

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, APRIL 22, 2025 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, April 22, 2025, 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 April 22, 2025 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 Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1. April 08, 2025 - 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 URBAN CENTER PLAT 1 AMENDED

Address: Generally located: 1) Ballpark Drive between Lake Avenue and Homeplate Drive 2) Homeplate Drive between Ballpark Drive and Split Rock Drive 3) Split Rock Drive between Homeplate Drive and Grandville Avenue.

File No: PLPLA202500022

Applicant: Perigee Consulting on behalf of LHM Real Estate

H.2. CONDITIONAL USE PERMIT: RESTAURANTS WITH DRIVE THROUGH LANES

Address: 10983 S. Redwood Road

File No: PLCUP202500041

Applicant: Clayton Kitterman; Element Design Co

H.3. SITE PLAN: NEW SOJO RETAIL COMMERCIAL BUILDING

Address: 10983 S. Redwood Road

File No: PLSPR202400192

Applicant: Clayton Kitterman; Element Design Co

I. LEGISLATIVE PUBLIC HEARINGS

I.1. UTAH BLACK DIAMONDS REZONE WITH DEVELOPMENT AGREEMENT

Address: 272 W. 11000 S.

File No: PLZBA202500035

Applicant: Ryan Naylor, Nichols Naylor Architects

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 17th day of April, 2025.

Cindy Valdez

South Jordan City Deputy Recorder