

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

October 28, 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

OCTOBER 28, 2014

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 28, 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 October 14, 2014
- D. Approval of the Minutes from the City Council & Planning Commission Combined Meeting held on October 14, 2014

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Staff Business
- B. Comments from Planning Commission Members

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 4 EAST PLAT 4
PRELIMINARY PLAT**

Address: Approx. 10740 South 4600 West & 10750 South 4680 West
File No: SUB-2014.61
Applicant: Kennecott Land

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

**B.1. Issue: VANCE OLSON SUBDIVISION
PRELIMINARY SUBDIVISION PLT AND VACATING AND AMENDING LOT
25 OF THE RIDGECREST ESTATES SUBDIVISION AND LOT 1 OF THE
SPRINGHILL SUBDIVISION**

Address: 10290 South Springcrest Lane
File No: SUB-2014.62
Applicant: Dave Reddish, Proterra Group

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

**C.1. Issue: EARLY LIGHT ACADEMY
SITE PLAN**

Address: 11709 South Vadiana Drive
File No: SP-2014.34
Applicant: Tyler Bodrero, Pace CM

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

**D.1. Issue: JUDD HOMES
LAND USE AMENDMENT AND REZONE**

Address: 10708 South 1055 West
File No: LUA-2014.14 & REZ-2014.15
Applicant: Charles A. Judd

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

**E.1. Issue: SOUTH JORDAN ALZHEIMER'S SPECIALTY CARE CENTER
LAND USE AMENDMENT AND REZONE**

Address: 2664 West 11400 South
File No: LUA-2014.13 & REZ-2014.14
Applicant: Rachel Rudiger

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

**F.1. Issue: ACCESSORY BUILDING & HOME OCCUPATION REGULATIONS
ZONE TEXT AMENDMENT**

File No: ZTA-2014.03
Applicant: City of South Jordan

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

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

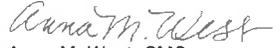
ADJOURNMENT

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 23rd day of October, 2014.


Anna M. West, CMC
South Jordan City Recorder