

AGENDA

CITY OF SOUTH JORDAN PLANNING COMMISSION MEETING

DECEMBER 13, 2016

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, DECEMBER 13, 2016, 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 November 22, 2016

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

- A. Staff Business
- B. Comments from Planning Commission Members

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. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**A.1 Issue: DAYBREAK VILLAGE 4 EAST MULTIFAMILY #1
PRELIMINARY PLAT**

Address: 4600 West Serendipity Way
File No: SUB-2016.86
Applicant: Daybreak Communities

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

**B.1 Issue: DALTON COVE SUBDIVISION
PRELIMINARY PLAT**

Address: 11173 South Dalton Farm Cove
File No: SUB-2016.67
Applicant: Douglas C. Dalton

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

**C.1 Issue: ELISON MEDICAL OFFICE BUILDING
SITE PLAN**

Address: 3583 West 9800 South
File No: SP-2013.27
Applicant: NH Rather, Rather Architecture

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

**D.1 Issue: TARGET AT THE DISTRICT SUBDIVISION / JC PENNEY AT THE DISTRICT
SUBDIVISION / THE DISTRICT SUBDIVISION AMENDMENT**

Address: Approximately 11500 South Bangerter Hwy
File No: SUB-2016.77, SUB-2016.78, & SUB-AMEND-2016.76
Applicant: David Anderson

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

- E.1 Issue: SANTORINI VILLAGE TOWNHOMES PHASE 1-E
SUBDIVISION AMENDMENT**
- Address:** 9710 South Redwood Road
File No: SUB-AMEND-2016.80
Applicant: Mindy Dansie, DAI
- E.2 Potential Action Item – (See VI.E.1)**
- F.1 Issue: HUNTER PARK ESTATES
PRELIMINARY SUBDIVISION PLAT**
- Address:** 9545 South 2200 West
File No: PLPP201600816
Applicant: Mark Woolley
- F.2 Potential Action Item – (See VI.F.1)**
- G.1 Issue: LA QUINTA HOTEL SITE PLAN**
- Address:** 511 W. South Jordan Parkway
File No: SP-2016.32
Applicant: Nimesh Chaudhari
- G.2 Potential Action Item – (See VI.G.1)**
- H.1 Issue: THE FLATS AT THE DISTRICT
SITE PLAN, CONDITIONAL USE PERMIT, & DESIGN GUIDELINE BOOK**
- Address:** 11743 South 3648 West
File No: SP-2015.42
Applicant: David George
- H.2 Potential Action Item – (See VI.H.1)**
- I.1 Issue: THE FLATS AT THE DISTRICT
PRELIMINARY SUBDIVISION AND CONDITIONAL USE PERMIT**
- Address:** 11743 South 3648 West
File No: PLDP201600802
Applicant: David George
- I.2 Potential Action Item – (See VI.I.1)**

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

J.1 Issue: RUGG PROPERTY LAND USE AMENDMENT AND REZONE

Address: 11523 South 3600 West
File No: PLLUA201600757 & PLZBA201600758
Applicant: David Freiss

J.2 Potential Action Item – (See VII.J.1)

VIII. OTHER BUSINESS

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 9th day of December, 2016.


Anna M. West, CMC
South Jordan City Recorder