

WEST VALLEY CITY PLANNING COMMISSION AGENDA

September 12, 2007

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Planning Commission Technical Committee September 4, 2007 @ 8:00 a.m.
Planning Commission Study Session September 5, 2007 @ 3:00 p.m.
Planning Commission Pre-Meeting..... September 12, 2007 @ 3:00 p.m.
Planning Commission Meeting September 12, 2007 @ 4:00 p.m.

 Woodruff Fuller Matheson Mills Conder Clayton Davis Jones

GENERAL PLAN/ZONE CHANGE APPLICATION:

GPZ-4-2007 Petition by **BOARDWALK HOLDINGS** requesting a **General Plan** change from low density residential land uses to medium density residential land uses, and a **zone change** from ‘A’ (agriculture) to ‘R-1-8’ (residential, single family, minimum 8,000 sq. ft. lot size. The property is located at approximately 3639 and 3663 South 5600 West on 4.15 acres. (Staff – **Steve Pastorik** at 963-3545).

ZONE TEXT CHANGE APPLICATION:

ZT-7-2007 Petition by **WEST VALLEY CITY** requesting **zone text change** to the Supplementary and Qualifying regulations Title 7 Section 2. This text change **would add Temporary Storage Containers** to the ordinance. (Staff - **Hannah Thiel** at 965-5814).
(Continued from Public Hearing on August 22, 2007).

SUBDIVISION APPLICATIONS:

S-16-2007 **JEFF CAMERON** is requesting **preliminary and final plat** approval for the **Charlie Cove Subdivision**. This subdivision is located at 3684 South 4800 West. The Subdivision consists of 7 lots on 1.8 acres and is zoned R-1-8. (Staff – **Steve Lehman** at 963-3311).

S-17-2007 **HOLT PROPERTIES** is requesting an **amendment to lots 19 and 20** of the West Valley Truck Center Subdivision. The purpose for the amendment is to **abandon the public utility easement between these lots**. The property is located at 5211 West 2400 South and is zoned manufacturing. (Staff – **Steve Lehman** at 963-3311).

CONDITIONAL USE APPLICATIONS:

C-29-2007 Petition by **RUSTY MARKS** requesting conditional use approval for a **used auto sales business**. The business would be located at 2875 South Redwood Road on 0.55 acres and is zoned ‘C-2’ (general commercial). (Staff – **Hannah Thiel** at 965-5814).

C-30-2007 Petition by **AUTOMUNDO CAR SALE LLC** requesting conditional use approval for a **used auto sales business**. The business would be located at 3394 West 3500 South on 0.42 acres, and is zoned ‘C-2’ (general commercial). (Staff – **Hannah Thiel** at 965-5814).

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- C-31-2007** Petition by **BONNIE PETERS** requesting a conditional use permit for a **crisis nursery and counseling center**. The property is located at 4478 South Hawarden Drive on 0.63 acres, and is zoned 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size). (Staff - **Steve Pastorik** at 963-3545).
- C-33-2007** Petition by **MARTIN CRAPO** requesting conditional use approval for a **used auto sales business**. The business will be located at 3875 South Redwood Road on 2.19 acres and is zoned 'C-2' (general commercial). (Staff – **Jody Knapp** at 963-3497).

PLANNING COMMISSION BUSINESS

- Approval of minutes from July 25, 2007 (Regular Meeting)
Approval of minutes from August 22, 2007 (Regular Meeting)
Approval of minutes from September 5, 2007 (Study Session)

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.