

# AGENDA

Regular Meeting of

The South Jordan City  
Planning Commission

For

May 8, 2012

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

MAY 8, 2012

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, MAY 8, 2012, 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 April 24, 2012

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: HIDDEN VILLAGE HISTORIC PUD  
SUBDIVISION AMENDMENT**  
**Address:** 10317 SOUTH 1300 WEST  
**File No:** SUB-AMEND-2012.13  
**Applicant:** Duaine Rasmussen
- A.2. Potential Action Item – (See IV. A.1.)**
- B.1. Issue: DBDP OFFICE CONDOMINIUMS  
CONDOMINIUM PLAT**  
**Address:** 4775 West Daybreak Parkway  
**File No:** SUB-2012.15  
**Applicant:** Chas Johnson / DBDP LLC
- B.2. Potential Action Item – (See IV. B.1.)**
- C.1. Issue: SODA ROW WINDSPIRE  
CONDITIONAL USE PERMIT**  
**Address:** 11259 South Kestrel Rise Road  
**File No:** CUP-2012.06  
**Applicant:** Kennecott Land / Kennecott DBVC1 LLC
- C.2. Potential Action Item – (See IV. C.1.)**
- D.1. Issue: CARRIAGE CROSSING – CONDITIONAL USE PERMIT  
APPLICATION TO ALLOW FOR TEMPORARY BUSINESS  
OPERATION OF THE SWEET ICE HUT (SHAVED ICE) STAND.**  
**Address:** 3648 West 9800 South  
**File No:** CUP-2012.07  
**Applicant:** Jake Woodward
- D.2. Potential Action Item – (See IV. D.1.)**
- E.1. Issue: JORDAN HEIGHTS 2 LDS CHURCH  
SITE PLAN / CONDITIONAL USE PERMIT**  
**Address:** 11272 South 4000 West  
**File No:** SP-2012.12  
**Applicant:** Chad Spencer, EA Architecture, on behalf of the LDS Church
- E.2. Potential Action Item – (See IV. E.1.)**
- F.1. Issue: SPARKLE EXPRESS CAR WASH  
SITE PLAN AMENDMENT**  
**Address:** 11643 South Redwood Road  
**File No:** SP-2012.07  
**Applicant:** Cameron Duncan

**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

**I. OTHER BUSINESS**

None

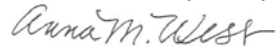
**ADJOURNMENT**

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 3rd day of May, 2012.

  
Anna M. West, CMC  
South Jordan City Recorder