

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 09/26/2023

Issue: **RUSHTON BIKE PARK REZONE**
 Rezone from Agricultural (A-1) to Park Open Space (OS-P) Subdistrict

Address: **11050 S. Bangerter Hwy.**
File No: **PLZBA202300163**
Applicant: **South Jordan City**

Submitted by: Andrew McDonald, Planner I
 Ken Short, Supervising Senior Engineer

Staff Recommendation (Motion Ready): Based on the findings in this report, I move that the Planning Commission forward a recommendation to the City Council to **approve** Ordinance No. 2023-04-Z, rezoning the subject parcel from A-1 to OS-P.

ACREAGE:	Approximately 8.26 (acres)
CURRENT ZONE:	A-1
FUTURE LAND USE PLAN:	OS (Open Space)
NEIGHBORING ZONES:	North – OS-P, R-M-5, & R-M-8 South – R-M-6 & Bangerter Hwy West – R-M-5 East – Bangerter Hwy & R-M-8

REZONE REVIEW STANDARDS:

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

BACKGROUND:

The City would like to develop some vacant property, which has a land use designation of Open Space (OS) in the General Plan, into what will be called the “Rushton Bike Park.” The purpose of the application is to make the subject properties consistent with the zoning of other adjacent parcels owned by the City, and City Code requirements. This application involves four City parcels: 27-17-377-006, 27-17-377-010, 27-17-377-009 and 27-17-377-007.

The largest parcel involved is currently serving as a storm water retention basin for the neighboring R-M zoned subdivisions. The retention basin area of the parcel will not be developed as part of the initial phase of the project, but may be incorporated into a future phase of the project. The proposed zoning is consistent with another City owned parcel in the same vacant field, which is already zoned OS-P. The included concept plan shows the intended site plan for the Rushton Bike Park project.

The other parcels are between Bangerter Hwy. and the Welby-Jacob Canal. These parcels are adjacent to each other and currently zoned A-1. City Code §17.18.060 defines the proposed use as “Outdoor Recreation,” which is not permitted in the A-1 Zone. The Park Open Space (OS-P) Subdistrict allows the Outdoor Recreation use as a conditional use. The City anticipates that the associated site plan and conditional use applications will be presented to the Planning Commission in October if the City Council approves this zone change. The Engineering and Public Works Parks Division hosted a Public Open House Event on September 21, 2023. This event was noticed to the same notice recipients as the public hearing (*see* attached Notice of Public Open House).

ANALYSIS, CONCLUSION & RECOMMENDATION:

Analysis:

- The application meets the rezone standards of review.
- Rezoning the property will place the Rushton Bike Park in compliance with City Code requirements.
- The rezone from A-1 to OS-P is consistent with the General Plan.
- The Concept Plan shows the project being constructed in two phases.
- A bisecting trailhead provides pedestrian and bicyclist access to the project area.
- Oceano Dune Court provides additional access and vehicle parking. The cul-de-sac is built larger than City Standard, and could accommodate up to ten vehicles. Engineering staff believes that this will allow sufficient parking on the cul-de-sac for the short duration of time visitors are using the park.
- Residents and visitors are able to walk from the cul-de-sac to the project area using a paved walkway that bridges the canal.

Conclusion:

The rezone is consistent with the General Plan and City Code §17.20.030.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of Ordinance No. 2023-04-Z (application #PLZBA202300163) 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 approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date

SUPPORT MATERIALS:

- Location & Current Zoning Map
- Overall Concept Plan for Rushton Bike Park
- Phase 1 Concept Plan
- Ordinance 2023-04-Z
- Notice of Public Open House



City of South Jordan
Andrew McDonald
Planner I

Bangerter Hwy

Bangerter Hwy

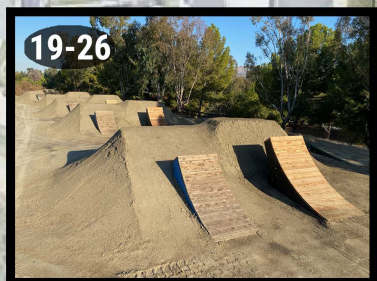
Bangerter Hwy



Source: City of South Jordan Current Zoning GIS Map



ROCK GARDEN



PHASE 2:
SIDE BY SIDE JUMPS



BERM TURN



ROLLER 2



SPLIT DECISION 3



ROCK LADDER
7



NESSY 2 BUMP 8



MOUNTAIN TOP 10



SNAKE LADDER SHORT 11



A-FRAME 12



STEPDOWN ROLLER 13



SKINNY MOUNTAIN TOP
14



SKINNY A-FRAME 15



ZIG ZAG CENTER 16



THE Y 17



WALL RIDE 27

PHASE 1 FEATURES

● PHASE 2 FEATURES



Phase One Concept



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ROCK GARDEN



BERM TURN



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A-FRAME 12



STEPDOWN ROLLER 13



SKINNY MOUNTAIN TOP



SKINNY A-FRAME 15



ZIG ZAG CENTER 16



THE Y 17



ORDINANCE NO. 2023-04-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 11050 S. BANGERTER HIGHWAY FROM THE A-1 AGRICULTURAL ZONE TO THE OS-P PARK OPEN SPACE SUBDISTRICT ZONE.

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

WHEREAS, the Applicant, the City of South Jordan (the “City”), proposed that the City Council amend the Zoning Map by rezoning the below-described property; and

WHEREAS, the South Jordan Planning Commission reviewed the 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 will enhance the public health, safety and 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. The property described in Application PLZBA202300163, and located at 11050 S. Bangerter Highway, are hereby reclassified from the A-1 Agricultural Zone to the OS-P Park Open Space Subdistrict Zone, on property described/shown in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. 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 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2023 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____

Dawn R. Ramsey

Attest:

City Recorder

Approved as to form:

EXHIBIT A

(Property Description)

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



PH: 801.254.3742 EMAIL: 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.



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ROCK GARDEN



1 18

BERM TURN



A-FRAME 12



STEPDOWN ROLLER 13



14
SKINNY MOUNTAIN TOP



SKINNY A-FRAME 15



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