

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

September 22, 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

SEPTEMBER 22, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 22, 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 September 8, 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 KENNECOTT DAYBREAK VILLAGE 5
MULTI FAMILY 1 SUBDIVISION, LOTS 406-410**

Address: 5356, 5352, 5348, 5344, 5342 West South Jordan Parkway
Applicant: Holmes Homes

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

**B.1 Issue: LOT LINE ADJUSTMENT KENNECOTT DAYBREAK COMMERCE PARK PLAT 1
LOT C-101 AND COMMERCE PARK PLAT 3, LOTS C-113 AND C-144**

Address: 6076 West Broken Rock Circle, 6097 West Old Bingham Hwy, and 6133 West
Old Bingham Hwy
Applicant: Kennecott Land

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

**C.1 Issue: LOT LINE ADJUSTMENT KENNECOTT DAYBREAK OQUIRRH LAKE PLAT
SUBDIVISION, LOTS O-104 & O-105 AND KENNECOTT DAYBREAK VILLAGE
4 EAST PLAT 1SUBDIVISION, LOT P-101**

Address: 10559 & 10561 South Lake Avenue and 10582 South Serendipity Way
Applicant: Gary Langston, Kennecott Land

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

V. ACTION

D.1 Issue: ACCESSORY LIVING UNIT - GUESTHOUSE

Address: 1863 West 9640 South
File No: ALU-2015.10
Applicant: Dave Webster

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

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**E.1. Issue: RIVERTON MOTORS SUBDIVISION
PRELIMINARY SUBDIVISION PLAT**

Address: 291 West 11000 South
File No: SUB-2015.53
Applicant: Brandon McDougald, Kimley-Horn

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

F.1. Issue: OQUIRRH PARK CONDOMINIUM PHASE 2 AND OQUIRRH PARK CONDOMINIUM PHASE 2-2 THRU 2-16

Address: 10500 South 4000 West
File No: SUB-AMEND-2015.44
Applicant: Mark Nickel

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

**G.1. Issue: DETACHED GARAGE
CONDITIONAL USE PERMIT**

Address: 11700 South 2700 West
File No: CUP-2015.13
Applicant: Robert Gorringe

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

H.1. Issue: SOUTH JORDAN OFFICE SPACE LAND USE AMENDMENT AND REZONE

Address: Approx. 4000 West 11400 South
File No: LUA-2015.02 & REZ-2015.12
Applicant: Boyd Brown

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

V. OTHER BUSINESS

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 18th day of September, 2015.


Anna M. West, CMC
South Jordan City Recorder