

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

November 12, 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

NOVEMBER 12, 2013

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, NOVEMBER 12, 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 October 22, 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: TIM DAHLE NISSAN
CONDITIONAL USE PERMIT AND SITE PLAN
AUTOMOBILE SALES (DEALERSHIP) NEW & ANCILLARY USED**

Address: 11155 South Jordan Gateway

File No: SP-2013.22

Applicant: Pat Moeller, LSM L.L.C.

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

**B.1. Issue: MOWER MEDIC DISPLAY SHED
CONDITIONAL USE PERMIT / SITE PLAN AMENDMENT**

Address: 11273 South Redwood Road

File No: CUP-2013.15

Applicant: Ron Dickerson

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

V. OTHER BUSINESS – NOT PUBLIC HEARINGS

**C.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

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

VI. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

D.1. Issue: AMEND SECTIONS 5.48, 17.08.010, 17.52.030, 17.56.040(A), 17.64.030, AND 17.78.030 PAWNBROKER, SECONDHAND DEALERS, JUNK DEALERS AND SIMILAR BUSINESSES. ZONING TEXT AMENDMENT

File No: ZTA-2013.05
Applicant: City of South Jordan

D.2. Potential Action Item – (See VI.D.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 and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 8th day of November, 2013.

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