

**WEST VALLEY CITY PLANNING COMMISSION AGENDA**  
**April 25, 2007**

Planning Commission Technical Committee ..... April 17, 2007 @ 8:00 a.m.  
Planning Commission Study Session ..... April 18, 2007 @ 3:00 p.m.  
Planning Commission Pre-Meeting..... April 25, 2007 @ 3:00 p.m.  
Planning Commission Meeting ..... April 25, 2007 @ 4:00 p.m.

   Woodruff    Fuller    Matheson    Lang    Mills    Cisneros    Conder    Clayton

**GENERAL PLAN/ZONE CHANGE APPLICATION**

**GPZ-1-2007** Petition by **RYAN LOWDER** requesting a **General Plan** change from low density residential land uses to office land uses and a **zone change** from ‘R-1-7’ (residential, single family, minimum 7,000 sq. ft. lot size) and ‘C-2’ (general commercial) to ‘RB’ (residential business). The property is located at 5430 West 3500 South on 0.49 acres. (Staff – **Steve Pastorik** at 963-3545).

**ZONE CHANGE APPLICATION:**

**Z-9-2007** Petition by **ROBERT SCHROEDER** requesting a **zone change** from the ‘A-1’ (agriculture, minimum 1 acre) to ‘A’ (agriculture). The property is located at 6101 West Parkway Blvd. on 1.1 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). (*Continued from Public Hearing on 4/11/07*)

**ZT-2-2007** Petition by **WEST VALLEY CITY** requesting a **zone text amendment** to the sign ordinance, Title 11, Section 5. This text change would amend the ordinance **adding electronic message signs**. (Staff – **Hannah Thiel** at 965-5814).

**ZT-3-2007** Petition by **WEST VALLEY CITY** requesting a **zone text amendment** to the temporary use ordinance, Title 7, Section 2-16 (2B). This text change would amend the ordinance to **allow storage containers for fire work sales**. (Staff – **Hannah Thiel** at 965-5814).

**SUBDIVISION APPLICATION:**

**S-49-2006** **TOM GIOVENGO** is requesting **preliminary approval** for the **Giovengo Acres Subdivision**. The subdivision is located at 4575 South 6000 West, will consist of 55 lots on 16.2 acres and is zoned R-1-8. (Staff – **Steve Lehman** at 963-3311).

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### CONDITIONAL USE APPLICATIONS:

- C-30-2006** Petition by **WEST VALLEY CITY** to **review SHERRIE IVIE's original conditions** of approval for Ivie Acres, a mobile petting zoo and an increase of animal points allowed on the property. The business is located at 6994 W. Parkway Blvd on 2.26 acres, and is zoned 'A' (agriculture). (Staff – **Ron Weibel** at 963-3361).
- C-4-2007** Petition by **WEST VALLEY CITY** to discuss the **possible revocation** of conditional use approval for **J&A Family Services**, a General Auto repair facility. The business is located at 2875 S. Redwood Road on 0.55 acres, and is zoned 'C-2' (general commercial). (Staff – **John Janson** at 963-3277).
- C-12-2007** Petition by **UTOPIA** requesting **conditional use approval** for a **fiber optic hub building**. This building would be located at approximately 5545 W. 3100 S., to the south of the West Valley City Fire Station at Centennial Park on 0.2 acres. The property is zoned 'R-1-10' (residential, single family, minimum 10,000 sq. ft. lot size). (Staff – **Ron Weibel** at 963-3361).
- 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).

### PLANNING COMMISSION BUSINESS

Approval of minutes from April 11, 2007 (Regular Meeting)

Approval of minutes from April 18, 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.