

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, NOVEMBER 12, 2024 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, November 12, 2024, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video using Zoom. Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person.

If the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate. The ability to participate virtually is dependent on an individual's internet connection.

To ensure comments are received, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting November 12, 2024 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1. October 22, 2024 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK SOUTH STATION MULTI FAMILY #7 PRELIMINARY SUBDIVISION

Address: West side of Lake Run Road between Center Field Dr. and Split Rock Dr.
File No: PLPP202400107
Applicant: LHM Real Estate

H.2. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN R-1.8 ZONE

Address: 9557 S. 3770 W.
File No: PLCUP202400128
Applicant: Leon Bryant Widdison

H.3. SOUTH JORDAN CITY AQUATIC RECREATION CENTER SITE PLAN AMENDMENT - COMPETITIVE LAP POOL ADDITION

Address: 10866 S. Redwood Rd
File No: PLSPR202400152
Applicant: Rachel Sittler (ArchNexus)

H.4. INTERMOUNTAIN OFFICES & WAREHOUSE SUBDIVISION 1ST AMENDMENT

Address: 11520 S Redwood Road
File No: PLPLA202400131
Applicant: Jonathan Johnson (CoreArch)

H.5. IHC HOMECARE OXYGEN "WAREHOUSE BUILDING B" SITE PLAN

Address: 11520 S Redwood Road
File No: PLSPR202400130
Applicant: Jonathan Johnson (CoreArch)

H.6. SOJO STORAGE SITE PLAN AND CONDITIONAL USE PERMIT

Address: 10907 S Jordan Gateway
File No: PLSPR202400183
Applicant: Jeffrey Bernson

I. LEGISLATIVE PUBLIC HEARINGS

I.1. BESS DENTAL OFFICE LAND USE AMENDMENT AND REZONE

Address: 9828 S Temple Drive and 9816 S Temple Drive
File No: PLZBA202400175
Applicant: Shea Bess & Ben Purdue

I.2. ALTITUDE LAND USE AMENDMENT AND REZONE

Address: 515 W. Ultradent Dr.
File No: PLZBA202400018
Applicant: Andy Welch, DAI Inc

J. OTHER BUSINESS

J.1. Planning Commission Discussion regarding Commission Rules for 2025.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

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COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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 Deseret 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 www.pmn.utah.gov.

Dated this 7th day of November, 2024.

Cindy Valdez

South Jordan City Deputy Recorder