

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

July 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*



AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

JULY 28, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JULY 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 July 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. Issue: LOT LINE ADJUSTMENT LOT 7 CRABAPPLE COVE & PARCEL # 27-21-401-023

Address: 11503 South 2510 West & 11498 South 2510 West

Applicant: Doug Walker

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

**B.1 Issue: LOT LINE ADJUSTMENT GROVES SUBDIVISION PUD AMENDED,
LOT 11 & EDDIE NELSON SUBDIVISION, LOT 1**

Address: 1193 West Groves Crest Drive & 11721 South 1220 West

Applicant: Melissa McKay and Curt & Julie Evans

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

V. ACTION

C.1 Issue: WELLNESS LIFE ZONE – HOME OCCUPATION APPEAL

Address: 9414 South 2100 West

File No: AP-2015.07

Applicant: Amber Jensen

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

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**D.1 Issue: DAYBREAK VILLAGE 5 PLAT 5
PRELIMINARY PLAT**

Address: Approximately 10700 South 5200 West

File No: SUB-2015.39

Applicant: Kennecott Land

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

**E.1 Issue: WASATCH MEADOWS SOUTH PHASE 4
SUBDIVISION AMENDMENT PLAT**

Address: 4349 West Lennox Drive & 4353 West Lennox Drive

File No: SUB-AMEND-2015.42

Applicant: South Jordan City, Engineering Department

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

- F.1. Issue: HARVEST CROSSING VILLAS
SITE PLAN AMENDMENT**
- Address:** Southwest corner of South Jordan Parkway and 3200 West
File No: SP-AMEND-2015.26
Applicant: Warren Kirk (Peterson Development)
- F.2. Potential Action Item – (See VI.F.1)**
- G.1. Issue: MCKEE FARMS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**
- Address:** 10800 South 2700 West
File No: SUB-2015.33
Applicant: Randy Bowler, Bowler Properties L.C.
- G.2. Potential Action Item – (See VI.G.1)**
- H.1. Issue: RIVERTON CHEVROLET
CONDITIONAL USE PERMIT AND SITE PLAN**
- Address:** Southwest corner of 11000 South and Jordan Gateway
File No: SP-2015.24
Applicant: Christopher B. Page (Riverton Chevrolet)
- H.2. Potential Action Item – (See VI.H.1)**
- I.1. Issue: HARVEST VILLAGE AT SOUTH JORDAN PHASE 1
AMENDED SUBDIVISION**
- Address:** 10462 South River Heights Drive
File No: SUB-AMEND-2015.38
Applicant: Glenn Anderson
- I.2. Potential Action Item – (See VI.I.1)**
- J.1. Issue: SPORTSMAN’S WAREHOUSE SITE PLAN**
- Address:** 10462 South River Heights Drive
File No: SP-2015.23
Applicant: Glenn Anderson
- J.2. Potential Action Item – (See VI.J.1)**

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

Address: 10432 South 4000 West
File No: SUB-AMEND-2014.69
Applicant: John Davis

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

**L.1. Issue: OUT OF THIS WORLD DENTISTRY
SITE PLAN & CONDITIONAL USE PERMIT**

Address: 10432 South 4000 West
File No: SP-2015.25
Applicant: John Davis

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

None

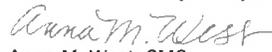
ADJOURNMENT

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 July, 2015.


Anna M. West, CMC
South Jordan City Recorder