

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

SEPTEMBER 27, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 27, 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 September 13, 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: DAYBREAK VILLAGE 4A PLAT 9
PRELIMINARY PLAT**

Address: Approximately 11200 South 5125 West
File No: SUB-2016.50
Applicant: Daybreak Communities

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

**B.1 Issue: DAYBREAK VILLAGE 5 PLAT 8
PRELIMINARY PLAT**

Address: Approximately 10850 South 5000 West
File No: SUB-2016.47
Applicant: Daybreak Communities

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

**C.1 Issue: DAYBREAK LAKE AVENUE EAST ROAD EXTENSION (KESTREL RISE
ROAD TO MOUNTAIN VIEW)
PRELIMINARY ROW DEDICATION PLAT**

Address: Approximately 5070 West 11015 South
File No: SUB-2016.57
Applicant: Daybreak Communities

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

**D.1 Issue: VISION DANCE AND LEARNING CENTER
SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 11545 South 3600 West
File No: SP-2016.26
Applicant: Adam Lambert, Rimrock Construction

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

**E.1 Issue: CHATTEL ESTATES 4TH AMENDED
SUBDIVISION AMENDMENT**

Address: 10023 South 3345 West
File No: SUB-AMEND-2016.41
Applicant: Judy and Marvin Bridge

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

**F.1 Issue: CLOVER RIDGE AMENDING LOT 12 AND THE GROVES AMENDING PARCEL A
SUBDIVISION AMENDMENT**

Address: 1229 West Country Ridge Drive
File No: SUB-AMEND-2016.54
Applicant: David George

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

**G.1 Issue: THINK STORAGE PHASE IV
SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 10622 South River Heights Drive
File No: SP-2016.30
Applicant: Ken Menlove, Menlove Construction

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

**H.1 Issue: ONE ELEVEN PHASE II SITE PLAN AND SITE PLAN AMENDMENT
AMENDING THE ONE ELEVEN DESIGN GUIDELINE BOOK AND THE
BECK COMMERCIAL SITE PLAN**

Address: 11045 South Redwood Road
File No: SP-2016.25
Applicant: David George

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)

None

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 22nd day of September, 2016.


Anna M. West, CMC
South Jordan City Recorder