

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

July 22, 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

JULY 22, 2014

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JULY 22, 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 July 8, 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 PLAT 10G  
PRELIMINARY PLAT**

**Address:** 4950 West 10500 South  
**File No:** SUB-2014.36  
**Applicant:** Kennecott Land

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

**B.1. Issue: GREASE MONKEY QUICK LUBE AND GORILLA CAR WASH  
SITE PLAN/CONDITIONAL USE PERMIT**

**Address:** 3694 West 11400 South  
**File No:** SP-2014.12  
**Applicant:** Steve Cloward

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

**C.1. Issue: STERLING RIVER  
CONDITIONAL USE PERMIT AMENDMENT**

**Address:** 11700 South 1000 West  
**File No:** CUP-AMEND-1014.10  
**Applicant:** Nick Mingo

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

**D.1. Issue: CAFÉ TRANG’S BANH MI  
CONDITIONAL USE PERMIT**

**Address:** 10350 South Redwood Road  
**File No:** CUP-2014.09  
**Applicant:** Kim Nguyen

**D.2. Potential Action Item – (See VI.D.1)**

**V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS**

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

**E.1. Issue: OQUIRRH MOUNTAIN MARKETPLACE/SJ CITY  
LAND USE AMENDMENT & REZONE  
Amending Land Use from Village Mixed Use to Office Use &  
Rezoning from Agriculture (A-5) to Professional Office (P-O)**

**Address:** 11601 South 4000 West  
**File No:** LUA-2014.11 & REZ-2014.13  
**Applicant:** City of South Jordan

**E.2. Potential Action Item – (See V.E.1)**

**VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**

**F. iPad Training**

**ADJOURNMENT**

CERTIFICATE OF POSTING

STATE OF UTAH )  
 )  
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](http://www.sjc.utah.gov) and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 17th day of July, 2014.

*Anna M. West*  
Anna M. West, CMC  
South Jordan City Recorder