** to amend the ordinance regarding cargo containers in residential and agricultural zones. (Staff- **Kevin Despain** at 801-965-5814)

SUBDIVISION APPLICATIONS

PUD-2-2013 Petition by **BRET MACKAY**, representing **201CC LAND LLC**, requesting **preliminary and final plat approval** for the 3rd phase of the 201 Commerce Center Subdivision. The commercial subdivision consists of 5 lots on 33.3 acres. The proposed subdivision is located at 4305 West 2100 South and is zoned 'M' (manufacturing). (Staff- **Steve Lehman** at 801-963-3311)

PUD-3-2013 Petition by **NICK MINGO**, representing **IVORY HOMES**, requesting **final plat approval** for the 3rd phase of the Highbury Towns East PUD. This plat consists of 26 lots and 2 parcels on 2.1 acres. The proposed subdivision is located at 3075 South 5290 West and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet). (Staff- **Steve Lehman** at 801-963-3311)

- S-2-2013** Petition by **BEN HUOT**, representing **UDOT**, requesting a **plat amendment** for the Vistas at Westridge No. 2 Subdivision. The proposed application will amend lots 10-22 and lot 37 to create lots 22A, 37A and Parcel A. The application will also vacate Snow Vistas Lane and a portion of Vista Mesa Drive. The location of the plat amendment is approximately 5925 West 4350 South. (Staff- **Steve Lehman** at 801-963-3311)
- SV-1-2013** Petition by **ANGELICA TOVAR** requesting **consideration to vacate** a 16-foot alley in the Chesterfield Subdivision. The location of the alley is situated between Malvern Avenue and Crystal Avenue at approximately 1680 West. (Staff- **Steve Lehman** at 801-963-3311)
- SV-2-2013** Petition by **BEN HUOT**, representing **UDOT**, requesting **consideration to vacate** Westridge Boulevard north of 4700 South and a portion of 6000 West to accommodate the future Mountain View Corridor. These streets are located at 4700 South and 6000 West. (Staff- **Steve Lehman** at 801-963-3311)
- SD-1-2013** Petition by **BEN HUOT**, representing **UDOT**, requesting **consideration to dedicate** a portion of 6000 West at 4700 South. The portion to be dedicated will replace the previously vacated Westridge Boulevard and is located south of the Denver & Rio Grande Western Railroad. The realignment will connect to 4700 South, west of the proposed Mountain View Corridor and west of its previous location. (Staff- **Steve Lehman** at 801-963-3311)

CONDITIONAL USE APPLICATIONS

- C-1-2013** Petition by **GARDNER COMPANY** requesting a **conditional use amendment** for a pole sign at Highbury Centre. The property is located at 5600 West 2700 South on 19.41 acres and is zoned 'M' (manufacturing). (Staff- **Lee Logston** at 801-963-3531)
- C-2-2013** Petition by **CASH IT DIXIE, LLC** requesting **conditional use approval** for car title loans. The property is located at 3628 W 3500 S on 1.06 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)
- C-3-2013** Petition by **TIM SOFFE** requesting **conditional use approval** for a 278 unit apartment development. The property is located at 2606 S Anna Caroline Drive on 13.7 acres and is zoned 'RM' (residential multi-family). (Staff- **Kevin Despain** at 801-965-5814)
- C-4-2013** Petition by **MAI NGUYEN** requesting a **conditional use amendment** to extend the deadline for surfacing and landscaping at Country Square. The property is located at 1980 W 3500 S on 1.92 acres and is zoned 'C-2' (general commercial). (Staff- **Jody Knapp** at 801-963-3497)

PLANNING COMMISSION BUSINESS

Approval of Minutes from January 23, 2013 (Regular Meeting)

<p>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.</p>
