

SOUTH JORDAN CITY CITY COUNCIL REPORT

Meeting Date: 1/16/2024

- 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 that the City Council approve Resolution R2024-02, correcting Exhibit A of the Glenmoor Golf Club Development Agreement.
2. Land Use Amendment – I move that the City Council approve the land use amendment Resolution R2024-03.
3. Zone Change – I move that the City Council 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)

APPLICATION:

This application proposes to amend the land use and zoning designations on two small parcels—the North Parcel and 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 correction 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 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 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:

- Correcting Exhibit A to development agreement and approving the land use amendment and rezone is in keeping with the original intent and purpose of the City 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.
- The Planning Commission held public hearings regarding the application on December 12, 2023 and recommendation to the City Council to approve the application.

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

Recommendation: Staff recommends that the City Code take comments at the public hearing; and **approve** the application (File # PLZBA202300207), 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:

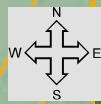
- Deny the application
- Schedule the application for a decision at a future date

SUPPORT MATERIALS:

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

Steven Schaefermeyer
Steven Schaefermeyer (Jan 5, 2024 08:01 MST)

Steven Schaefermeyer
Director of Planning



NA

0 100 200 300 400

Feet

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

- Current Parcels
- Stable Neighborhood
- Natural Area
- Open Space



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

4800 W

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