

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

May 14, 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

MAY 14, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, APRIL 23, 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 April 23, 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 VILLAGE 4 WEST PLAT 2
PRELIMINARY PLAT**

Address: 10700 South 4850 West
File No: SUB-2013.13
Applicant: Kennecott Land

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

**B.1. Issue: ARTIFICIAL TURF
CONDITIONAL USE PERMIT**

Address: 11093 South Hampton Way
File No: CUP-2013.10
Applicant: Stephanie and Andrew Spry

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

**C.1. Issue: MILAR REZONE
REZONE FROM RESIDENTIAL 1.8 (R-1.8)
TO RESIDENTIAL 2.5 (R-2.5)**

Address: 9923 Eden Ridge Drive
File No: REZ-2013.04
Applicant: Gordon Milar

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

**D.1. Issue: SAVILLE ESTATES LAND USE AMENDMENT AND REZONE
AMENDING LAND USE FROM RURAL RESIDENTIAL (RURAL) TO
LOW DENSITY RESIDENTIAL (LD) & REZONING FROM
RESIDENTIAL 1.8 (R-1.8) TO RESIDENTIAL 2.5 (R-2.5)**

Address: 11444 South, 11456 South & 11466 South 2700 West
File No: LUA-2013.04 & REZ-2013.05
Applicant: Trevor Hull

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

E.1. Issue: AMENDING THE SOUTH JORDAN PLANNING AND LAND USE CODE; TITLE 17, SPECIFICALLY AMENDING PIGEON SECTION OF THE OVERLAY AND FLOATING ZONES CHAPTER OF THE MUNICIPAL CODE

Address: Citywide
File No: ZTA-2013.01
Applicant: Boris Majnaric

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

F.1. Issue: SHAMROCK ESTATES LAND USE AMENDMENT AND REZONE AMENDING LAND USE FROM VILLSGE MIXED USE (VMU) AND OFFICE (O) TO MEDIUM DENSITY RESIDENTIAL (MD) & REZONING FROM AGRICULTURAL (A-5) AND PROFESSIONAL OFFICE (P-O) TO RESIDENTIAL MULTIPLE-FAMILY (R-M-8)

Address: 10768 South & 10932 So. River Heights Drive (portions of each)
File No: LUA-2013.02 & REZ-2013.02
Applicant: Jim Giles

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

G.1. Issue: LAND USE AMENDMENT (VILLAGE MIXED RESIDENTIAL, OPEN SPACE AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL, AND VILLAGE MIXED RESIDENTIAL TO OPEN SPACE) AND REZONE (A-1 TO R-M-8, AND A-1 AND R-M-8 TO OS-P)

Address: 11000 Bangerter Highway
File No: LUA-2013.03 & REZ-2013.03
Applicant: Randy Bowler, Bowler Development L.C.

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

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

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 10th day of May, 2013.

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