

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

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**Issue:** MERIT MEDICAL SYSTEMS SUBDIVISION  
PRELIMINARY SUBDIVISION PLAT  
**Address:** 9924 S. Redwood Rd.  
**File No:** PLPP202300199  
**Applicant:** Joseph Milillo, MHTN Architects, Inc.

**Submitted by: Damir Drozdek, Planner III**  
**Shane Greenwood, Supervising Senior Engineer**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Merit Medical Systems preliminary subdivision plat, File No. PLPP202300199.

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<b>ACREAGE:</b>	Approximately 11 acres
<b>CURRENT ZONE:</b>	MU-R And D (PD) (Redwood Road Mixed Use Research and Development (Planned Development))
<b>CURRENT USE:</b>	Agricultural
<b>FUTURE LAND USE PLAN:</b>	EIO (Economic Infill Opportunity)
<b>NEIGHBORING ZONES/USES:</b>	North – C-N / Shield Ln. South – R-M and P-O / Single-family homes and offices West – R-M / Single-family homes East – MU-R And D (PD) / Redwood Rd.

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## **STANDARD OF APPROVAL:**

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat application pertaining to the Merit Medical Systems subdivision. The proposed subdivision plat is located at the southwest corner of Shields Ln. and Redwood Rd., approximately at 9924 S. Redwood Rd. The plat encompasses approximately 11 acres of raw land.

The subdivision plat will consolidate several parcels of land into one lot. The plat will also dedicate land for public Right-of-Way (ROW) along Redwood Rd., and will dedicate ROW for a future connection between Shields Ln. and Town Meadows Ct. Additionally, the plat will record some easements that will serve a future development on the site. The property will be developed as a distribution center / warehouse for the Merit Medical Systems, Inc.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The subdivision plat will result in creation of one lot only. It will consolidate parcels, provide dedication and create easements for a future development.
- No improvements will be made with this application. All of the public improvements and bonding will be required with a site plan application pertaining to development of this property.

### **Conclusion:**

- The proposed application will meet the City Code requirements and thus should be approved.

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

## **ALTERNATIVES:**

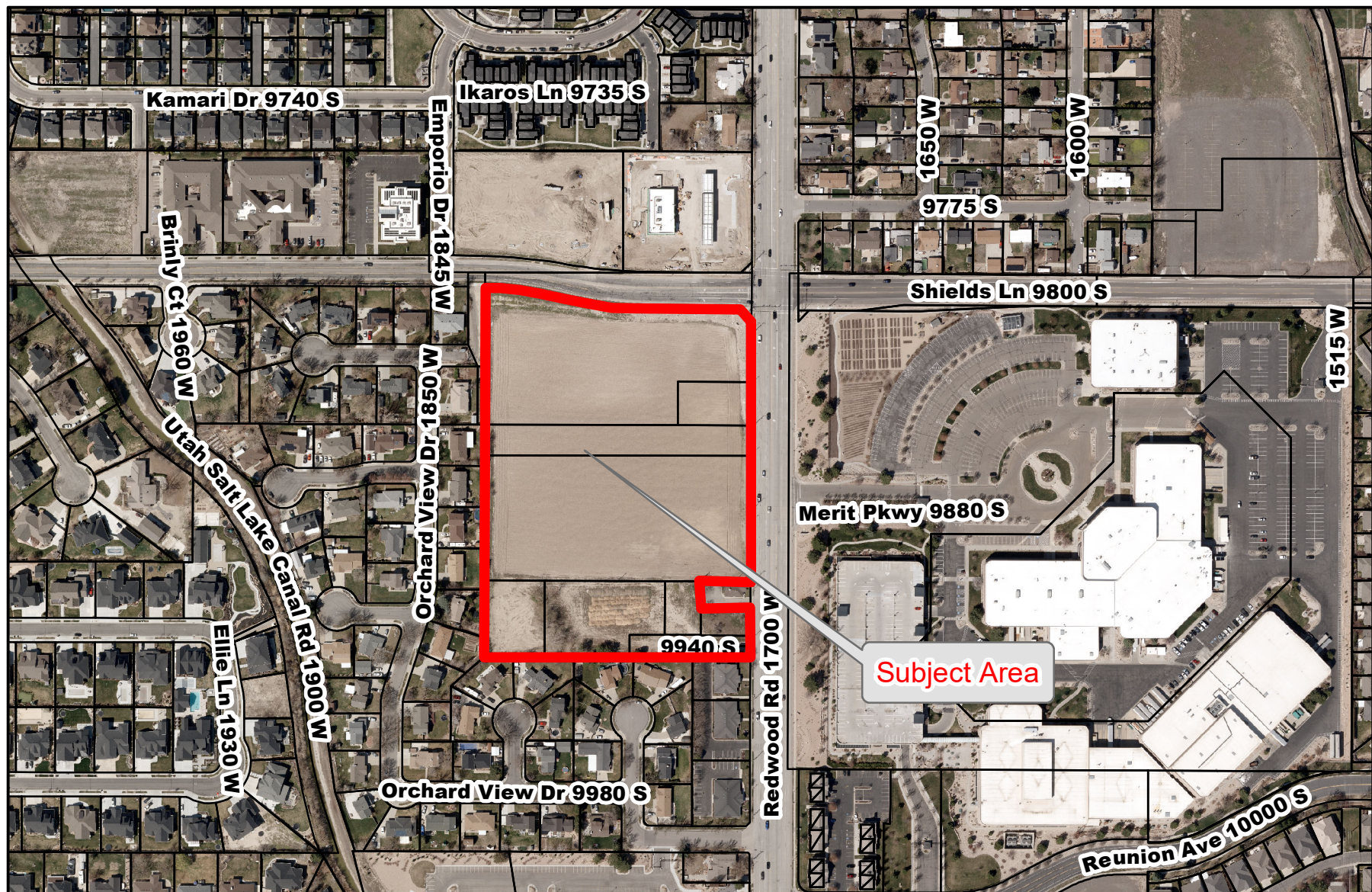
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


## **SUPPORT MATERIALS:**

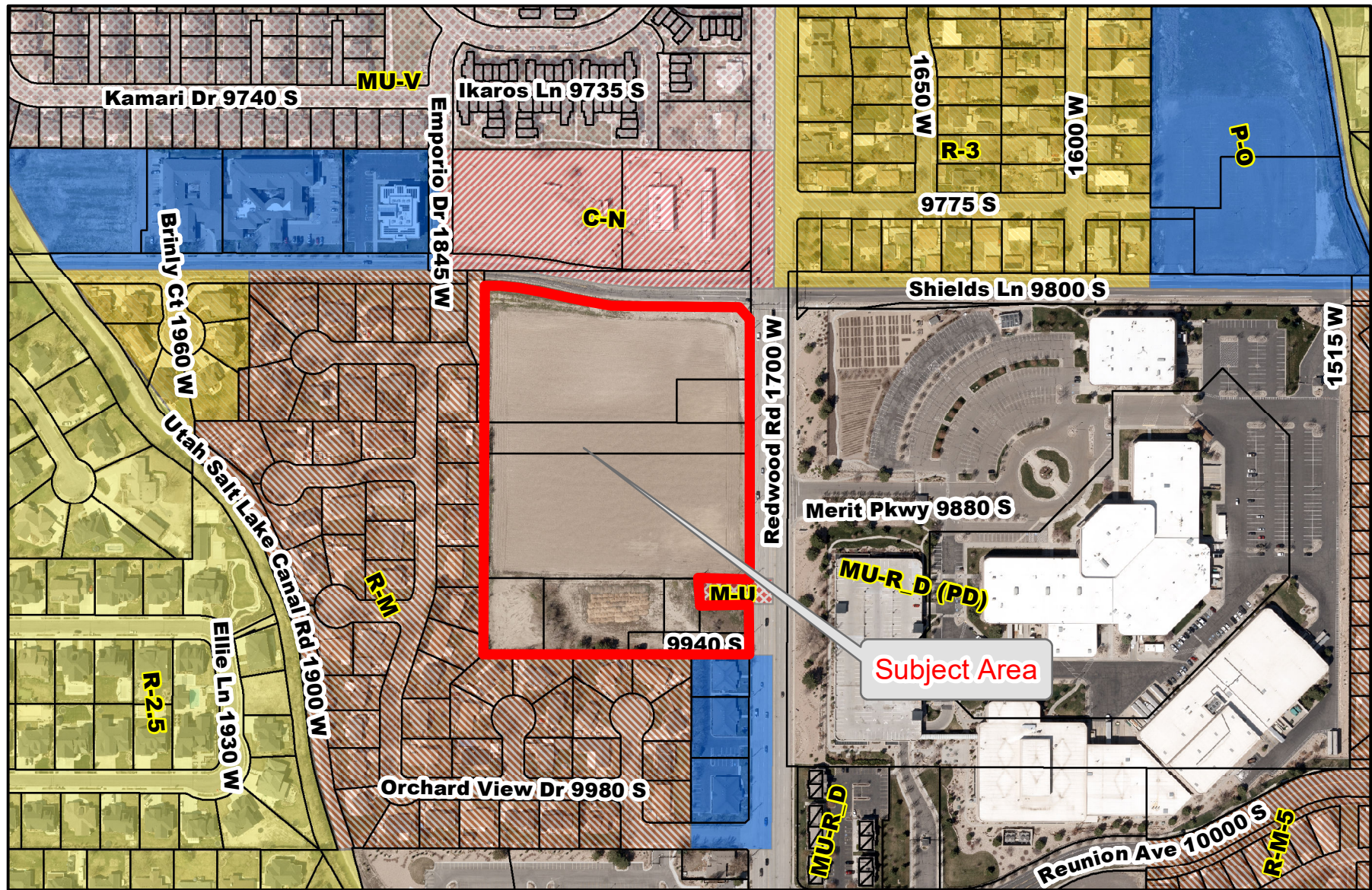
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat




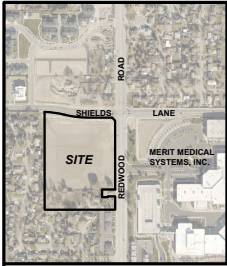
Damir Drozdek, AICP  
Planner III, Planning Department



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2023</p> 
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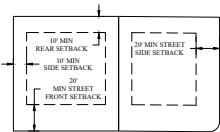
VICINITY MAP  
NTS

ENGINEER & SURVEYOR  
CIVIL SOLUTIONS GROUP, INC.  
WESTON SOUTHWICK, PE  
CURTIS BROWN, PLS  
498 WEST 100 SOUTH  
PROVIDENCE, UTAH 84022

OWNER/SUBDIVIDER  
MERIT MEDICAL SYSTEMS, INC.  
160 W MERIT PARKWAY,  
SOUTH JORDAN, UTAH 84095

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED MARKERS TO BE SET (CSG ENG & SURVEY)
- EASEMENT LINE
- ADJOINING PARCEL LINES



MIXED USE PUE & SETBACK DETAIL  
(TYPICAL SEE DRAWING FOR EXCEPTIONS)  
NTS

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