

# WEST VALLEY CITY PLANNING COMMISSION AGENDA

April 11, 2007

Planning Commission Technical Committee ..... April 3, 2007 @ 8:00 a.m.  
Planning Commission Study Session ..... April 4, 2007 @ 3:00 p.m.  
Planning Commission Pre-Meeting..... April 11, 2007 @ 3:00 p.m.  
Planning Commission Meeting ..... April 11, 2007 @ 4:00 p.m.

\_ Woodruff \_ Fuller \_ Matheson \_ Lang \_ Mills \_ Cisneros \_ Conder \_ Clayton

## ZONE CHANGE APPLIATION:

**Z-8-2007** Petition by **JIM JACKETTA** requesting a **zone change** from 'A-1' (agriculture, minimum one-acre) to 'A' (agriculture). The property is located at approximately 6041 West Parkway Blvd. on 7.6 acres. (Staff – **Steve Pastorik** at 963-3545).

## ZONE TEXT CHANGE APPLICATION:

**ZT-1-2007** Petition by **WEST VALLEY CITY** requesting a **zone text change** amending the **manufacturing zone ordinance**. This ordinance would allow taller buildings with commercial design guidelines. (Staff – **Hannah Thiel** at 965-5814).

## SUBDIVISION APPLICATION:

**S-21-2006** **CHRIS DRENT** is requesting **final plat approval** for the first phase of the **Sunset Hills PUD**. Phase 1 consists of 159 lots on 47.5 acres. The subdivision is located at 6600 South U-111 and is zoned R-1-10. (Staff – **Steve Lehman** at 963-3311).

**PUD-1-2007** **ASWN** requesting **preliminary approval** for the **Edge at Decker Lake PUD**. The proposed condominium development will consist of 304 units on 17.4 acres. The project is located at 3000 South Decker Lake Drive and is zoned 'RM' (residential, Cmulti-family). (Staff – **Steve Lehman** at 963-3311). (*Continued from Public Hearing of 3/28/07*).

## CONDITIONAL USE APPLICATIONS:

**C-9-2007** Petition by **JASON DAVISON** requesting **conditional use approval** for a **pawn shop**.

**THIS APPLICATION HAS BEEN PULLED**

The business would be located at 3197 South Redwood Road, #6 on 1.53 acres, and is zoned 'C-2' (general commercial). (Staff – **Hannah Thiel** at 965-5814).

**C-10-2007** Petition by **LAURENCE RIESER** requesting **conditional use approval** for a **kennel license**. The property is located at 7010 West Parkway Blvd. on 2.33 acres, and is zoned 'A' (agriculture). (Staff – **Hannah Thiel** at 965-5814).

**C-11-2007** Petition by **READY MADE CONCRETE** requesting **conditional use approval** for a **ready made concrete batch plant** on a site with an existing building. The property is located at 2635 Constitution Blvd. on 3.57 acres, and is zoned 'M' (manufacturing). (Staff – **Ron Weibel** at 963-3361).

## PLANNING COMMISSION BUSINESS

Approval of minutes from March 28, 2007 (Regular Meeting)

Approval of minutes from April 4, 2007 (Study Session)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age 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 Lori Cannon, 963-3282.