

WEST VALLEY CITY PLANNING COMMISSION AGENDA

February 27, 2008

Planning Commission Technical Committee	February 19, 2008 @ 8:00 a.m.
Planning Commission Study Session	February 20, 2008 @ 3:00 p.m.
Planning Commission Pre-Meeting	February 27, 2008 @ 3:00 p.m.
Planning Commission Meeting	February 27, 2008 @ 4:00 p.m.

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

ZONE TEXT CHANGE APPLICATIONS:

ZT-3-2008 Petition by **WEST VALLEY CITY** requesting a **zone text amendment** to Sections 7-103 and 7-9-104 of the West Valley City Municipal Code. The proposed amendment would address detention facility/jail regulations. (Staff – **Jody Knapp** at 963-3497 & **Claire Gillmor** at 963-3396)

SUBDIVISION APPLICATIONS:

SV-1-2008 Petition by **WEST VALLEY CITY** requesting consideration to **vacate a portion of Market Street**. The portion to be vacated will be from Lehman Ave. to 3650 South. The purpose for the vacation is to facilitate development to the City Center zone. (Staff – **John Janson** at 963-3277)

S-5-2008 Petition by **IVORY HOMES**, requesting **final plat approval** for the **4th phase** of the **Highbury Place Subdivision**. The proposed subdivision will be located at 2940 South 5225 West. The development will consist of 17 lots on 4.0 acres and is zoned R-1-8 (residential, single family, minimum lot size 8,000 square feet). (Staff - **Steve Lehman** at 963-3311).

S-8-2008 Petition by **GORDON CASEY**, requesting **preliminary plat approval** for the **Una Casa Subdivision**. The proposed subdivision will be located at 5901 West Parkway Blvd. The development will consist of 34 lots on 12.1 acres and is zoned R-1-10 (residential, single family, minimum lot size 10,000 square feet). (Staff - **Steve Lehman** at 963-3311).

CONDITIONAL USE APPLICATIONS:

C-1-2008 Petition by **T-MOBILE** requesting **conditional use approval** for a 60' high telecommunications monopole on the grounds of the Orchard Elementary School. The property is located at 6744 West 3800 South on 9.8 acres and is zoned 'A' (agriculture). (Staff – **Ron Weibel** at 963-3361) (*Cont. from Public Hearing on Feb. 13, 2008*)

C-4-2008 Petition by **CYPRUS FEDERAL CREDIT UNION** requesting **conditional use approval** for a credit union. The property is located at 2769 South 5600 West on 1.32 acres and is zoned 'C-2' (general commercial). (Staff – **Jody Knapp** at 963-3497) (*Cont. from Public Hearing on February 13, 2008*)

C-5-2008 Petition by **BONNIE PETERS** requesting **conditional use approval** for a crisis nursery and counseling center. The property is located at 3663 South 3600 West on 0.25 acres and is zoned 'RB' (residential business). (Staff – **Steve Pastorik** at 963-3545) (*Cont. from Public Hearing on February 13, 2008*)

C-7-2008 Petition by **SYLEX CONCRETE** requesting **conditional use approval** for a concrete plant. The property is located at 2483 South 3850 West on 3.2 acres and is zoned 'M' (manufacturing). (Staff – **Hannah Thiel** at 965-5814)

C-16-2007 Petition by the **SHOPPES AT LAKE PARK** requesting review of **condition of approval for signage 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). *This item was approved for a Conditional Use on May 23, 2007.* (Staff – **Hannah Thiel** at 965-5814).

C-24-2006 Petition by **KEN GARFF WEST VALLEY DODGE** requesting review of **condition of approval for signage for the existing new and used car sales business**. The property is located at 4175 W. 3500 S. on 6 acres, and is zoned 'C-2' (general commercial). (*This application was approved for a Conditional Use on October 11, 2006.*) (Staff – **Hannah Thiel** at 965-5814).

PLANNING COMMISSION BUSINESS

- Approval of minutes from February 6, 2008 (Study Session)
- Approval of minutes from February 13, 2008 (Regular Meeting)
- Approval of minutes from February 20, 2008 (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 Nichole Camac, 963-3282.