

# Exhibit A: Location & Current Zoning Map





Dawn R. Ramsey, *Mayor*  
Patrick Harris, *Councilman*  
Brad Marlor, *Councilman*  
Donald J. Shelton, *Councilman*  
Tamara Zander, *Councilman*  
Jason T. McGuire, *Councilman*

## Exhibit B



PH: 801.254.3742 EMAIL: [info@sjc.utah.gov](mailto:info@sjc.utah.gov) FAX: 801.254.3393

## NOTICE OF PUBLIC OPEN HOUSE

Dear Property Owner:

South Jordan City Parks and Engineering Departments will be holding an open house to present drawings showing the proposed bike trail improvements to the Welby and High pointe trail system at 11050 S Bangerter Highway. The improvements consist of adding primitive dirt trails with mountain biking specific features designed to enhance biking skill development.

You are receiving this letter because Salt Lake County records indicate that **you own property within 300 feet of the proposed project**. The Open House will give residents an opportunity to review the plans for the project, ask questions to city staff and provide feedback. City staff is expecting to start construction of the improvements in spring of 2024.

The open house scheduled to be held on **Thursday, September 21st from 5:00 pm to 6:00 pm at the High Pointe Park Pavilion located at 10960 South Oceano Dune Ct, South Jordan City**. All interested parties are invited to attend.

Should you desire further information, you may contact the Engineering Department Capital Improvements Projects Staff at the City offices or by telephone at (801) 254-3742 during regular business hours. Reasonable accommodations for special needs and/or translation services can be arranged upon timely request.





4 5 6 9

# ROCK GARDEN



1 18

# BERM TURN



# A-FRAME 12



# STEPDOWN ROLLER 13



# 14 SKINNY MOUNTAIN TOP



# SKINNY A-FRAME 15



# ZIG ZAG CENTER 16



# THE Y 17



# ROLLER 2



# SPLIT DECISION 3



# ROCK LADDER 7



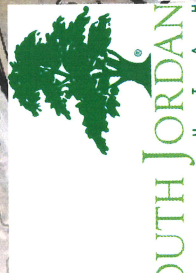
# NESSY 2 BUMP 8



# MOUNTAIN TOP 10



# SNAKE LADDER SHORT 11





Dawn R. Ramsey, *Mayor*  
Patrick Harris, *Council Member*  
Bradley G. Marlor, *Council Member*  
Donald J. Shelton, *Council Member*  
Tamara Zander, *Council Member*  
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## NOTICE OF PUBLIC HEARING

October 13th, 2023

Dear Recipient:

South Jordan City has filed applications (**PLSPR202300160 & PLCUP202300161**) for Site Plan and Conditional Use Permit review of a proposed “bike park” located at roughly 11050 S. Bangerter Hwy.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300’ (feet) of the subject properties boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday October 24, 2023**, in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following by providing instructions provided at: <https://www.sjc.utah.gov/254/Planning-Commission> and <https://www.sjc.utah.gov/241/City-Council> on the respective dates. Virtual attendance is contingent upon the user’s internet access, not the city. For more information, the published agenda and packet with supporting material will be available to the public by 12 p.m. October 20, 2023 for Planning Commission at: <https://www.sjc.utah.gov/254/Planning-Commission>;

Written comments or concerns may be submitted by mail; or by emailing Andrew McDonald at [amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov), **by 12 p.m. October 24, 2023**. This ensures that any comments or concerns received can be reviewed by Staff and the Commission prior to the meeting. All comment or concerns received will be placed on record. Comments or concerns may also be given in-person during the hearing.

Should you desire further information, you may contact the South Jordan Planning (Andrew McDonald) or Engineering Departments (Ken Short): **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,  
Andrew McDonald  
Planner I



## Location Map of Subject Properties





equipped with facilities for the [redacted] onto the subject lot or parcel.

- B. Maintenance: All private areas in developments shall be properly maintained by the owners.
- C. Easements: Buildings may not be located within a public easement.
- D. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the city.

(Ord. 2013-02, 2-19-2013)

**17.23.130: REQUIREMENTS UNIQUE TO THE PARK OPEN SPACE (OS-P) SUBDISTRICT**

- A. Purpose Of The OS-P Subdistrict: The purpose of this subdistrict is to encourage the acquisition and development of park open space acreage within the City. The focus of the zone is to help implement the open space and recreational goals and policies of the City's general plan, as well as the City's open space master plan, in regards to developable open space.

(Ord. 2013-02, 2-19-2013)

**17.23.140: PERMITTED USES IN THE OS-P SUBDISTRICT**

The following uses may be conducted in the OS-P Subdistrict:

Accessory uses to approved permitted and conditional uses, such as, but not limited to, restrooms, parking lots, properly screened utility and loading areas, the preparing, serving and/or sale of food and beverages, the sale of equipment and supplies, in connection with approved recreational activities, and other buildings and activities which are incidental and subordinate to the principal permitted or conditional use on the premises.

Botanical gardens.

Community gardens.

Conservation areas, including, but not limited to, watershed areas, wildlife refuges, wetlands, woodlands, and riparian areas.

Nature or zoological exhibits and facilities.

Open air theaters, amphitheaters, and meeting places.

Trails, trailheads, and walkways.

(Ord. 2018-17, 11-20-2018)

**17.23.150: CONDITIONAL USES IN THE OS-P SUBDISTRICT**

Cemetery.

**Parks and recreational areas,** including, but not limited to, playgrounds, athletic fields, golf courses, country clubs, tennis courts, pavilions, dog parks, urban fisheries, and swimming pools.

Public, quasi-public facilities.

Telecommunications, meeting the requirements of chapter 17.112 of this title.





### ROCK GARDEN

4 5 6 9



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### BERM TURN

A-FRAME 12

STEPDOWN ROLLER 13

SKINNY MOUNTAIN TOP 14

SKINNY A-FRAME 15

ZIG ZAG CENTER 16

THE Y 17

ROLLER 2

SPLIT DECISION 3

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Exhibit E: Site Plan



