

WEST VALLEY CITY PLANNING COMMISSION AGENDA
January 9, 2008

Planning Commission Technical Committee January 2, 2008 @ 8:00 a.m.
Planning Commission Study Session January 2, 2008 @ 3:00 p.m.
Planning Commission Pre-Meeting January 9, 2008 @ 3:00 p.m.
Planning Commission Meeting January 9, 2008 @ 4:00 p.m.

__ Woodruff __ Fuller __ Matheson __ Mills __ Conder __ Clayton __ Davis __ Jones

GENERAL PLAN/ZONE CHANGE APPLICATION:

GPZ-5-2007 Petition by **RANDY AND MICHELLE TOUSLEY** requesting a General Plan change from low density residential to high density residential and a zone change from ‘R-1-8’ (residential, single family, minimum lot size 8,000 square feet) to ‘RM’ (residential, multi-family). The property is located at 3244 South 3600 West on 1.14 acres. (Staff – **Steve Pastorik** at 963-3545)

ZONE CHANGE APPLICATION:

Z-17-2007 Petition by **LIGHTSOURCE DEVELOPMENT, LLC** requesting a **zone change** from ‘A’ (agriculture) to ‘C-3’ (transitional commercial). The property is located at 2978 South Redwood Road on 5.14 acres. (Staff - **Steve Pastorik** at 963-3545).

Z-18-2007 Petition by **WEST VALLEY CITY** requesting a **zone change** from ‘R-1-12’ (residential, single family, 12,000 square foot minimum lot size) to ‘C-2’ (general commercial). The property is located at 1406 West 3300 South on 4.1 acres. (Staff – **Steve Pastorik**)

SUBDIVISION APPLICATIONS:

SV-4-2007 Petition by the **WEST VALLEY CITY PUBLIC WORKS DEPARTMENT** for consideration to close 3340 West at 3500 South. This proposal is being initiated in anticipation of future right-of-way improvements along 3500 South. (Staff - **Steve Lehman** at 963-3311).

S-25-2007 Petition by **JEFF MANSELL** requesting **preliminary plat approval** for the **Reunion Village PUD**. The proposed subdivision will be located at 3639 South 5600 West. The development will consist of 26 units on 4.19 acres and is zoned ‘R-1-8’ (residential, single family, minimum lot size 8,000 square feet). (Staff - **Steve Lehman** at 963-3311).

PUD-7-2007 Petition by **RUNDASSA ESHETE** for **final plat approval** for the Majestic Villas PUD. The proposed development consists of 81 units on 13.24 acres. The property is located at 3100 South 7200 West and is zoned ‘R-1-8’ (residential, single family, minimum lot size 8,000 square feet). (Staff - **Steve Lehman** at 963-3311).

CONDITIONAL USE APPLICATIONS:

C-2-2006 Petition by **HENRY DAY FORD, HOLLYWOOD VIDEO, AND HOGI YOGI/TERIYAKI STIX** requesting a **conditional use amendment** for the addition of a multi-tenant sign. The property is located at 4091 West 3500 South on 8.2 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Hannah Thiel** at 965-5814) (*Continued from Public Hearing on October 24, 2007*)

WEST VALLEY CITY PLANNING COMMISSION AGENDA

January 9, 2008

Page 2 of 2

- C-24-2007** Petition by **SATTERFIELD-HELM MANAGEMENT INC.** requesting conditional use approval for **the expansion and remodel of the Valley Fair Mall**. The property is located at 3601 South 2700 West on approximately 60 acres, and is zoned 'C-2' (general commercial). (Staff – **Steve Pastorik** at 963-3545 and **John Janson** at 963-3277)
- C-44-2007** Petition by **CLEARWIRE U.S.** requesting **conditional use approval** for **roof mounted antennas** on the Legacy office building at 4255 Lake Park Blvd. in the Lake Park Corporate Center on 5.2 acres, and is zoned 'B/RP' (business research park). (Staff – **Ron Weibel** at 963-3361).
- C-46-2007** Petition by **JIM MCHOSE** requesting **conditional use approval** for **Jumping Jack Cash**. The **pawn shop business** would be located at 3105 West 3500 South on 0.88 acres, and is zoned 'C-2' (general commercial). (Staff – **Jody Knapp** at 963-3497).
- C-47-2007** Petition by **TONY CURTIS** requesting a **conditional use amendment to the landscaping design** at **Bevans Marine**. The property is located at 4581 West 3500 South on 4.9 acres, and is zoned 'C-2' (general commercial). (Staff – **Ron Weibel** at 963-3361).
- C-48-2007** Petition by **UTAH TITLE LOANS** requesting conditional use **approval** for a **car title loan and check cashing business** which would be located at 3325 West 3500 South on 0.62 acres, and is zoned 'C-2' (general commercial). (Staff – **Ron Weibel** at 963-3361).
- C-50-2007** Petition by **SL&A ARCHITECTS** requesting conditional use approval for a **new office building, Legacy III at Lake Park**. The property is located at 4275 West Lake Park Blvd. on 6.7 acres, and is zoned 'B/RP' (business research park). (Staff – **Jody Knapp** at 963-3497).

MISCELLANEOUS APPLICATIONS:

- M-6-2007** Petition by **WEST VALLEY CITY** requesting a letter of recommendation from the Planning Commission for the **proposed North Central Economic Development Area Plan**. (Staff – **Nevin Limburg** at 963-3322 and **Steve Pastorik** at 963-3545)

PLANNING COMMISSION BUSINESS

- Approval of minutes from July 25, 2007 (Regular Meeting)
- Approval of minutes from September 19, 2007 (Study Session)
- Approval of minutes from September 26, 2007 (Regular Meeting)
- Approval of minutes from October 3, 2007 (Study Session)
- Approval of minutes from October 10, 2007 (Regular Meeting)
- Approval of minutes from November 7, 2007 (Study Session)
- Approval of minutes from November 14, 2007 (Regular Meeting)
- Approval of minutes from December 5, 2007 (Study Session)
- Approval of minutes from December 12, 2007 (Regular Meeting)
- Approval of minutes from January 2, 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.