

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

September 11, 2012

City Council Chambers
South Jordan City Hall
1600 W. Towne Center Drive

6:30 P.M. – Regular Meeting

Cellular Phones and Pagers Must be Turned Off, or Set to Vibrate Only
Upon Entering the City Council Chambers

Scott L. Osborne, *Mayor*
Mark Seethaler, *Council Member*
Chuck Newton, *Council Member*
Brian Butters, *Council Member*
Steve Barnes *Council Member*
Larry Short, *Council Member*

John H. Geilmann, *City Manager*



AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

SEPTEMBER 11, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, SEPTEMBER 11, 2012, 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 28, 2012

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Calendaring Items
- B. Comments from Planning Commission Members
- C. Staff Business
- D. New Business

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. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

A.1. Issue: LEGACY COTTAGES LAND USE, REZONE AND MASTER DEVELOPMENT PLAN
• CHANGE LAND USE DESIGNATION FROM VILLAGE MIXED USE TO TOWN CENTER MIXED USE
• REZONE PROPERTY FROM MU-CITY AND R-1.8 TO MU-TC
• ADOPT MASTER DEVELOPMENT PLAN FOR PROPERTY
Address: 1794 W. TO 1844 W. South Jordan Parkway
File No: LUA-2012.05 & REZ-2012.06
Applicant: Steve Miles

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

B.1. Issue: MUNICIPAL CODE TEXT AMENDMENT
• ESTABLISHING DEFINITIONS OF “EDUCATIONAL FACILITIES” AND “GROUP PRE-SCHOOL”
• AMENDING THE DEFINITION OF “GROUP DAYCARE”
• AMENDING THE PERMITTED AND CONDITIONAL USE SECTIONS OF VARIOUS AGRICULTURE, RESIDENTIAL AND COMMERCIAL ZONES REGARDING “EDUCATIONAL FACILITIES”, “GROUP PRE-SCHOOL” AND “GROUP DAYCARE”
File No: ZTA-2012.04
Applicant: City of South Jordan

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

C.1. Issue: MUNICIPAL CODE TEXT AMENDMENT
AMENDING PARKING RATIOS FOR DAYCARE CENTERS AND PRE-SCHOOLS
File No: ZTA-2012.03
Applicant: City of South Jordan

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

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

D.1. Issue: WENZEL ACCESSORY LIVING UNIT
GUESTHOUSE WITH A FLOOR AREA EXCEEDING 35% OF THE PRIMARY DWELLING
Address: 2084 W. Lawrence Circle
File No: ALU-2012.05
Applicant: Gavin Wenzel

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

**E.1. Issue: EDDINGTON ACCESSORY LIVING UNIT
ACCESSORY APARTMENT WITH EXTERIOR MODIFICATIONS**
Address: 2582 W. Singletree Lane
File No: ALU-2012.06
Applicant: Richard Luce in behalf of Richard & Karanina Eddington

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

**F.1. Issue: SITE PLAN AND CONDITIONAL USE PERMIT
CENTENNIAL CAR WASH (AUTOMATIC CAR WASH)**
Address: 1026 W. South Jordan Parkway
File No: SP-2012.25
Applicant: Nichols-Naylor Architects

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

**G.1. Issue: SITE PLAN AND CONDITIONAL USE PERMIT
SKOOL DAYS COMMERCIAL DAY CARE**
Address: 2497 W. 11400 South
File No: SP-2012.21
Applicant: Heidi Radeke

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

VI. OTHER BUSINESS

None

ADJOURNMENT

FIRST READING REPORTS

No Commission Action Will Be Taken On This Item – They Will Be Added To A Future Planning Commission Agenda For Potential Action.

None

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 September, 2012.


Anna M. West, CMC
South Jordan City Recorder