SOUTH JORDAN CITY PLANNING COMMISSION REPORT

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

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

ACREAGE: Approximately 11 acres

CURRENT ZONE: MU–R And D (PD) (Redwood Road Mixed Use

Research and Development (Planned

Development))

CURRENT USE: Agricultural

FUTURE LAND USE PLAN: EIO (Economic Infill Opportunity)

NEIGHBORING ZONES/USES: North – C-N / Shield Ln.

South – R-M and P-O / Single-family homes and

Meeting Date: 12/12/2023

offices

West – R-M / Single-family homes

East – MU-R And D (PD) / Redwood Rd.

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:

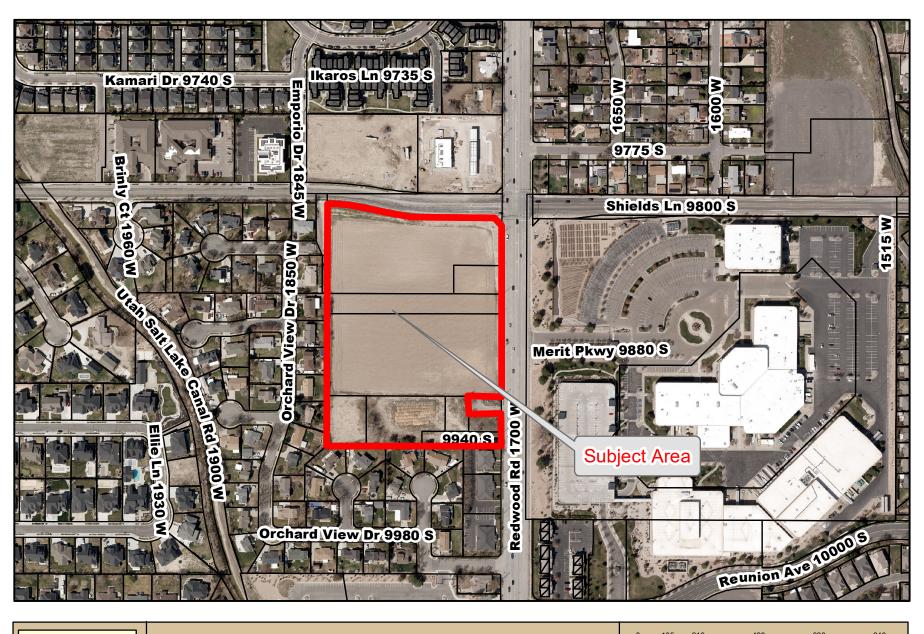
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat

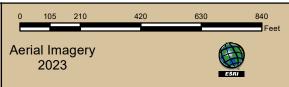
Damir Drozdek, AICP

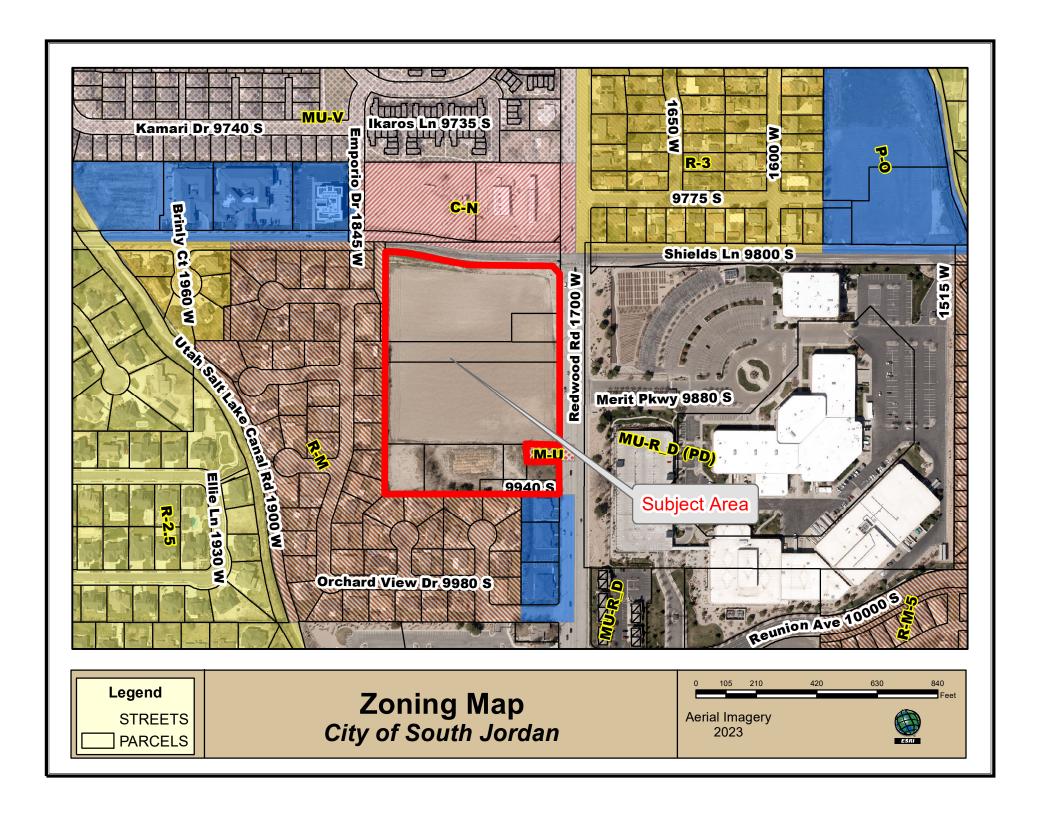
Planner III, Planning Department



Legend
STREETS
PARCELS

Aerial Map
City of South Jordan





MERIT MEDICAL VICINITY MAP

ENGINEER & SURVEYOR CIVIL SOLUTIONS GROUP, INC WESTON SOUTHWICK, PE CURTIS BOWN, PLS 498 WEST 100 SOUTH PROVIDENCE, UTAH 84322

OF SECTION 10, T3S, R1W, S.L.B.&M

(SALT LAKE COUNT)

(BASIS OF BEARING:

LOT 11

LOT 1

LOT 402

LOT 401

LOT 304

LOT 303

LOT 302

LOT 111

LOT 110

TOWN MEADOWS COURT

OWNER/SUBDIVIDER MERIT MEDICAL SYSTEMS, INC 1600 W MERIT PARKWAY, SOUTH JORDAN, UTAH 84095

LEGEND SUBDIVISION BOUNDARY

PROPOSED MARKERS TO BE SET (CSG

EASEMENT LINE ADJOINING PARCEL LINES FINAL PLAT

MERIT MEDICAL SYSTEMS SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 10 T3S, R1W, SLB&M SOUTH JORDAN, HΔH

LANE

DRAINAGE FACILITY EASEMENT

S 89°56'50" W 1/4 R=823.64 \(\Delta=11°56'50"\) SHIELDS

CH=S82°09'32"E 171.43

1/4 SECTION LINE

(9800 SOUTH STREET) (PUBLIC-VARIABLE WINTE

R=895.39

11.07 +/- ACRES

CENTER 1/4 CORNER

OF SECTION 10, T3S, R1W, S,L,B,&M

(SALT LAKE COUNT)



NOTES

1. #5 rebar & cap (CSG ENG & SURVEY) to be set at all

LINE TABLE LINE# BEARING DISTANCE L1 S89°56'50"W 52.85 L2 S0°02'20"E 66.00 L3 N89°57'40"E 48.50 L4 N0°02'20"W 7.00 L5 N89°57'40"E 64.50 L6 S44°54'43"E 35.48

LINE TABLE					
LINE #	BEARING	DISTANCE			
L7	S82°04'19"W	41.75			
L8	N7°55'41"W	15.00			
L9	N82°04'19"E	41.75			
L10	N7°55'41"W	40.28			
LII	N45°02°19"W	25.06			
L12	S44°57'41"W	11.60			
L13	N45°02'19"W	15.00			
L14	N44°57'41"E	11.60			
L15	N0°02'20"W	15.00			

CURVE TABLE					
CURVE#	RADIUS	DELTA	LENGTH	CHORD	
Cl	823.64	2°08'43"	30.84	S87°03'35"E 30.84	
C2	823.64	0°35'47"	8.57	N85°41'20"W 8.57	
C3	19.00	53°30'31"	17.74	S26°45'16"W 17.11	
C4	106.00	10°26'14"	19.31	S5°13'07"W 19.28	
C5	94.00	10°26'14"	17.12	S5°13'07"W 17.10	
C6	39.00	44°04'51"	30.00	\$22°02°26"W 29 27	

civilsolutionsgroupm.

MIXED USE PUE & SETBACK DETAIL

REAR SETBACK

CACHE VALLEY | P: 435.213.3762 SALT LAKE | P: 801.216.3192 UTAH VALLEY | P: 801.874.1432 info@civilsolutionsgroup.net www.civilsolutionsgroup.net

SOUTH VALLEY SEWER DISCTRICT				
APPROVED THIS	DAY OF ICT.	, A.D. 20_	BY THE SOUTH	
SOUTH VALLEY SEWER	RDISTRICT		DATE	

1				TTORNE						
ı	I,			HEREBY (ERTI	FY T	HAT	I HAVE	REVIEWED	Ti
ı	ENTIRE	DOCUMENT	AND	APPROV	E IT	AS	TO	FORM,	THIS	D.
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ı	CITY AT	FORNEY							1	DAT

15' WATERLINE I

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. SOUTH JORDAN CITY ENGINEER DATE

REDWOOD

SOUTH 1/4 CORNER

PLANNING DEPARTMENT APPROVAL
APPROVED THIS DAY OF , A.D. 20
SOUTH JORDAN CITY PLANNING DEPARTMENT. CHAIRPERSON, PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58. CHAPTER 22 OF UTAH STATE CODE, I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SURDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND A SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT

CURTIS BOWN	DATE
PROFESSIONAL LAND SURVEYOR	
CERTIFICATE NO. 12606452-2201	

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 10, Township 3 South, Range 1 West, Salt Lake Base ridian, South Jordan, Utah, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of Redwood Road, locate \$89°56'50"W along the 1/4 Section line 52.92 feet and South 109.71 feet from the Center 1/5 record: North): thence N89°57'40"E 48.50 feet (record: West 48.6 feet): thence N0°02'20"W 7.0 feet (record: South); thence N89°57'40"E 64.50 feet (record: West 65 feet) to said wester right-of-way line; thence S0°02'20"E along said westerly right-of-way line 115.00 feet to norther corner of that Real Property described in Deed Book 7554 Page 1061 of the Official Records
Salt Lake County and the extension of the north line of PEACH BLOSSOM #1 Subdivision according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, ther S89°5740°W along said Deed (record: East), Plat, and a fence line 607.00 feet to the souther omer of PEACH BLOSSOM NO. 3 Subdivision and the extension of the east line of PEAC BLOSSOM NO. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence Noº02'20"W along said Plats, the extension thereof, and sant Lake County Recorder, interest to 0.2.20 w using sant rians, the extension mercor, and fence line 841.47 feet to the southerly right-of-way line of Shields Lane (9800 South); then along said southerly right-of-way line the following 4 (four) courses and distances: Southeasterl along the arc of an 823,64 foot radius non-tangent curve (radius bears: \$1*5203"W) to the rig 171.74 feet through a central angle of 11°56'50" (chord: \$82°09'32"E 171.43 feet) to a point of reverse curvature; thence along the arc of an 895.39 foot radius curve to the left 210.96 fe through a central angle of 13°29'57" (chord: S83°02'58"E 210.47 feet); thence S89°47'56" 203.25 feet; thence S44°54'43"E 35.48 feet to the point of beginning.

Condains: [1]04**-acre

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE
OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE
SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH
EASEMENTS AS SET PORTH TO BE HEREAFTER KNOWN AS.

MERIT MEDICAL SYSTEMS SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UDDERSIONED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY CAMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES, THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF

, 20	
MERIT MEDICAL SYSTEMS, INC.	_(SIGNATURE)
BY:	(PRINTED NAME)
ITS:	_
NOTARY ACKNOD THE FOREGOING INSTRUMENT WAS ACKNOD THE FOREGOING IN	WLEDGED BEFORE ME THISWHO WNERS OF THE ABOVE DESCRIBED EXECUTE THIS INSTRUMENT.
MY COMMISSION EXPIRES:	NOTARY PUBLIC (SIGNATURE)
	RESIDING INCOUNTY
MY COMMISSION No.	PRINTED FULL NAME OF NOTARY
SOUTH JORDAN CITY : APPROVED TO FORM THIS DAY OF	MAYOR APPROVAL
MAYOR	
ATTEST: CITY RECORDER	

MERIT MEDICAL SYSTEMS SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 10 T3S, R1W SLB&M

	SOUTH JORDAN, I	JTAH
	RECORDED # STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:	
	DATE:BOOK: _	PAGE:
_	SFEE	SALT LAKE COUNTY RECORDER