

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

AUGUST 9, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, AUGUST 9, 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 July 12, 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: VOLKSWAGEN SOUTHTOWNE PARKING EXPANSION
SITE PLAN**

Address: 11000 South Frontage Road
File No: SP-2016.11
Applicant: Tom Stevens, Tom Stevens Construction

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

**B.1 Issue: HAMILTON ESTATES
PRELIMINARY SUBDIVISION PLAT**

Address: 9429 South 1300 West
File No: SUB-2016.37
Applicant: Michael Gabel, Gough Homes, LLC

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

**C.1 Issue: GARDEN PARK CONDOMINIUMS PHASE 6
PRELIMINARY PLAT**

Address: 5004 West Duckhorn Drive
File No: SUB-2016.38
Applicant: Kennecott Land

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

**D.1 Issue: DAYBREAK VILLAGE 4 EAST CONDOMINIUMS NO.3-4
PRELIMINARY PLAT**

Address: 4590 West Crosswater Road
File No: SUB-2016.45
Applicant: Kennecott Land

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

**E.1 Issue: DAYBREAK LAKE RUN ROAD EXTENSION (DUCKHORN DR. TO LAKE AVE.)
PRELIMINARY ROW DEDICATION PLAT**

Address: Approximately 5120 West 11240 South
File No: SUB-2016.40
Applicant: Kennecott Land

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

**F.1 Issue: KENDRAS COVE
PRELIMINARY SUBDIVISION**

Address: 1059 West Shields Lane
File No: SUB-2016.35
Applicant: Clint Olsen

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

G.1 Issue: PAZOS CIRCLE PRELIMINARY SUBDIVISION

Address: 11320 South Lucas Lane
File No: SUB-2016.36
Applicant: Blake Hansen

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

**H.1 Issue: UTAH FIRST CREDIT UNION
SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 3642 West 11400 South
File No: SP-2016.22
Applicant: Kevin Horn

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

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

I.1 Issue: COMMON CENTS REZONE & LAND USE AMENDMENT

Address: 9786, 9776, 9774 and 9762 South Redwood Road & 1780 West 9800 South
File No: REZ-2016.13 & LUA-2016.04
Applicant: Troy Sanders

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

J.1 Issue: SANTORINI VILLAGE – MASTER DEVELOPMENT PLAN AMENDMENT

Address: Approximately 9700 South Redwood Road

File No: REZ-2016.12

Applicant: Mindy Dansie

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

VIII. OTHER BUSINESS

None

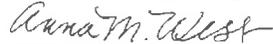
ADJOURNMENT

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 5th day of August, 2016.


Anna M. West, CMC
South Jordan City Recorder