

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

January 12, 2016

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*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Christopher J. Rogers, *Council Member*



AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

JANUARY 12, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JANUARY 12, 2016, 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. Elect Commission Chairperson & Vice Chairperson
- D. Appoint Commission member to Architectural Review Committee
- E. Approval of the Minutes from the Meeting held on December 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

None

V. ACTION

**A.1 Issue: THE CLIFFS AT JORDAN STATION
SITE PLAN – CONDITIONAL USE PERMIT
(DECISION TABLED FROM DECEMBER 8, 2015, MEETING**

Address: 10464 South Jordan Gateway

File No: SP-2015.35

Applicant: Michael Raymond

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

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**B.1 Issue: DAYBREAK VILLAGE 10 NORTH PLAT 1
PRELIMINARY PLAT**

Address: Approximately 5408 W. South Jordan Parkway

File No: SUB-2015.72

Applicant: Kennecott Land

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

**C.1 Issue: DAYBREAK VC-1 MULTI FAMILY #8
PRELIMINARY PLAT**

Address: Approximately 4570 West Harvest Sun Lane

File No: SUB-2015.74

Applicant: Kennecott Land

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

**D.1 Issue: SOJO STATION
CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 10350 South Jordan Gateway

File No: SP-2015.37

Applicant: Steve Peterson, Millrock Capital

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

- E.1 Issue: EMBASSY SUITES
SITE PLAN**
- Address:** 10341 South Jordan Gateway
File No: SP-2015.40
Applicant: Chad Griffiths, Western States Lodging and Management
- E.2 Potential Action Item – (See VI.E.1)**
- F.1 Issue: SOUTH TOWNE STORAGE
CONDITIONAL USE PERMIT AND SITE PLAN**
- Address:** 309 West Jordan Gateway
File No: SP-2015.30
Applicant: Russ Naylor, (Nichols Naylor Architects)
- F.2 Potential Action Item – (See VI.F.1)**
- G.1 Issue: TEMPORARY USE - PARK
CONDITIONAL USE PERMIT**
- Address:** 11347 South Pervenche Lane
File No: CUP-2015.15
Applicant: Eric Montague
- G.2 Potential Action Item – (See VI.G.1)**
- H.1 Issue: RIDGECREST ESTATES
SUBDIVISION AMENDMENT**
- Address:** 892 West Brookcrest Circle
File No: SUB-AMEND-2015.71
Applicant: Richie Savage
- H.2 Potential Action Item – (See VI.H.1)**
- I.1 Issue: ZAXBY'S RESTAURANT
SITE PLAN AND CONDITIONAL USE PERMIT**
- Address:** 3788 West 11400 South
File No: SP-2015.43
Applicant: Phil Holland
- I.2 Potential Action Item – (See VI.I.1)**

**J.1 Issue: PEARL COVE P.U.D.
CONDITIONAL USE PERMIT AMENDMENT**

Address: 9953 South 2200 West
File No: CUP-2015.16
Applicant: Rob Poirier

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

**K.1 Issue: ORDINANCE NO. 2016-03, AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER
16.36 OF THE SOUTH JORDAN MUNICIPAL CODE TO CHANGE THE
SIGN REGULATIONS OF THE CITY.**

Applicant: CITY OF SOUTH JORDAN

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

VIII. OTHER BUSINESS

None

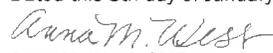
ADJOURNMENT

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 8th day of January, 2016.


Anna M. West, CMC
South Jordan City Recorder