

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

March 26, 2013

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

MARCH 26, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MARCH 26, 2013, 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 March 12, 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: DAYBREAK PLAT 10D  
PRELIMINARY SUBDIVISION PLAT**  
**Address:** 10400 South 5200 West  
**File No:** SUB-2013.05  
**Applicant:** Kennecott Land

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

**B.1. Issue: DAYBREAK VILLAGE 4A PLATS 1 THRU 5  
DESIGN GUIDELINES/DEVELOPMENT STANDARDS AMENDMENT**  
**Address:** Project Covers all of Village 4A Plats 1 thru 5 (Garden Park Area)  
**File No:** SUB-AMEND-2013.07  
**Applicant:** Kennecott Land

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

**C.1. Issue: INTERMOUNTAIN HOMECARE  
OFFICE/WAREHOUSE  
SITE PLAN REVIEW**  
**Address:** 11520 South Redwood Road  
**File No:** SP-2013.03  
**Applicant:** Intermountain Healthcare

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

**D.1. Issue: HARVEST VILLAGE 1 RETAIL PAD  
SITE PLAN – RETAIL STRIP CENTER**  
**Address:** 10384 South River Heights Drive  
**File No:** SP-2013.04  
**Applicant:** Paul Stringham, Peterson Development

**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: AMENDING THE SOUTH JORDAN DEVELOPMENT CODE; TITLE 16, SPECIFICALLY AMENDING GENERAL DEVELOPMENT PROVISIONS, SECTIONS 16.04.010 THROUGH 16.04.190 OF THE SOUTH JORDAN MUNICIPAL CODE, PERTAINING TO VARIOUS SUBDIVISION REGULATIONS, INCLUDING LOTS AND PARCELS, ACCESS AND CONNECTIVITY, STREETS, AND OTHER DEVELOPMENT STANDARDS WITHIN CHAPTER 16.04 OF THE MUNICIPAL CODE, COMMUNITY DEVELOPMENT STAFF (APPLICANT).**

**Address:** Citywide  
**File No:** ZTA-2013.02  
**Applicant:** City of South Jordan

**E.2. Potential Action Item – (See V.E.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 21st day of March, 2013.

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