

## **AGENDA**

### **CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING**

**AUGUST 23, 2016**

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, AUGUST 23, 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 August 9, 2016

##### **II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

- A. Staff Business
- B. Comments from Planning Commission Members
- C. Planning Commission discussion regarding Land Use Code Amendments

##### **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**

**A.1 Issue: LOT LINE ADJUSTMENT BETWEEN LOTS 427 & 428  
KENNECOTT DAYBREAK VILLAGE 4A PLAT 8**

**Address:** 11242 South & 11238 South Jonagold Drive

**File No:** LLA-2016.03

**Applicant:** Daybreak Communities

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

**B.1 Issue: LOT LINE ADJUSTMENT BETWEEN LOTS 109-112 & 121-124  
KENNECOTT DAYBREAK SOUTH STATION MULTI FAMILY #1**

**Address:** 5061 W , 5059 W , 5053 W , 5051 W , 5029 W , 5027 W , 5023 West,  
and 5021 West South Jordan Parkway

**File No:** LLA-2016.04

**Applicant:** Daybreak Communities

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

**V. ACTION**

None

**VI. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

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

**C.1 Issue: HANSEN, ALLEN & LUCE ENGINEERS OFFICE BUILDING  
SITE PLAN**

**Address:** 1309 West South Jordan Parkway

**File No:** SP-2016.07

**Applicant:** David Hansen

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

**D.1 Issue: ONE ELEVEN SUBDIVISION  
PRELIMINARY SUBDIVISION**

**Address:** 11010 South Redwood Road

**File No:** SUB-2016.46

**Applicant:** David George

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

**E.1 Issue: ONE ELEVEN TOWNHOMES  
SITE PLAN AND DESIGN GUIDELINES**

**Address:** 11100 South Redwood Road  
**File No:** SP-2016.05  
**Applicant:** Wayne Corbridge, Sego Homes

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

**F.1 Issue: THE VILLAGE AT HIGHRIDGE SUBDIVISION, DESIGN GUIDELINES &  
THE HIGHRIDGE COMMERCIAL SUBDIVISION**

**Address:** 11500 South 3600 West  
**File No:** SUB-2016.43  
**Applicant:** Dave Freiss

**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: MERIT MEDICAL NORTH EXPANSION  
LAND USE AMENDMENT AND REZONE**

**Address:** 1538 West Shields Lane  
**File No:** LUA-2016.05 & REZ-2016.15  
**Applicant:** George Frioux, Merit Medical Systems Inc.

**G.2 Potential Action Item – (See VI.G.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](http://www.sjc.utah.gov) and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 19th day of August, 2016.

  
Anna M. West, CMC  
South Jordan City Recorder