

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

JUNE 28, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JUNE 28, 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. Approval of the Minutes from the Meeting held on May 24, 2016
- D. Approval of the Minutes from the Meeting held on June 14, 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: SPRATLING WOODS
PRELIMINARY SUBDIVISION**

Address: 9640 South 2200 West

File No: SUB-2016.17

Applicant: Tina Franco, Eagle Pointe Development Group, LLC

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

**B.1 Issue: HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION PHASE II
AMENDING LOTS 3, 4 AND 5
SUBDIVISION AMENDMENT**

Address: 10509 South River Heights Drive

File No: SUB-AMEND-2016.23

Applicant: Brandon Peterson, Peterson Development

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

**C.1 Issue: BLUE ENVY PRESCHOOL
CONDITIONAL USE PERMIT**

Address: 1545 West Heather Downs Drive

File No: CUP-2016.04

Applicant: Kari Lockhart

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

D.1 Issue: ZONE TEXT AMENDMENT, ORDINANCE NO. 2016.20 AMENDING SUBSECTION 17.18.030.50.B.4c OF THE MUNICIPAL CODE TO INCREASE THE MAXIMUM ACREAGE THAT CAN BE DEVELOPED OR USED FOR SELF-STORAGE USES IN THE PROFESSIONAL OFFICE (P-O) ZONE FROM TWO TO THREE ACRES

Address: ZTA-2016.04
Applicant: Warren Kirk

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

E.1 Issue: THINK STORAGE PHASE 4 REZONE

Address: 10622 South River Heights Drive
File No: REZ-2016.11
Applicant: Warren Kirk

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

F.1 Issue: ZONE TEXT AMENDMENT – AMENDING SECTION 17.130.040 (FARM ANIMAL FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE

File No: ZTA-2016.02
Applicant: Melvin & Eileen Luker

F.2 Potential Action Item – (See VIII.B.1)

VIII. 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 23rd day of June, 2016.

Anna M. West
Anna M. West, CMC
South Jordan City Recorder