AGENDA

Regular Meeting of

The South Jordan City Planning Commission

For

May 28, 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*

SOUTH JORDAN
UTAH

PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

AGENDA
CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING

MAY 28, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 28, 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 May 14, 2013

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: **SAN TROPEZ TOWNHOUSES**
SITE PLAN / CONDITIONAL USE PERMIT

Address: 11800 South District Drive
File No: SP-2013.09
Applicant: Adam Lankford

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

B.1. Issue: **REDLINE FIRE ARMS & TRAINING, LLC**
APPEAL OF DENIAL FOR A HOME OCCUPATION BUSINESS LICENSE

Address: 5673 West Copper Stone Drive
File No: AP-2013.04
Applicant: Dallas Heal

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

C.1. Issue: **SANTORINI VILLAGE**
PRELIMINARY SUBDIVISION

Address: 9710 South Redwood Road
File No: SUB-2013.12
Applicant: Jim Giles

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

D.1. Issue: **MABEY SUBDIVISION LAND USE AMENDMENT AND REZONE**
LAND USE AMENDMENT (RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL) AND REZONE (R-2.5 TO R-3)

Address: 10579 South 2700 West
File No: LUA-2013.05 and REZ-2013.06
Applicant: LaMar Mabey

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

E.1. Issue: **WARD PROPERTY LAND USE AMENDMENT, REZONING & DEVELOPMENT AGREEMENT**
(ADJUSTING THE FUTURE LAND USE BOUNDRY BETWEEN EXISTING RURAL RESIDENTIAL AND NATURAL OPEN SPACE, ADJUSTING THE ZONING BOUNDRY BETWEEN EXISTING R-2.5 AND A-5 & ASSOCIATED DEVELOPMENT AGREEMENT)

Address: 11500 South 950 West
File No: LUA-2013.06 & REZ-2-13.07
Applicant: Dan McKeon (McKeon Land & Cattle LLC)

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

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

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 and on the Utah Public Notice Website http://www.pmn.utah.gov.

Dated this 24th day of May, 2013.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder