

**WEST VALLEY CITY PLANNING COMMISSION AGENDA**

**May 23, 2007**

Planning Commission Technical Committee ..... May 15, 2007 @ 8:00 a.m.  
Planning Commission Study Session ..... May 16, 2007 @ 3:00 p.m.  
Planning Commission Pre-Meeting..... May 23, 2007 @ 3:00 p.m.  
Planning Commission Meeting ..... May 23, 2007 @ 4:00 p.m.

     Woodruff      Fuller      Matheson      Lang      Mills      Conder      Clayton

**ZONE CHANGE APPLICATION:**

**Z-11-2007** Petition by **RICHMOND AMERICAN HOMES** requesting a **zone change** from A (agriculture) to R-1-6 (single family residential, minimum lot size of 6,000 square feet) PUD. The property is located at 4450 South 2700 West on 15.6 acres. (Staff - **Steve Pastorik** at 963-3545). (*Continued from Public Hearing on May 9, 2007*)

**SUBDIVISION APPLICATIONS:**

**PUD-3-2007** **JOHN THORNTON** is requesting preliminary and final plat approval for the Center Pointe Hollow Condominiums. This project consists of 17 units on 2.6 acres. The subdivision is located at 1581 West 2320 South and is zoned R-1-8. (Staff – **Steve Lehman** at 963-3311).

**S-47-2006** **TOM NIXON** is requesting final plat approval for the first phase of the Newton Farms Subdivision. This phase consists of 15 lots on 5 acres. The subdivision is located at 3725 South 6670 West and is zoned R-1-10. . (Staff – **Steve Lehman** at 963-3311).

**S-4-2007** **ERIC BISHOP** is requesting final plat approval for the second phase of the Newton Farms Subdivision. This phase consists of 19 lots on 6.4 acres. The subdivision is located at 3725 South 6515 West and is zoned R-1-10. . (Staff – **Steve Lehman** at 963-3311).

**S-11-2007** **CHAD SILOTTI** is requesting preliminary and final plat approval for the Madisyn Cove Subdivision. This subdivision consists of 10 lots on 2.1 acres. The subdivision is located at 5275 West 3500 South and is zoned R-1-8. . (Staff – **Steve Lehman** at 963-3311).

**CONDITIONAL USE APPLICATIONS:**

**C-13-2007** Petition by **JUAN MANUEL CARDENAS** requesting **conditional use approval** for an **auto body and paint shop**. This business would be located at 2642 South Constitution Blvd. on 0.45 acres, and is zoned ‘M’ (manufacturing). (Staff – **Hannah Thiel** at 965-5814).

**C-15-2007** Petition by **C.R. ENGLAND TRUCKING** requesting a **conditional use amendment to expand a parking lot and add an additional pole sign**. The business is located at 4701 W. 2100 S. on 1.2 acres, and is zoned ‘M’ (manufacturing). (Staff – **Ron Weibel** at 963-3361).

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**C-16-2007** Petition by the **SHOPPES AT LAKE PARK** requesting **conditional use approval for a multi-tenant retail building** of approximately 10,200 square feet on a pad site at The Shoppes at Lake Park, Phase 2. The property is located at 2911 S. 5600 W. on 1.28 acres, and is zoned 'C-2' (general commercial). (Staff – **Ron Weibel** at 963-3361).

**C-17-2007** Petition by **GREAT WESTERN SUPPLY** requesting **conditional use approval for a wholesale plumbing supply warehouse with outside storage**. The business would be located at 2551 S. 3200 W. on 5.9 acres, and is zoned 'M' (manufacturing). (Staff – **Ron Weibel** at 963-3361).

## PLANNING COMMISSION BUSINESS

Approval of minutes from April 25, 2007 (Regular Meeting)

Approval of minutes from May 2, 2007 (Study Session)

Approval of minutes from May 9, 2007 (Regular Meeting)

## **WEST VALLEY CITY PLANNING COMMISSION Public Hearing Conduct Procedures**

1. Presentations will be conducted in the following order: City staff, applicant/petitioner, public comment.
2. Members of the audience wishing to speak regarding a specific application will be recognized by the Chair at his or her discretion.
3. When recognized, please speak into the microphone provided, state your name, address and affiliation with the petition at the beginning of your comments.
4. Speakers shall address their comments to the Chair. Planning Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
5. At the discretion of the Chair, a time limit may be placed on the speaker to ensure that all those wishing to speak are given an equal opportunity.
6. Speakers shall focus all comments on the agenda items. Extraneous or repetitive comments should be avoided.
7. After hearing public comment, the Planning Commission may close the hearing. At this point, all discussion will be limited to planning commissioners and staff. Under unique circumstances and at the discretion of the Chair, the meeting may be reopened to obtain additional information.

**PLEASE TURN OFF CELL PHONES AND PAGERS BEFORE THE MEETING BEGINS.**

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.