

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, AUGUST 13, 2024 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, August 13, 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 August 13, 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. July 09, 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 VILLAGE 12B PLAT 1 PRELIMINARY SUBDIVISION

Address: Generally 7050 West 11350 South

File No: PLPP202400077

Applicant: Daybreak Communities

H.2. DAYBREAK VILLAGE 12B PLAT 2 PRELIMINARY SUBDIVISION

Address: Generally located between the proposed Village 12B Plat 1 subdivision and the South Valley Water Reclamation Facility property. (11330 S. 7120 W.)

File No: PLPP202400120

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

H.3. DAYBREAK VILLAGE 12 A PLAT 4 AMENDED SUBDIVISION AMENDMENT

Address: Lots 365 through 382 and lots 391 through 394

File No: PLPLA202400048

Applicant: Perigee Consulting

H.4. DAYBREAK VILLAGE 9 PLAT 4 AMENDED SUBDIVISION AMENDMENT

Address: Lot 330 through 338, lots 345 through 350 and lots 402 through 414

File No: PLPLA202400112

Applicant: Perigee Consulting

H.5. JORDAN VALLEY WATER CONSERVANCY DISTRICT WATER STORAGE RESERVOIRS SITE PLAN APPLICATION

Address: 7271 W 11800 S

File No: PLSPR202400040

Applicant: Kevin Rubow

H.6. AMENDED PLAT OF POWELL ESTATES SUBDIVISION AMENDMENT

Address: 1915 West 9640 South

File No: PLPLA202400078

Applicant: Tamara Tanner

H.7. ZIPLINE TEMPORARY USE - CONDITIONAL USE PERMIT

Address: 10473 South Bacchus Highway

File No: PLCUP202400117

Applicant: Stefanie Cooke, Zipline

H.8. DIXON ADU CHATTEL CIRCLE ACCESSORY DWELLING UNIT (ADU)

Address: 10111 S. Chattel Cir.

File No: PLADU202400137

Applicant: Matt Dixon

H.9. MISTY GUESTHOUSE CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT

Address: 2737 West Misty Oaks Dr.

File No: PLCUP202400124, PLADU202400126

Applicant: Mary Nielson

H.10. 60'S GUESTHOUSE CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT

Address: 2660 W. 10950 S.

File No: PLCUP202400127, PLADU202400125

Applicant: Mary Nielson

I. LEGISLATIVE PUBLIC HEARINGS

I.1. TEXT AMENDMENT OF CITY CODE 10.24.010. AND 17.18.030.010 (MODIFYING COMMERCIAL VEHICLE STANDARDS)

Ordinance No: 2021-19

Applicant: Rena Vanzo

J. OTHER BUSINESS

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 8th day of August, 2024.

Cindy Valdez

South Jordan City Deputy Recorder