

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

February 25, 2014

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

David L. Alvord, *Mayor*  
Mark Seethaler, *Councilman*  
Chuck Newton, *Councilman*  
Donald J. Shelton, *Councilman*  
Steve Barnes, *Councilman*  
Christopher J. Rogers, *Councilman*



SOUTH JORDAN  
U T A H

AGENDA  
CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING

FEBRUARY 25, 2014

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, FEBRUARY 25, 2014, 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. Oath of Office by the City Recorder
- B. Welcome and Roll Call
- C. Motion to Approve Agenda
- D. Appoint Commission member to Architectural Review Committee
- E. Approval of the Minutes from the Meeting held on February 11, 2014

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:           ULTIMATE SPORTS MEDICINE  
                          CONDITIONAL USE PERMIT**

**Address:**    1098 West South Jordan Parkway, Suite 101  
**File No:**     CUP-2014.01  
**Applicant:**  Brian Jones

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

**B.1. Issue:           PARADIGM HIGH SCHOOL MULTI-PURPOSE HALL  
                          SITE PLAN AMENDMENT – BUILDING ADDITION**

**Address:**    11577 South 3600 West  
**File No:**     SP-2013.28  
**Applicant:**  Joey Clegg, CD Architects PC

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

**C.1. Issue:           ESTATES AT COUNTRY CROSSING  
                          PRELIMINARY SUBDIVISION**

**Address:**    11506 South 4000 West  
**File No:**     SUB-2013.58  
**Applicant:**  Tom Henriod

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

**D.1. Issue:           OFFICES AT PARKWAY CORNERS  
                          OFFICE BUILDING – SITE PLAN/CONDITIONAL USE PERMIT**

**Address:**    10437 South 1300 West  
**File No:**     SP-2013.37  
**Applicant:**  Mark Stoker

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

**E.1. Issue:           SOUTH RIDGE GATEWAY PRELIMINARY SUBDIVISION  
                          SUBDIVIDING PROPERTIES INTO A 6 LOT SUBDIVISION**

**Address:**    10668 South Jordan Gateway  
**File No:**     SUB-2014.02  
**Applicant:**  Travis Taylor

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

**F.1. Issue: SOUTH RIDGE TOWNHOMES  
SITE PLAN – 145 UNIT RESIDENTIAL TOWNHOMES**

**Address:** 10668 South Jordan Gateway  
**File No:** SP-2014.01  
**Applicant:** Travis Taylor

**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](http://www.sjc.utah.gov) and on the Utah Public Notice Website <http://www.pmn.utah.gov>.

Dated this 21<sup>st</sup> day of February, 2014.

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