

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, SEPTEMBER 09, 2025 at 6:30 PM



Notice is hereby given that the South Jordan Planning Commission will hold a Planning Commission Meeting at 6:30 p.m. on Tuesday, September 9, 2025, in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the Meeting. The Agenda may be amended, and an Executive Session may be held at the end of the Meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event 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.

To ensure that comments are received, please submit them 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 virtually are provided below.

Join South Jordan Planning Commission Electronic Meeting:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and 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. **08/26/2025 PLANNING COMMISSION MEETING MINUTES**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. ITEM NAME: DAYBREAK SOUTH STATION PLAT 3F

Address: Generally located south and west of the intersection of Daybreak Parkway and Veruca Way (11612 S Vercua Way)
File No: PLPP202500130
Applicant: LHM Real Estate (Vagner Soares)

H.2. ITEM NAME: MIMI'S COTTAGE CONDITIONAL USE PERMIT

Address: 2306 W Old Rosebud Ln
File No: PLCUP202500140
Applicant: Chris Kotrodimos

H.3. ITEM NAME: BINGHAM SENIOR SEMINARY SITE PLAN

Address: 1940 W South Jordan Pkwy, South Jordan, UT 84095
File No: PLSPR202500064
Applicant: Adam Ferguson

I. LEGISLATIVE PUBLIC HEARINGS

I.1. ITEM NAME: WATER ELEMENT, GENERAL PLAN AMENDMENT

Address: 1600 West Towne Center Dr.
File No: Resolution R2025-49
Applicant: Joe Moss, Long Range Planner

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 4th day of September, 2025.
Cindy Valdez
South Jordan City Deputy Recorder