AGENDA

Regular Meeting of

The South Jordan City Planning Commission

For

April 28, 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
UTAH

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

AGENDA

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

APRIL 28, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, APRIL 28, 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. Approval of the Minutes from the Meeting held on April 14, 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. SUMMARY ACTION

A.1 **Issue:** **LOT LINE ADJUSTMENT KENNECOTT DAYBREAK 9E, LOTS 643-646**

Address: 10362, 10366, 10372 South Silver Mine Road & 4798 W. South Jordan Parkway
File No: LLA-2015.11
Applicant: Holmes Homes & Nicholas Schultz

B.1. **Issue:** **LOT LINE ADJUSTMENT**

Address: 10494 South Redwood Road
File No: LLA-2015.08
Applicant: Brandon Lundeen

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

C.1. **Issue:** **JOHN LEWIS SUBDIVISION AMENDMENT**

Address: 10185 South 3345 West
File No: SUB-AMEND-2015.14
Applicant: John Lewis

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

D.1. **Issue:** **OQUIRRH MOUNTAIN MARKETPLACE – SHOPS B CONDITIONAL USE AND SITE PLAN**

Address: 11505 South 4000 West
File No: SP-2015.08
Applicant: Josh Binkley, SJ Marketplace LLC

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

E.1. **Issue:** **HERITAGE HEIGHTS NO. 2 PRELIMINARY SUBDIVISION**

Address: 10660 South 2755 West
File No: SUB-2015.04
Applicant: Sam Swenson

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

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

F.1. Issue: GLH FAMILY PROPERTY REZONE

Address: 9838 South 2700 West
File No: REZ-2015.08
Applicant: Tina Franco, GLH Family Limited Partnership

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

G.1. Issue: KING PROPERTY REZONE

Address: 1118 West Mabey Lane
File No: REZ-2015.01
Applicant: Terry & Cindy King

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

H.1. Issue: JONES PROPERTY REZONE

Address: 1082 West 10125 South
File No: REZ-2015.05
Applicant: Steve & Beatriz Jones

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

VII. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

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 and on the Utah Public Notice Website http://www.pmn.utah.gov.

Dated this 23rd day of April, 2015.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder