

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

October 8, 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

October 8, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, OCTOBER 8, 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 September 24, 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 \*LEGISLATIVE ACTION ITEMS**

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

- A.1. Issue: SOJO MARKETPLACE LAND USE AMENDMENT AND REZONE AMENDING LAND USE FROM VILLAGE MIXED USE TO LOW DENSITY RESIDENTIAL AND COMMERCIAL AND REZONE FROM A-5 TO R-2.5, R-3 AND C-C**

**Address:** Southwest corner 11400 South & Bangerter Highway  
**File No:** LUA-2013.12 and REZ-2013.20  
**Applicant:** Steven Usdan, Kornwasser Shopping Center Properties

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

- B.1. Issue: HIGH RIDGE PHASE II LAND USE AMENDMENT AND REZONE LAND USE AMENDMENT FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND REZONE FROM R-1.8 & A-5 TO R-2.5 & VMU, IN CONJUNCTION WITH A MASTER DEVELOPMENT PLAN (MDP).**

**Address:** Southeast corner 11400 South 3600 West  
**File No:** LUA-2013.13 and REZ-2013.10  
**Applicant:** Dave Freiss

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

- C.1 Issue: COTTAGES AT REUNION VILLAGE REZONE REZONING FROM AGRICULTURAL (A-5) TO MULTI FAMILY RESIDENTIAL (RM-8)**

**Address:** 10090 South 1300 West  
**File No:** REZ-2013.19  
**Applicant:** Dennis Peters

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

- D.1 Issue: GARBETT LAND USE AMENDMENT AND REZONE LAND USE AMENDMENT FROM OFFICE (O) TO VILLAGE MIXED RESIDENTIAL (VMR) AND REZONE FROM PROFESSIONAL OFFICE (P-O) & COMMERCIAL COMMUNITY (C-C) TO VILLAGE MIXED RESIDENTIAL (VMR)**

**Address:** 10490 South 1000 West (3 separate parcels west of 1000 West)  
**File No:** LUA-2013.07 & REZ-2013.11  
**Applicant:** Jacob Ballstaedt, Garbett Homes

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

## **V. OTHER BUSINESS – NOT PUBLIC HEARINGS**

**E.1. Issue: NICHOLAS COVE LAND USE AMENDMENT AND REZONE  
AMENDING LAND USE FROM OFFICE (O) TO MEDIUM DENSITY  
RESIDENTIAL (MD) & REZONING FROM AGRICULTURAL (A-5) TO  
RESIDENTIAL MULTIPLE-FAMILY (RM-8)**

**Address:** 1094 West 10400 South  
**File No:** LUA-2013.08 & REZ-2013.12  
**Applicant:** Dave Webster

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

**F.1 Issue: SANTORINI VILLAGE TOWNHOMES  
AMENDING SANTORINI VILLAGE PHASE 1  
SUBDIVISION AMENDMENT**

**Address:** 9685 South Redwood Road  
**File No:** SUB-AMEND-2013.29  
**Applicant:** Bryan Flamm

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

## **VI. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

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

**G.1 Issue: GLOVER PLAZA  
CONDITIONAL USE PERMIT**

**Address:** 1078 West South Jordan Parkway  
**File No:** CUP-2013.14  
**Applicant:** Henry Cabal

**G.2 Potential Action Item – (See VI.G.1)**

**H.1 Issue: ULTRADENT MANUFACTURING PHASE II ADDITION  
MINOR SITE PLAN AMENDMENT – DENTAL PRODUCT  
MANUFACTURING FACILITY**

**Address:** 10097 South Jordan Gateway  
**File No:** SP-AMEND-2013.24  
**Applicant:** Garth Shaw, GSBS Architects

**H.2 Potential Action Item – (See VI.H.1)**

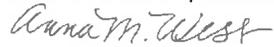
# ADJOURNMENT

## 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 4th day of October 2013.



Anna M. West, CMC  
South Jordan City Recorder