

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10/10/2023

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** File # PLZBA202300163; Rezoning from A-1 to OS-P, via Ordinance No. 2023-04-Z.

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.

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.

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 project. The proposed zoning is consistent with another City owned parcel in the same vacant field, which is already zoned OS-P. A concept plan for the project is included (see supporting materials).

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 Engineering and Public Works Parks Division hosted a Public Open House Event on September 21, 2023 at the High Pointe Park Pavilion. This event was noticed to the same notice recipients as the public hearing (see attached Notice of Public Open House). Written public comment has been received from a nearby resident (see attached Public Comment Received).

There was an issue with Public Noticing that resulted in this item being rescheduled for the Planning Commission. Public Notices for this meeting are included (see supporting materials). The City Council will be presented this application on Tuesday October 17, 2023. If approved, the Site Plan and CUP will be on the October 24, 2023 Commission meeting.

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- 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 Welby and High Pointe trail system provides pedestrian and bicyclist access to the project area. Rushton Park will serve as an amenity to the trail system.
- Oceano Dune Court provides additional access and vehicle parking. The cul-de-sac is built larger than City Standard, and can accommodate up to 10 vehicles. Engineering staff feels 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.
- The High Pointe Park Pavilion is not able to be privately reserved.
- Engineering is not anticipating Rushton Park attracting large crowds and use by surrounding mountain biking teams and clubs. Rushton Park is not designed or situated to meet the needs and demands of those groups.
- The project is designed to be sensitive to the neighboring subdivisions.
- The construction timeframe is anticipated to be between April and June 2024.

Conclusion:

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

Recommendation:

Based on the findings and conclusions listed in this report, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the application, 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:

- Approve an amended application
- Deny the proposed application
- Schedule the application for a decision on some future date

SUPPORT MATERIALS:

- Location & Current Zoning Map
- Rushton Bike Park Concept Plan
- Ordinance 2023-04-Z
- Notice of Public Open House
- Original Mailing Notice for 09-26-23
- Mailing Notice for Postponement and Rescheduling
- Utah State Public Notice Website Post
- Public Hearing Notice Posted On-Site
- Public Comment Received

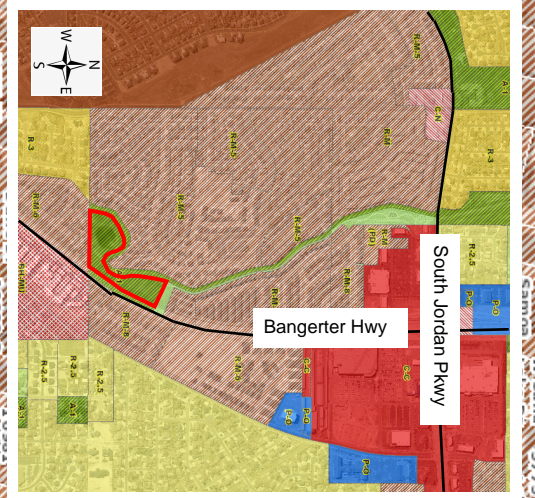


City of South Jordan
Andrew McDonald
Planner I

Location/Current
Zoning Map



Source: City of South Jordan Current Zoning GIS Map



Subject Property

Bangerter Hwy

Concept Site Plan



4 5 6 9

ROCK GARDEN



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



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.



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

September 15th, 2023

Dear Recipient:

South Jordan City has filed an application (**PLZBA202300163**) to rezone a collection City owned properties located at roughly 11050 S. Bangerter Hwy. The application is to rezone the current zoning designation of A-1 (Agricultural) to the Park Open Space (OS-P) Subdistrict.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject properties; 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 September 26th, 2023, AND City Council at 6:30 p.m. on Tuesday October 3rd, 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. September 22nd, 2023 for Planning Commission at: <https://www.sjc.utah.gov/254/Planning-Commission>; and by 12 p.m. September 29th, 2023 for City Council at: <https://www.sjc.utah.gov/241/City-Council>

Public comments for the Planning Commission may be submitted by in writing by mail; or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 3:00 p.m. on September 26th, 2023;** and **by 3:00 p.m. on October 3rd, 2023 for City Council.** This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. Comments may also be given, and added to the record, during the public comment portion of 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



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

September 29, 2023

Dear Recipient:

South Jordan City has filed an application (**PLZBA202300163**) to rezone a collection City owned properties located at roughly 11050 S. Bangerter Hwy. The application is to rezone the current zoning designation of A-1 (Agricultural) to the Open Space-Park (OS-P) Subdistrict.

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

The public hearing regarding this proposal that was originally scheduled before the City Council on October 3rd, 2023 has been postponed.

The South Jordan City **Planning Commission** will hold another public hearing for this application **at 6:30 p.m. on Tuesday October 10th, 2023.**

The **City Council** will also hold a public hearing regarding this proposal **at 6:30 p.m. on Tuesday October 17th, 2023.**

Both public hearings will be held 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 5th, 2023 for Planning Commission at: <https://www.sjc.utah.gov/254/Planning-Commission>; and by 12 p.m. October 13th, 2023 for City Council at: <https://www.sjc.utah.gov/241/City-Council>

Public comments for the Planning Commission may be submitted by in writing by mail; or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on October 5th, 2023;** and **by 3:00 p.m. on October 17th, 2023 for City Council.** This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. Comments may also be given, and added to the record, during the public comment portion of 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 1

Location Map of Subject Properties



PUBLIC NOTICE WEBSITE
DIVISION OF ARCHIVES AND RECORDS SERVICE

Notice of Public Hearing - Planning Commission

General Information

Government Type:

Municipality

Entity:

South Jordan

Public Body:

Planning Commission

Give Feedback

Notice Information

Add Notice to Calendar

Notice Title:

Notice of Public Hearing - Planning Commission

Notice Subject(s):

Public Meetings

Notice Type(s):

Notice, Meeting, Hearing

Event Start Date & Time:

October 10, 2023 06:30 PM

Event End Date & Time:

October 10, 2023 06:30 PM

Description/Agenda:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the South Jordan City Planning Commission will hold an in-person meeting on Tuesday, October 10, 2023 beginning at 6:30 PM in the South Jordan City Hall, located at 1600 W. Towne Center Drive, South Jordan, Utah for the purpose of receiving public input on and reviewing each of the following:

- PLSPR202300174 - Mystic Springs Educational Wetland Center, Site Plan, 947 W. Shields Ln., South Jordan City (applicant)
- PLZBA202300163 - Rushton Bike Park Rezone, Agricultural A-1 to Open Space Park OS-P, 11050 S Bangerter Highway, South Jordan City (applicant)

The meeting may also be joined virtually via Zoom.us phone and video conferencing. All those who desire to attend the meeting via Zoom, please visit <https://www.sjc.utah.gov/planning-commission/> for further instructions on the day of the meeting. Ability to connect and comment is dependent on an individual's internet connection, not the City.

To assure your comments are reviewed and included in the record, written comments may be submitted in advance of the meeting by emailing Greg Schindler at gschindler@sjc.utah.gov, by 12:00 p.m. on October 10, 2023. Any attachments to the email must be less than 10 Mb in size.

Questions may be addressed Monday through Friday during regular business hours at the South Jordan City Offices at 801-254-3742.

Notice of Special Accommodations (ADA):

ADA: In compliance with the American Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Planner at 801-446-HELP (4357) at least 24 hours prior to the meeting.

Give Feedback

Notice of Electronic or Telephone Participation:

ONLY AVAILABLE IF MEETING NOTICED AS ELECTRONIC

Meeting Information

Meeting Location:

1600 W Towne Center Drive
City Council Chambers with Electronic Option Available
South Jordan, UT 84095

Show in Apple Maps

Show in Google Maps

Contact Name:

Anna Crookston

Contact Email:

acrookston@sjc.utah.gov

Contact Phone:

(801)446-4357

Give Feedback

Notice Posting Details

Notice Posted On:

September 28, 2023 07:58 PM

Notice Last Edited On:

September 28, 2023 07:58 PM

Download Attachments

File Name	Category	Date Added
<u>Notice Planning Commission State Notice Website Combined.pdf</u>	Public Information Handout	2023/09/28 07:58 PM

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On-Site Posting of
Hearing Notice



From: Jeff <jackbauer129@gmail.com>
Sent: Tuesday, October 3, 2023 3:43 PM
To: Andrew McDonald
Subject: PLZBA202300163

Hey Mr. McDonald,

My name is Jeff Cook and I live at 10978 Oceano Dune Ct, South Jordan, UT 84009, and unfortunately I cannot attend the public meeting today about putting in the bike track park.

I did want to share my thoughts however, I think the idea for the bike track is really fun, however, I am nervous about using our cul de sac as the parking for the track. We have a lot of little kids amongst all the neighbors and we enjoy the calm that a cul de sac brings. I am nervous about additional cars and people loitering at night.

Also, I know the townhomes right next to where the plan is to put the park are constantly having issues with parking because there is not enough of it. I would bet they would be more than willing to have a parking lot put in near them and potentially pay for part of it if they could use it. Anyways, I wanted to share my opinion, thank you for your time.

--

Jeff Cook
jackbauer129@gmail.com