

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

October 23, 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

OCTOBER 23, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 23, 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 October 9, 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 \*\*ADMINISTRATIVE ACTION ITEMS**

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

**A.1. Issue:       SITE PLAN  
                      DAVID YOUNG OFFICE BUILDING**

**Address:** 11748 S. 3600 West  
**File No:** SP-2012.29  
**Applicant:** Nichols-Naylor Architects

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

**B.1. Issue:       SUBDIVISION AMENDMENT  
                      DAYBREAK PLAT 8D**

**Address:** 10370 S. Clarks Hill Drive  
**File No:** SUB-AMEND-2012.45  
**Applicant:** Holmes Homes

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

**C.1. Issue:       APPEAL  
                      HOME OCCUPATION BUSINESS LICENSE DENIAL**

**Address:** 3336 W. 10235 South  
**File No:** AP-2012.15  
**Applicant:** L. Andy Taylor

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

**D.1. Issue:       SITE PLAN  
                      7-ELEVEN CONVENIENCE STORE/GAS STATION**

**Address:** 3694 W. 11400 South  
**File No:** SP-2012.27  
**Applicant:** Kevin Deis (Lend Lease Construction)

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

**V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS**

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

**E.1 Issue: LAND USE AMENDMENT  
RURAL RESIDENTIAL TO VILLAGE MIXED USE**

Address: 9650 S. Redwood Road  
File No: LUA-2012.06  
Applicant: Richard & Tonia Jacobs

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

**F.1 Issue: REZONE  
SANTORINI VILLAGE-R-1.8, R-2.5 & MU-City TO VMU**

Address: 9650 S. to 9774 S. Redwood Road (less 9740 S.)  
File No: REZ-2012.08  
Applicant: Jim Giles, Bryan Rigley, Richard & Tonia Jacobs

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

**VI. 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 18<sup>th</sup> day of October, 2012.

*Anna M. West*  
Anna M. West, CMC  
South Jordan City Recorder