



**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
ELECTRONIC MEETING AGENDA
TUESDAY, NOVEMBER 9, 2021
6:30 P.M.**

Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, November 9, 2021, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the Planning Department staff at least 24 hours prior to this meeting.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, attendees joining electronically may public comment with access through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the City Council must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic portion of the meeting with or without a motion and vote. Reasons for removing an individual or ending a meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and other any action deemed inappropriate.

Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure comments are received regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on November 9, 2021.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission Electronic Meeting November 9, 2021 at 6:30 p.m.

- Join on any device, with mobile and desktop availability
- Visit: www.sjc.utah.gov/planning-commission/
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted www.sjc.utah.gov/planning-commission/

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- I. WELCOME AND ROLL CALL – *Commission Chair Michele Hollist***
- II. MOTION TO APPROVE AGENDA**
- III. APPROVAL OF THE MINUTES**

IV. STAFF BUSINESS – None

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK VILLAGE 9 PLAT 1 PRELIMINARY SUBDIVISION

Location: Generally 11460 South 6700 West

File No: PLPP202100162

Applicant: Larry H. Miller Real Estate

B. DAYBREAK VILLAGE 11A PLAT 5 AMENDED SUBDIVISION AMENDMENT

Location: Lots 449 through 456

File No: PLPLA202100235

Applicant: LHM Real Estate

C. CRAIG SWAPP OFFICE BUILDING SITE PLAN APPLICATION

Location: 1662 W. 11010 S.

File No: PLSPR202100189

Applicant: Adam Lambert, Rimrock Construction

D. HIDDEN VILLAGE SUBDIVISION AMENDMENT

Location: 1245 W Maybe Lane

File No: PLPLA202100239

Applicant: South Jordan City

E. SHIELDS LANE PRELIMINARY SUBDIVISION

Location: 9786 S. Redwood Road

File No: PLPP202100130

Applicant: Nathan Abbott

**F. KUM & GO GAS STATION/CONVENIENCE STORE SITE PLAN AND
CONDITIONAL USE PERMIT**

Location: 9786 S. Redwood Road

File No: PLSPR202100131

Applicant: Nathan Abbott

G. ZIPLINE TEMPORARY USE CONDITIONAL USE PERMIT

Location: 10473 S. Bacchus Highway

File No: PLSPR202100171

Applicant: Benoit Miquel

IX. LEGISLATIVE PUBLIC HEARINGS –

**A. RIVERPARK RET9 REZONE Rezone from P-O (Professional - Office) to C-C
(Commercial - Community) Zone**

Location: 10620 S. River Front Parkway

File No: PLZBA202100246

Applicant: Gina Jensen, RiverPark Group

**B. SOJO TOWNHOMES AT 114TH LAND USE AMENDMENT AND REZONE
Land use amendment from SN (Stable Neighborhood) and EC (Economic Center)
to RDO (Residential Development Opportunity), and a rezone from A-5
(Agricultural, min. 5 acre lot), R-1.8 (Single-Family Residential, 1.8 lots per acre)
and R-2.5 (Single-Family Residential, 2.5 lots per acre) Zone to R-M-PD
(Residential-Multiple-Planned Development Floating Zone) Zone**

Location: Approximately 1500 W. 11400 S.

File No: PLZBA202100089

Applicant: Jake Ackerman

X. OTHER BUSINESS – None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
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COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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 Deseret 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 www.pmn.utah.gov.

Dated this 4th day of November, 2021
Cindy Valdez
South Jordan City Deputy Recorder