

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

JULY 12, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JULY 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. Approval of the Minutes from the Meeting held on June 28, 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: LOT LINE ADJUSTMENT BETWEEN LOTS 137, 138 & P-129
OF KENNECOTT DAYBREAK PLAT 7**

Address: 4522 West, 4512 West, and 4508 West Talquin Lane

File No: LLA-2016.02

Applicant: Kennecott Land

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

**B.1 Issue: DAYBREAK VILLAGE 8 PLAT 2
PRELIMINARY PLAT**

Address: 6180 West 11500 South

File No: SUB-2016.39

Applicant: Kennecott Land

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

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

Address: 11521 South 4135 West

File No: CUP-2016.05

Applicant: Jesse Sanchez

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

**D.1 Issue: BUSINESS LICENSE APPEAL
MAXIMUM DANCE HOME OCCUPATION**

Address: 3895 West Leicester Bay

File No: AP-2016.04

Applicant: Mark and Taralee Lowrance

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

E.1 Issue: ZONE TEXT AMENDMENT – AMENDING SECTION 17,130.040 (FARM ANIMAL FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE

File No: ZTA-2016.03
Applicant: Melvin & Eileen Luker

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

F.1 Issue: TEXT AMENDMENT – AMENDING CITY CODE SECTION 17.04.300 (REQUIRED LANGUAGE WITHIN ALL DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS DOCUMENTS) TO ADD LANGUAGE PREEMPTING HOMEOWNER ASSOCIATIONS FROM PROHIBITING SOLAR AND OTHER RENEWABLE ENERGY DEVICES

File No: ZTA-2016.06
Applicant: City of South Jordan

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

VIII. OTHER BUSINESS

None

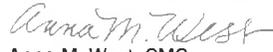
ADJOURNMENT

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 July, 2016.


Anna M. West, CMC
South Jordan City Recorder