

**WEST VALLEY CITY PLANNING COMMISSION AGENDA**  
**Wednesday, January 15, 2014**

Planning Commission Technical Committee..... January 7, 2014 @ 8:00 a.m.  
Planning Commission Study Session ..... January 8, 2014 @ 3:30 p.m.  
Planning Commission Pre-Meeting ..... January 15, 2014 @ 3:30 p.m.  
Planning Commission Meeting..... January 15, 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

**GENERAL PLAN/ZONE CHANGE APPLICATION**

**GPZ-7-2013** Petition by **WEST VALLEY CITY** requesting a **General Plan change** from low density residential to very high density residential and a **zone change** from 'R-1-12' (single family residential, minimum lot size 12,000 square feet) to 'C-2' (general commercial) and The Jordan River Overlay Zone. The property is located at 3234 S Cultural Center Drive on 3.17 acres. (Staff- **Steve Pastorik** at 801-963-3545)

**ZONE TEXT CHANGE APPLICATIONS**

**ZT-10-2013** Petition by **WEST VALLEY CITY** requesting an **ordinance text amendment** to Section 7-14-105 of the West Valley City Municipal Code by updating the single family home design standards for homes in new subdivisions. (Staff- **Steve Pastorik** at 801-963-3545)

**SUBDIVISION APPLICATIONS**

**S-31-2013** Petition by **IVORY DEVELOPMENT** requesting **final plat approval** for Highbury Place Phase 9. The subdivision consists of 29 lots on 10.28 acres. The property is located at approximately 5100 W Highbury Parkway and is zoned 'R-1-8' (single family residential, minimum lot size 8,000 square feet) . (Staff- **Steve Lehman** at 801-963-3311)

**S-32-2013** Petition by **GEORGE NEWTON** requesting **preliminary and final plat approval** for the Newton Investments Subdivision. The subdivision will consist of 1 lot and 1 parcel on 6.5 acres. The property is located at approximately 3694 S 6400 W and is zoned 'R-1-10' (single family residential, minimum lot size 10,000 square feet) and 'A' (agriculture). (Staff- **Steve Lehman** at 801-963-3311)

**CONDITIONAL USE APPLICATIONS**

**C-42-2013** Petition by **DARIN LILJENQUIST** requesting a **conditional use amendment** for outside storage. The property is located at 2459 S 2570 W on 2 acres and is zoned 'M' (manufacturing). (Staff- **Jody Knapp** at 801-963-3497) *Continued from the December 11, 2013 Planning Commission Public Hearing*

**C-57-2013** Petition by **YESCO** requesting **conditional use approval** for a pole sign at CR England. The property is located at 4701 W 2100 S on 82.20 acres and is zoned 'M' (manufacturing). (Staff- **Brock Anderson** at 801-963-3361)

- C-58-2013** Petition by **JEFF STOCKERT** requesting **conditional use approval** for an extended stay hotel. The property is located at 5473 W High Market Drive on 2.035 acres and is zoned 'M' (manufacturing). (Staff- **Lee Logston** at 801-963-3531)
- C-59-2013** Petition by **JZW ARCHITECTS** requesting **conditional use approval** for an office. The property is located at 4071 S 4000 W on .72 acres and is zoned 'RM' (residential multi-family). (Staff- **Kevin Despain** at 801-965-5814)
- C-60-2013** Petition by **BARNEY TRUCKING** requesting **conditional use approval** for a truck terminal. The property is located at 6381 W 2100 S on 7.2 acres and is zoned 'M' (manufacturing). (Staff- **Kevin Despain** at 801-965-5814)

**PLANNING COMMISSION BUSINESS**

- Approval of Minutes from November 6, 2013 (Study Session)  
Approval of Minutes from December 4, 2013 (Study Session)  
Approval of Minutes from December 11, 2013 (Regular Meeting)  
Approval of Minutes from January 8, 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.