AGENDA

Regular Meeting of

The South Jordan City Planning Commission

For

June 25, 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

JUNE 25, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, JUNE 25, 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 June 11, 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: DAYBREAK VILLAGE 4 EAST PLAT 2 PRELIMINARY PLAT

Address: 10600 South Oquirrh Lake Road
File No: SUB-2013.19
Applicant: Kennecott Land

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

B.1. Issue: DAYBREAK PLAT 9-I SUBDIVISION AMENDMENT

Address: 4750 West Vermillion Drive
File No: SUB-AMEND-2013.17
Applicant: Kennecott Land

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

C.1. Issue: BECKSTEAD ESTATES #2 SUBDIVISION AMENDMENT

Address: 10602 South 1260 West
File No: SUB-AMEND-2013.18
Applicant: Bryson Duncan

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

D.1. Issue: APPEAL OF DENIAL FOR A HOME OCCUPATION BUSINESS LICENSE (BARE NECESSITIES PRESCHOOL CENTER)

Address: 2885 West Amini Way
File No: AP-2013.06
Applicant: Heather Davis

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

E.1. Issue: RUSHTON MEADOWS PRELIMINARY SUBDIVISION PLAT

Address: 10550 South Bangerter Highway
File No: SUB-2013.15
Applicant: Lynn Bowler, Rushton Meadows, LLC

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

F.1. **Issue:** **HARVEST CROSSING VILLAS**
PRELIMINARY SUBDIVISION PLAT

Address: 3200 West South Jordan Parkway
File No: SUB-2012.57
Applicant: Brandon Peterson, Peterson Development, LLC

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

None

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 21st day of June, 2013.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder