

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

July 14, 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*



AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

JULY 14, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JULY 14, 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 June 23, 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

None

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A. Issue: DAYBREAK PLAT 10H
PRELIMINARY PLAT**

Address: Approximately 10700 South 5000 West
File No: SUB-2015.36
Applicant: Kennecott Land

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

**B.1 Issue: DAYBREAK VILLAGE 7 PLAT 1
PRELIMINARY PLAT**

Address: Northwest corner of Daybreak Parkway and Mountain View Corridor
File No: SUB-2015.37
Applicant: Kennecott Land

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

**C.1 Issue: WELLS FARGO ATM KIOSK
CONDITIONAL USE PERMIT**

Address: 10384 South River Heights Drive
File No: CUP-2015.09
Applicant: Justin Newbold

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

**D.1 Issue: RUSHTON MEADOWS PARK
CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 3787 W. South Jordan Parkway
File No: SP-2014.33
Applicant: Don Tingey, City of South Jordan

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

- E.1 Issue: OQUIRRH MOUNTAIN MARKETPLACE – SHOPS C & D
SITE PLAN**
- Address:** 11511 South 4000 West & 11515 South 4000 West
File No: SP-2015.20
Applicant: Joshua Binkley (SJ Marketplace)
- E.2 Potential Action Item – (See V.E.1)**
- F.1 Issue: OQUIRRH MOUNTAIN MARKETPLACE – SHOPS H & I
CONDITIONAL USE PERMIT AND SITE PLAN**
- Address:** 11514 South 4000 West & 11522 South 4000 West
File No: SP-2015.21
Applicant: Joshua Binkley (SJ Marketplace)
- F.2. Potential Action Item – (See V.F.1)**
- G.1. Issue: NEW MEETINGHOUSE FOR COUNTRY CROSSING 7 &
SOUTH JORDAN COUNTRY CROSSING STAKE
CONDITIONAL USE PERMIT AND SITE PLAN**
- Address:** 11121 South Blackhawk Drive
File No: SP-2015.19
Applicant: Paul Evans, EA Architecture
- G.2. Potential Action Item – (See V.G.1)**
- H.1. Issue: JORDAN RIDGE ESTATES
SUBDIVISION AMENDMENT**
- Address:** 9938 South 2200 West
File No: SUB-AMEND-2015.25
Applicant: John Mendes
- H.2. Potential Action Item – (See V.H.1)**
- I.1. Issue: WARD RANCH P.U.D.
PRELIMINARY SUBDIVISION & CONDITIONAL USE PERMIT**
- Address:** 11630 South 975 West
File No: SUB-2015.10
Applicant: Mike Ward
- I.2. Potential Action Item – (See V.I.1)**

**J.1. Issue: BEVERLY ESTATES PHASE II
PRELIMINARY SUBDIVISION**

Address: 9904 South 1300 West
File No: SUB-2015.26
Applicant: Larry Sommer

J2. Potential Action Item – (See V.J.1)

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

K.1. Issue: STRANG AND OLSON PROPERTY REZONE

Address: 9956 South 1000 West
File No: REZ-2015.11
Applicant: Connie Strang & Dean Olson

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

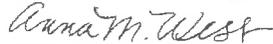
ADJOURNMENT

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 9th day of July, 2015.



Anna M. West, CMC
South Jordan City Recorder