

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING AGENDA  
CITY COUNCIL CHAMBERS  
TUESDAY, FEBRUARY 27, 2024 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, February 27, 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. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of 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 other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto: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 February 27, 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. February 13, 2023 - 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 NORTH STATION MULTI-FAMILY #1 SUBDIVISION 2ND AMENDMENT

Address: Lots 138 through 156 and Lots 166 & 177

File No: PLPLA202300217

Applicant: LHM Real Estate

### H.2. DAYBREAK VILLAGE 15 PLAT 1 PRELIMINARY SUBDIVISION

Address: 6652 W Lake Avenue

File No: PLPP202300191

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

### H.3. HARVEST POINTE WEST PRELIMINARY SUBDIVISION

Address: 3773 W South Jordan Parkway

File No: PLPP202300141

Applicant: Jeff Seaman

### H.4. HARVEST POINTE WEST TOWNHOMES SITE PLAN APPLICATION

Address: 3773 W South Jordan Parkway

File No: PLSPR202300053

Applicant: Jeff Seaman

## I. LEGISLATIVE PUBLIC HEARINGS

### I.1. WALMER REZONE

Address: 10593 S 3200 W

File No: PLZBA202400014

Applicant: High Country Homes & Development, Inc.

## 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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 22nd day of February, 2024.

Cindy Valdez

South Jordan City Deputy Recorder