

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

March 22, 2011

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

W. Kent Money, *Mayor*
Brian Butters, *Council Member*
Kathie L. Johnson, *Council Member*
Larry Short, *Council Member*
Aleta Taylor, *Council Member*
Leona Winger, *Council Member*

John H. Geilmann, *City Manager*



AGENDA
CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING

MARCH 22, 2011

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MARCH 22, 2011, 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 March 8, 2011

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Calendaring Items
- B. Comments from Planning Commission Members
- C. Staff Business
- D. New Business

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. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS
**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1. **JORDAN VALLEY TECHNOLOGY CENTER PHASE 1 – SUBDIVISION AMENDMENT** File #SUB-AMEND-2011.06
698 West Shields Lane
(application by Boyer Freeway Park, L. C., seeking approval for a subdivision amendment).

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

B.1. **DAYBREAK PLAT VC1 MULTI FAMILY #1 SUBDIVISION AMENDMENT** File #SP-2011.03
11195 South 4760 West
(application by Sejo Homes and Kennecott Land amending 3 lots).

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

C.1. **PAYNE ORTHODONTICS – SITE PLAN AND CONDITIONAL USE PERMIT** File #SP-2011.05
3451 West South Jordan Parkway
(application by Brian Zaitz) – Payne Orthodontic, proposal to construct a medical, health, dental office building.

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS
*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

None

VI. OTHER BUSINESS

D.1. **PROPOSED ZONE TEXT AMENDMENT TO ADD THE ‘MIXED USE (MU) ZONE,’ INCLUDING THE TRANSIT ORIENTED DEVELOPMENT (TOD), TOWN CENTER (TC), AND VILLAGE MIXED USE (VMU) SUB-DISTRICTS, TO THE CITY’S ZONING ORDINANCE, WITH PROCEDURES, LAND USES, AND DEVELOPMENT STANDARDS FOR THE SAME WITHIN TITLE 17 OF THE MUNICIPAL CODE.**
(application by Community Development Department staff).

E.1. **FIRST READING REPORT FLOODPLAIN AND GEOLOGICAL HAZARDS ORDINANCE (ORDINANCE 2011-10)**

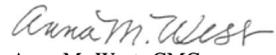
ADJOURNMENT

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 17th day of March, 2011.


Anna M. West, CMC
South Jordan City Recorder