

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12/12/2023

- Issue:** **GLENMOOR GOLF CLUB**
- **CORRECTION TO EXHIBIT A OF GLENMOOR GOLF CLUB DEVELOPMENT AGREEMENT**
 - **NORTH PARCEL: LAND USE AMENDMENT FROM OPEN SPACE (OS) TO ECONOMIC CENTER (EC); REZONE FROM OPEN SPACE-PARKS (OS-P) TO COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD))**
 - **SOUTH PARCEL: LAND USE AMENDMENT FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC); REZONE FROM RESIDENTIAL-MULTIPLE-6 PLANNED DEVELOPMENT (RM-6 (PD)) TO COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD))**

Address: 9800 S. 4800 W.
File No: PLZBA202300207
Applicant: Kirk Young, Glenmoor Golf Club

Submitted by: Steven Schaefermeyer, Director of Planning

Staff Recommendation (motion ready):

1. Development Agreement – I move the Planning Commission forward a recommendation to the City Council to approve Resolution R2024-02, correcting Exhibit A of the Glenmoor Golf Club Development Agreement.
2. Land Use Amendment – I move that the Planning Commission forward a recommendation to the City Council to approve the land use amendment Resolution R2024-03.
3. Zone Change – I move that the Planning Commission forward a recommendation to the City Council to approve the rezone Ordinance No. 2024-02-Z.

STANDARD OF APPROVAL:

1. LAND USE AMENDMENT

The general plan may be amended by resolution of the City Council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Community Development Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the city may not be reinitiated for an amendment

which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The planning commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The planning commission shall then forward the proposed general plan amendment to the city council.
- C. After receiving the recommendation of the planning commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code §17.12.030)

2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

The Planning Commission shall receive public comment at the public hearing regarding the proposed rezoning and make a recommendation on the rezoning to the City Council. (See City Code §17.22.040)

APPLICATION:

This application proposes to amend the land use and zoning designations on two small parcels—the North Parcel and the South Parcel—located on a portion of the Glenmoor Golf Club along 4800 West. The North Parcel contains 8,527 square feet (0.196 acres), and the proposal is to amend the land use from Stable Neighborhood (SN) to Economic Center (EC) and the zone from Open Space-Parks (OS-P) to Commercial-Community Planned Development (C-C (PD)). The South Parcel contains 40,223 square feet (0.923 acres), and the proposal is to amend the land use from Open Space (OS) to Economic Center (EC) and the zone from Residential-Multiple-6 Planned Development (RM-6-PD) to Commercial-Community Planned Development (C-C (PD)).

The application also proposes correcting Exhibit A to the Glenmoor Golf Club Development Agreement to include these parcels. The proposed amendment simply adds the property

descriptions for the North and South Parcels to the development agreement, which makes them subject to the agreement as originally intended by the Applicant and City.

BACKGROUND:

On October 24, 2023 the South Jordan Planning Commission recommended approval a development agreement, land use amendment and rezone for a commercial development, including a hotel, located near the main entrance to the Glenmoor Golf Club. On November 7, 2023 the South Jordan City Council agreed with the Commission's recommendation and approved the development agreement, land use amendment and rezone. This approval did not include the clubhouse, existing buildings, fairways or the driving range.

Although the illustrations, maps and materials presented to the City Council and included in the development agreement make clear what property was included in the proposed development, the property legal description used for the development agreement, land use amendment and rezone was incorrect. Small portions of property intended to be included were inadvertently excluded from the legal description.

To correct this mistake, the Applicant provided the City legal descriptions for the missing properties. The current application proposes to amend the land use designation and zoning for those properties, and to fix the legal description in the development agreement. The proposal is a technicality that amends the land use and rezones all the missing properties that the Applicant originally intended to be included in the City Council's November 7 approval. The Applicant is not proposing other additions or changes to the approved development agreement.

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- Recommending that the City Council correct Exhibit A to development agreement and approve the land use amendment and rezone is in keeping with the original intent and purpose of the Commission's recommendation to approve the project and the Council's November 7, 2023 approval.
- The current application is a necessary, simple and technical fix to the already approved commercial development.
- The current application does not propose changing the development that the Applicant presented to Glenmoor's neighbors, the Planning Commission and the City Council.
- The requirements and obligations outlined in the approved development agreement, together with the proposed amendment, will provide greater predictability for the City and the Applicant regarding the future development and preservation of Glenmoor Golf Club.

Conclusion:

The application meets the standards of review listed in this report and the City Code requirements.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of the application (File # PLZBA202300207) to City Council, 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.

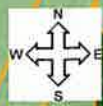
ALTERNATIVES:

- Recommend denial of the application
- Schedule the application for a decision at a future date

SUPPORT MATERIALS:

- Proposed Land Use Map Amendment
- Proposed Zoning Map Amendment
- Resolution R2024-03 (Glenmoor Golf Club Development Agreement Correction)
- Resolution R2024-02 (Land Use Amendment)
- Ordinance No. 2024-02-Z (Zoning Amendment)


Steven Schaefermeyer
Director of Planning



NA



Glenmoor Golf Course Land Use Amendment

Amend Land Use from OS
to Economic Center (EC)

Amend Land Use to Economic Center (EC)
Approved by City Council
7 November 2023

Amend Land Use from SN
to Economic Center (EC)

Bingham Creek Park Rd

Source: City of South Jordan GIS
Produced: 6 December 2023
Aerial Imagery: 2023
Page Size: 8.5x11





0 100 200 300 400 Feet



Current Parcels

Proposed Rezone to C-C(PD)

Rezone to C-C(PD)
Approved by City Council
7 November 2023

Rezone to OS-P
Approved by City Council
7 November 2023

Proposed Rezone to C-C(PD)

Bingham Creek Park Rd

Source: City of South Jordan GIS
Produced: 29 November 2023
Aerial Imagery: 2023
Page Size: 8.5x11

St Andrews Dr

Birdie Way

Hook Dr

Caddie Cir

Tee Shot Cir

Chip Cir

Tee Box Dr

Cee Jay Ct

Barnsley Ln

Tranmere Ave

Knox Dr

RESOLUTION R2024-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN THE NOVEMBER 2023 GLENMOOR GOLF CLUB AGREEMENT PERTAINING TO PROPERTY LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST WITH A CORRECTED EXHIBIT A; KIRK YOUNG (APPLICANT).

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary and appropriate for the use and development of land within the City; and

WHEREAS, on or about November 7, 2023 the City Council of the City of South Jordan (“City Council”) approved the Mayor of the City of South Jordan (“Mayor”) to sign a development agreement on behalf of the City with Glenmoor DH, LLC and Glenmoor FHC, LLC (the “Developer”) (the “Agreement”); and

WHEREAS, the City and the Developer desire to fix the property legal description in Exhibit A to the Agreement to add small pieces of property that were inadvertently excluded from the legal description and that the parties always intended would be subject to the Agreement; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed corrected Agreement and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed corrected Agreement; and

WHEREAS, the City Council has determined that it is in the best interest of the public health, safety and welfare of the City to authorize the Mayor to sign the Agreement that has a corrected Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization to sign Agreement that has a corrected Exhibit A. The City Council hereby authorizes the Mayor to sign the Agreement that has a corrected Exhibit A that includes the property legal descriptions in the attached **Exhibit 1**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON
THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

| | YES | NO | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____ | _____ |
| Kathie Johnson | _____ | _____ | _____ | _____ |
| Donald Shelton | _____ | _____ | _____ | _____ |
| Tamara Zander | _____ | _____ | _____ | _____ |
| Jason McGuire | _____ | _____ | _____ | _____ |

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT 1

(Property Descriptions)

North Parcel:

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;
thence South 00°12'56" West 55.75 feet;
thence North 89°45'04" West 153.07 feet;
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

South Parcel

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;
thence South 00°12'58" West 111.21 feet;
thence North 89°45'05" West 361.99 feet;
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres

RESOLUTION R2024-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM OPEN SPACE (OS) (NORTH PARCEL) AND STABLE NEIGHBORHOOD (SN) (SOUTH PARCEL) TO ECONOMIC CENTER (EC) ON PROPERTIES LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST; KIRK YOUNG (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on two small properties located at 9800 S. 4800 W. from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC); and

WHEREAS, on November 7, 2023 the City Council approved a similar amendment to adjacent property and this current amendment is in keeping with the original intent and purpose of that approval; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The land use designation of the Land Use Map of properties described in Application PLZBA202300207, which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC), as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON
THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

| | YES | NO | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____ | _____ |
| Kathie Johnson | _____ | _____ | _____ | _____ |
| Donald Shelton | _____ | _____ | _____ | _____ |
| Tamara Zander | _____ | _____ | _____ | _____ |
| Jason McGuire | _____ | _____ | _____ | _____ |

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Office of the City Attorney

EXHIBIT A

(Property Descriptions)

North Parcel:

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;
thence South 00°12'56" West 55.75 feet;
thence North 89°45'04" West 153.07 feet;
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

South Parcel

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;
thence South 00°12'58" West 111.21 feet;
thence North 89°45'05" West 361.99 feet;
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres

EXHIBIT B

(Property Location Map)



ORDINANCE NO. 2024-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST FROM THE OPEN SPACE-PARKS (OS-P) ZONE (NORTH PARCEL) AND THE RESIDENTIAL-MULTIPLE-6 PLANNED DEVELOPMENT (R-M-6 (PD)) ZONE (SOUTH PARCEL) TO THE COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD)) ZONE; KIRK YOUNG (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Planning and Zoning Ordinance of the City of South Jordan (Title 17 of the South Jordan City Municipal Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant requested that the City Council amend the Zoning Map by rezoning properties located at approximately 9800 S. 4800 W. from the Open Space-Parks (OS-P) Zone (North Parcel) and the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone (South Parcel) to the Commercial-Community Planned Development (C-C (PD)) Zone; and

WHEREAS, on November 7, 2023 the City Council approved a similar rezoning to adjacent property and this rezone is in keeping with the original intent and purpose of that approval; and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone of North Parcel. The zone of property described in Application PLZBA202300207 as the “North Parcel,” which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Open Space-Parks (OS-P) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

SECTION 2. Rezone of South Parcel. The zone of property described in Application PLZBA202300207 as the “North Parcel,” which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

SECTION 3. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:

| | YES | NO | ABSTAIN | ABSENT |
|----------------|-------|-------|---------|--------|
| Patrick Harris | _____ | _____ | _____ | _____ |
| Kathie Johnson | _____ | _____ | _____ | _____ |
| Donald Shelton | _____ | _____ | _____ | _____ |
| Tamara Zander | _____ | _____ | _____ | _____ |
| Jason McGuire | _____ | _____ | _____ | _____ |

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

EXHIBIT A

(Property Descriptions)

North Parcel:

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

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thence South 00°12'56" West 55.75 feet;
thence North 89°45'04" West 153.07 feet;
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

South Parcel

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;
thence South 00°12'58" West 111.21 feet;
thence North 89°45'05" West 361.99 feet;
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres

EXHIBIT B

(Property Location Map)

