AGENDA

Regular Meeting of

The South Jordan City Planning Commission

For

January 27, 2015

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*

SOUTH JORDAN
U T A H

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

AGENDA

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

JANUARY 27, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JANUARY 27, 2015, 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. Elect Commission Chairperson & Vice Chairperson

D. Appoint Commission member to Architectural Review Committee

E. Approval of the Minutes from the Meeting held on January 13, 2015

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 **SOUTH JORDAN ALZHEIMER'S SPECIAL CARE CENTER SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 2602 West 11400 South
File No: SP-2014.41
Applicant: Rachel Rudiger

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

B.1. Issue: **OQUIRRH PARK PHASE 1 SECOND AMENDED SUBDIVISION**

Address: 10432 South 4000 West
File No: SUB-AMEND-2014.69
Applicant: Cory Stark

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

C.1. Issue: **ZONE TEXT AMENDMENT – AMENDING TITLE 16.10 TO INCLUDE FURTHER GRADING REQUIREMENTS AS IT PERTAINS TO SUBDIVISION REVIEW & DEVELOPMENT**

File No: ZTA-2014.05

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

D.1. Issue: **KING / JONES PROPERTY REZONE**
Rezoning Property from Agriculture (A-5), to Residential (R-2.5)

Address: 1118 West Mabey Lane / 1082 West 10125 South
File No: REZ-2015.01
Applicant: Terry & Connie Kind, and Steven & Beatriz Jones

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

E.1. Issue: **SOUTH JORDAN CITY OPEN SPACE REZONES**
Rezone City Properties to Natural Open Space (OS-N)

Address: a. 950 West Shields Lane
b. West of Jordan River between 10000 S. & 10300 S.
c. Adjacent and on either side of Jordan River between 10600 S. & 11250 S.
d. 11475 South River Front Parkway
File No: REZ-2015.02
Applicant: City of South Jordan

E.2. Potential Action Item – (See V.E.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 January, 2015.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder