

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

APRIL 12, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, APRIL 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. Elect Commission Chairperson & Vice Chairperson
- B. Welcome and Roll Call
- C. Motion to Approve Agenda
- D. Appoint Commission member to Architectural Review Committee
- E. Approval of the Minutes from the Meeting held on March 29, 2016

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

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK VILLAGE 5 PLAT 7
PRELIMINARY PLAT**

Address: Approximately 10775 South 5060 West
File No: SUB-2016.11
Applicant: Kennecott Land

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

**B.1 Issue: DAYBREAK UNIVERSITY MEDICAL #2
PRELIMINARY PLAT**

Address: Approximately 5220 West Daybreak Parkway
File No: SUB-2016.08
Applicant: Kennecott Land

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

**C.1 Issue: DAYBREAK VILLAGE 10 NORTH PLAT 2
PRELIMINARY PLAT**

Address: Approximately 10600 South 5450 West
File No: SUB-2016.12
Applicant: Kennecott Land

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

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

Address: 1169 West Koradine Drive
File No: CUP-2016.02
Applicant: Alex Winder

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

E.1 Issue: ACCESSORY LIVING UNIT – GUEST HOUSE

Address: 1169 West Koradine Drive
File No: ALU-2016.04
Applicant: Alex Winder

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

**F.1 Issue: SPECIALTY RETAIL GROCERY
SITE PLAN**

Address: 10622 South Redwood Road
File No: SP-2016.02
Applicant: Monet Ragsdale, Leadership Circle 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: HEAGREN PROPERTY
FUTURE LAND USE AMENDMENT AND REZONE**

Address: 10604 South 2700 West
File No: LUA-2016.02 & REZ-2016.06
Applicant: Don Matthews, RDM Land & Development

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

H.1 Issue: ZONE TEXT AMENDMENT – REPEALING SECTIONS 17.30.030 (PLANNED UNIT DEVELOPMENT), 17.60.030 (PERFORMANCE DEVELOPMENT); AND 17.90.030 (PERFORMANCE DEVELOPMENT); AMENDING CHAPTERS 17.40 (RESIDENTIAL ZONES), 17.54 (REDWOOD ROAD MIXED USE (MU) ZONES), AND 17.74 (MIXED USE (MU) ZONES); AMENDING SECTIONS 16.04.19 (PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE), 17.70.030 (CONDITIONAL USES), 17.70.170 (OTHER REQUIREMENTS), 17.130.010 (DEFINITION AND PURPOSE); AND ADDING SECTION 17.130.050 TO THE SOUTH JORDAN CITY MUNICIPAL CODE.

File No: ZTA-2016.02
Applicant: City of South Jordan

H.2 Potential Action Item – (See VII.H.1

VIII. OTHER BUSINESS

None

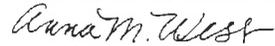
ADJOURNMENT

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 7th day of April, 2016.


Anna M. West, CMC
South Jordan City Recorder