

AGENDA

Regular Meeting of

The South Jordan City Council

For

October 2, 2012

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

6:00 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
CITY COUNCIL MEETING

OCTOBER 2, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY COUNCIL WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 2, 2012, IN THE CITY COUNCIL CHAMBERS, 1600 W. TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE CITY MANAGER AT 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. A CLOSED MEETING MAY BE HELD AT THE END OF THE MEETING, IF NEEDED. THE ORDER OF AGENDA ITEMS MAY BE CHANGED IF DEEMED APPROPRIATE BY THE MAYOR OR CITY COUNCIL. THE REGULAR MEETING WILL BEGIN AT 6:00 P.M. AND THE AGENDA WILL BE AS FOLLOWS:

6:00 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

- A. Welcome and Roll Call
- B. Opening Ceremony
 - 1. Invocation
 - 2. Pledge of Allegiance
- C. Motion to Approve Amended Agenda Items, If Any
- D. Minute Approval
 - 1. September 18, 2012 Regular Meeting Minutes

II. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Speaker cards should be filled out in advance and given to the City Manager. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair of the Meeting. 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 City Council will be turned over to staff to provide a response outside of the City Council 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.

III. AWARDS AND PRESENTATIONS

- A. Proclamation to Janell Brown of One Sweet Slice (*City Commerce Director Preece*)

BUSINESS AND PUBLIC HEARINGS

IV. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

- A.1. **Public Hearing** – Resolution R2012-57, A Resolution Approving the Issuance by the Public Finance Authority of Bonds on Behalf of Roseman University of Health Sciences.
(By Finance Director Naidu)
- A.2. Potential Action Item – (See IV. A.1.) R2012-57
- B.1. **Public Hearing** – Ordinance 2012-04, Proposed Zone Text Amendment Revising the Requirements and Standards for Collector Street Fencing, Title 16.04.200.
(By Community Development Director Shaw)
- B.2. Potential Action Item – (See IV. B.1.) ORD 2012-04
- C.1. **Public Hearing** – Ordinance 2012-12, Proposed Zoning Text Amendment ZTA-2012.04, to Amend Title 17 of the Development Code, Sections 17.08, 17.24, 17.28, 17.32, 17.36, 17.40, 17.45, 17.46, 17.48, 17.50, 17.52, 17.64, 17.68, 17.70, 17.73, and 17.74 to Create a Definition for ‘Educational Facilities,’ Amending the Definition of ‘Group Daycare Center (Renamed to Daycare Center),’ Adding a Definition for ‘Group Pre-School (Renamed to Pre-School Center),’ and Implementing such by Amending Permitted and Conditional Uses in Various Agricultural, Residential and commercial Zones. (By Community Development Director Shaw)
- C.2. Potential Action Item – (See IV. C.1.) ORD 2012-12
- D.1. **Public Hearing** – Ordinance 2012-14, Proposed Development Code Text Amendment to Title 16, Section 16.26.040 of the Municipal Code to Modify a Parking Ratio Requirement for Daycare Centers and Preschools. (By Community Development Director Shaw)
- D.2. Potential Action Item – (See IV. D.1.) ORD 2012-14
- E.1. **Public Hearing** – Land Use Amendment File LUA-2012.05 (R2012-52) and Rezone File REZ-2012.06 (2012-06-Z), Amending the Land Use Designation from Village Mixed Use (VMU) to Town Center Mixed Use (TC-MU) on Property Located at 1794 W., 1812 W., 1836 W., 1844 W., 1876 W., 1890 W., 1894 W., and 1900 W. South Jordan Parkway and Changing the Zone from Mixed Use-City Center (MU-City) and R-1.8 to Mixed Use Town Center (MU-TC) on Properties Located at 1794 W., 1812 W., 1836 W., and 1844 W. South Jordan Parkway. (By Community Development Director Shaw)
- E.2. Potential Action Item – (See IV. E.1.) LUA Resolution R2012-52
- E.3. Potential Action Item – (See IV. E.1.) Rezone 2012-06-Z
- E.4. Potential Action Item – (See IV. E.1.) Master Development Plan

V. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

None

SHORT RECESS PRIOR TO OTHER BUSINESS ITEMS

VI. OTHER BUSINESS – Not Public Hearings

- A.1. Resolution R2012-49, A PACDB Grant Approving a Public Arts and Cultural Development board Arts Grant in the Amount of \$3,000 to South Jordan Community Theatre.
(By *Community Services Director Tingey*)
- A.2. Potential Action Item – (See VI. A.1.) R2012-49
- B.1. Resolution R2012-56, Creating a Special Service District to be Known as: ‘King Benjamin and Holland Park Gate SSD.’ (By *City Engineer Klavano*)
- B.2. Potential Action Item – (See VI. B.1.) R2012-56
- C.1. Appeal AP-2012.12, Appeal of Planning Commission Approval of Conditional Use Permit CUP-2012.18 for “The Gun Vault” located at 1231 West South Jordan Parkway. Applicant John Maynard. (By *Community Development Director Shaw*)
- C.2. Potential Action Item – (See VI. C.1.)

VII. REPORTS AND COMMENTS

- A. MAYOR
- B. CITY COUNCIL MEMBERS
- C. CITY MANAGER
- D. OTHER

VIII. CLOSED SESSION

- A. Executive Closed Session to Discuss the Purchase, Exchange, or Lease of Real Property

IX. POTENTIAL ACTION ITEM FROM CLOSED SESSION

- A. Potential Action Item from Previous Closed Session (By *City Commerce Director Preece*)

ADJOURNMENT

FIRST READING REPORTS

- A. Ordinance 2012-15, Proposed Text Amendment to Change the Title of the Office Service (O-S) Zone to the Professional Office (P-O) Zone and to Make Changes in the Permitted and Conditional Uses of the Same. Also, to Create a New Open Space (OS) Zone with Two Sub-Districts to Include Park Open Space (OS-P) and Natural Open Space (OS-N), as well as Permitted and Conditional Uses, and Development Standards, Within Title 17.50 and Creating Title ?

CERTIFICATE OF POSTING

STATE OF UTAH)
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COUNTY OF SALT LAKE)

I, Anna M. West, do hereby certify that I am the duly appointed, qualified and acting City Recorder for South Jordan City, State of Utah, and do further certify that a true and correct copy of the South Jordan City Council Agenda for the meeting held on October 2, 2012 at 6:00 p.m. was posted at the South Jordan City Office located at 1600 W. Towne Center Drive, where the referenced meeting was held, at least 24 hours prior to such meeting. The agenda was also posted at the South Jordan Fire Station #61 located at 10758 South Redwood Road, at the South Jordan Fire Station #62 located at 4000 West South Jordan parkway, and www.sjc.utah.gov. I also certify that a true and correct copy of the South Jordan City Council Agenda was provided to the media at least 24 hours prior to such meeting, specifically the Deseret News, the Salt Lake Tribune and the South Valley Journal and has been posted to the Utah Public Notice Website <http://www.utah.gov/pmn/index.html>.

Dated October 1, 2012.


Anna M. West, City Recorder
City of South Jordan, State of Utah