

AGENDA

Regular Meeting of

The South Jordan City
Planning Commission

For

March 11, 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*



AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

MARCH 11, 2014

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MARCH 11, 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. Welcome and Roll Call
- B. Motion to Approve Agenda
- C. Approval of the Minutes from the Meeting held on February 25, 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: GARDEN PARK CONDOMINIUMS PHASE 5
PRELIMINARY PLAT**

Address: 11184 South Waltana Way
File No: SUB-2014.09
Applicant: Kennecott Land

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

**B.1. Issue: CANYON BICYCLES
SITE PLAN**

Address: 11445 South Redwood Road
File No: SP-2014.02
Applicant: Steele Jensen, Furst Construction

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

**C.1. Issue: JCW's RESTAURANT
CONDITIONAL USE PERMIT AND SITE PLAN – A DRIVE THROUGH
FACILITY/FAST FOOD RESTAURANT**

Address: 10660 South River Front Parkway
File No: SP-2014.03
Applicant: Mo Myers, Think Architecture

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

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

**D.1. Issue: HOFFMAN PROPERTY LAND USE AMENDMENT AND REZONE
AMENDING THE LAND USE DESIGNATION FROM RURAL
RESIDENTIAL TO LOW DENSITY RESIDENTIAL AND REZONING
FROM RESIDENTIAL (R-1.8) TO RESIDENTIAL (R-2.5)**

Address: 11723 South Lampton View Drive
File No: LUA-2014.02 & REZ-2014.05
Applicant: Todd Bradford

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

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
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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 7th day of March, 2014.

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