

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

November 10, 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

NOVEMBER 10, 2015

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, NOVEMBER 10, 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 October 27, 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
Address: 9662 South 2740 West & 9674 South 2740 West
File No: LLA-2015.23
Applicant: Deana Rydalch and Shannon Pease

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

B.1 Issue: LOT LINE ADJUSTMENT
Address: 4544 West Harvest Moon Drive & 4562 West Harvest Sun Lane
File No: LLA-2015.24
Applicant: Kennecott Land

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

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**C.1 Issue: STRANG SUBDIVISION
PRELIMINARY SUBDIVISION**

Address: 9970 South 1000 West
File No: SUB-2015.58
Applicant: Connie Strang

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

**D.1 Issue: INTERMOUNTAIN HOMECARE OFFICE/WAREHOUSE SUBDIVISION
PRELIMINARY SUBDIVISION**

Address: 11444 South Redwood Road
File No: SUB-2015.69
Applicant: Tom Uriona

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

E.1. Issue: DISTRICT HOTEL/FITNESS CENTER/ OFFICE BUILDING SITE PLAN
Address: 11248 South River Heights Drive
File No: SP-2015.33
Applicant: Kevin Ludlow

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

**F.1. Issue: RUSHTON MEADOWS PHASE 3 (AMENDED)
SUBDIVISION AMENDMENT PLAT**

Address: 10690 South Poppy Meadow Lane
File No: SUB-AMEND-2015.68
Applicant: Austin Richards, Alpine Homes LLC

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

G.1 Issue: ZONE TEXT AMENDMENT – AMENDING THE SOUTH JORDAN MUNICIPAL CODE BY ADOPTING CHAPTERS 17.60 (COMMERCIAL ZONES) AND 17.90 (INDUSTRIAL ZONES), AMENDING CHAPTER 17.18 (USES) AND SECTION 5.68.050 (ZONING AND LOCATIOJN RESTRICTIONS), AND REPEALING CHAPTERS 17.52 (COMMERCIAL-COMMUNITY C-C ZONE), 17.56 (COMMERCIAL-NEIGHBORHOOD C-N ZONE), 17.60 (COMMERCIAL-INDUSTRIAL C-I ZONE), 17.64 (COMMERCIAL-FREEWAY C-F ZONE), 17.68 (LIGHT INDUSTRIAL-FREEWAY I-F ZONE) AND SECTION 17.04.230 (TEMPORARY USES)

File No: ZTA-2015.05 & ZTA-2015.06
Applicant: City of South Jordan

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

V. OTHER BUSINESS

None

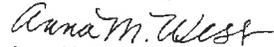
ADJOURNMENT

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 5th day of November, 2015.


Anna M. West, CMC
South Jordan City Recorder