

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

May 27, 2014

City Council Chambers
South Jordan City Hall
1600 W. Towne Center Drive

6:30 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

David L. Alvord, *Mayor*
Mark Seethaler, *Councilman*
Chuck Newton, *Councilman*
Donald J. Shelton, *Councilman*
Steve Barnes, *Councilman*
Christopher J. Rogers, *Councilman*



AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

MAY 27, 2014

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 27, 2014, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Motion to Approve Agenda
- C. Approval of the Minutes from the Meeting held on May 13, 2014

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Calendaring Items
- B. Comments from Planning Commission Members
- C. Staff Business
- D. New Business

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1. Issue: DAYBREAK VILLAGE 5 PLAT 3
PRELIMINARY PLAT

Address: Approx. 10500 South 5300 West
File No: SUB-2014.25
Applicant: Kennecott Land

A.2. Potential Action Item – (See IV.A.1)

B.1. Issue: ANDERSON HAIR SALON
APPEAL OF HOME OCCUPATION BUSINESS LICENSE DENIAL

Address: 9373 Dutch Valley Drive
File No: AP-2014.03
Applicant: Sarah Anderson

B.2. Potential Action Item – (See IV.B.1)

C.1. Issue: MATTRESS FIRM
SITE PLAN

Address: 11509 South 4000 West
File No: SP-2014.09
Applicant: Alan Cantlin, Madison South Jordan LLC

C.2. Potential Action Item – (See IV.C.1)

D.1. Issue: SRI GANESHA HINDU TEMPLE EXPANSION
SITE PLAN AND CONDITIONAL USE PERMIT

Address: 1142 West South Jordan Parkway
File No: SP-2014.11
Applicant: Selvam Rajavelu, NJRA Architects Inc.

D.2. Potential Action Item – (See IV.D.1)

E.1. Issue: OQUIRRH MOUNTAIN MARKETPLACE
SITE PLAN

Address: SWC of 11400 South 4000 West
File No: SP-2014.13
Applicant: Bill Sandre, CCA Acquisition Company LLC

E.2. Potential Action Item – (See IV.E.1)

F.1. Issue: WEST RIVER ESTATES PHASES IV AND V
PRELIMINARY SUBDIVISION PLAT AND SUBDIVISION AMENDMENT

Address: 9785 South Jordan Ridge Road
File No: SP-2012.41
Applicant: Kevin Peterson

F.2. Potential Action Item – (See IV.F.1)

G.1. Issue: STERLING RIVER P.U.D. PHASE 3
SUBDIVISION AND CONDITIONAL USE PERMIT

Address: 11723 South Lampton View Drive
File No: SUB-2014.19
Applicant: Todd Bradford

G.2. Potential Action Item – (See IV.G.1)

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

H.1. Issue: OUR HOUSE OF SOUTH JORDAN
LAND USE AMENDMENT AND REZONE

Address: 11386 South 1300 West
File No: LUA-2014.10 & REZ-2014.10
Applicant: Mike Wright

H.2. Potential Action Item – (See V.H.1)

I.1. Issue: PEARL COVE SUBDIVISION
REZONE

Address: 9953 South 2200 West
File No: REZ-2014.09
Applicant: Rob Poirier

I.2. Potential Action Item – (See V.I.1)

J.1. Issue: TWO TOP PROPERTY
LAND USE AMENDMENT AND REZONE

Address: 11245 South Redwood Road
File No: LUA-2014.09 & REZ-2014.08
Applicant: Jerry Salt

J.2. Potential Action Item – (See V.J.1)

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

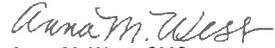
ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
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COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Desert News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website: www.sjc.utah.gov and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 22nd day of May, 2014.


Anna M. West, CMC
South Jordan City Recorder