

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 10/25/2022**

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**Issue:** **FULLMER BOXING GYM AND SOUTH CITY PARK**  
**Rezone from A-5 (Agricultural, minimum 5 acre lot) to OS-P (Open Space, Park) Zone**

**Address:** **10960 S. Park Rd.**

**File No:** **PLZBA202200195**

**Applicant:** **Andrea Sorensen, Salt Lake County / City of South Jordan**

**Submitted by:** **Damir Drozdek, Planner III**

**Shane Greenwood, Supervising Senior Engineer**

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission recommend that the City Council **approve** rezone Ordinance No. 2022-09-Z.

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<b>ACREAGE:</b>	Approximately 25 acres
<b>CURRENT ZONE:</b>	A-5 (Agricultural, minimum 5 acre lot) Zone
<b>CURRENT USE:</b>	City Park and vacant lot
<b>FUTURE LAND USE PLAN:</b>	OS (Open Space)
<b>NEIGHBORING ZONES/USES:</b>	North – OS-P / City Park South – P-O and A-5 / Private school and vacant parcels West – A-5 / USU Bastian Agricultural Center East – A-5 and MU-V / City Public Works Building and Redwood Rd.

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## **STANDARD OF APPROVAL:**

### **REZONE:**

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. 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)

## **BACKGROUND:**

The application seeks to amend the Zoning Map on approximately 25 acres of property generally located at the south end of the City Park, near the Public Works Building. The property consists of three parcels. Two of the parcels are City owned while the remaining one is the County owned parcel. The County parcel is located at 10960 S. Park Rd. while the City parcels are generally located at 11032 S. Redwood Rd.

The two City parcels are part of the City Park and will remain functioning as such. No changes or improvements to the City parcels will occur as a result of the application. The County parcel is partially developed as a parking lot, primarily at the south end, while the northern remainder of the parcel is unimproved and mostly used for storage of vehicles and various equipment.

The County intends to develop its parcel into the Fullmer Legacy Boxing Gym. The proposed boxing gym will require a conditional use permit in the zone, and once the permit is obtained, will be allowed to be constructed and operated in the OS-P zone. Currently a boxing gym is not an allowed use in the current (A-5) zone.

Preliminary and conceptual plans for the boxing gym place the building next to the existing parking lot from the north and with an open space to the west of the building and some additional parking to the north. Any issues with the proposed use and layout will be reviewed by staff and the Planning Commission during the site plan review process. The Planning Commission will approve the site plan application if it meets the City Code requirements.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- Rezoning the property to the OS-P zone will bring the property into conformance with the General Plan and aligns zoning with the current conditions and use on the City property.
- Rezoning the property will allow the County parcel to be developed as a boxing gym in the future.
- The proposed zone change meets the following strategic priorities in terms of the proposed development (boxing gym) as well as the current use as a City park:
  - DAOS-1. Develops a quality parks, trails and recreation facilities system
  - DAOS-4. Offers a variety of park amenities, recreation and art programs and community events for all ages and abilities
- “Open Space” land use designation is defined in the General Plan as follows: “Open Space identifies areas that are not required to be maintained, but often are maintained for recreational purposes and to develop pedestrian connectivity. These areas may include multi-use playing fields, play structures, pavilions, parking, and other recreational amenities.”

**Conclusion:** Based on the findings and information provided in the application City staff believes the rezone should be approved because it meets the standard of approval for rezones and is consistent with the goals of the Open Space land use designation, General Plan, and Strategic Priorities.

**Recommendation:** Based on the findings and conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **recommend approval** of 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.

**FISCAL IMPACT:**

A fiscal impact analysis table and graphics are attached to the report.

**ALTERNATIVES:**

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date

**SUPPORT MATERIALS:**

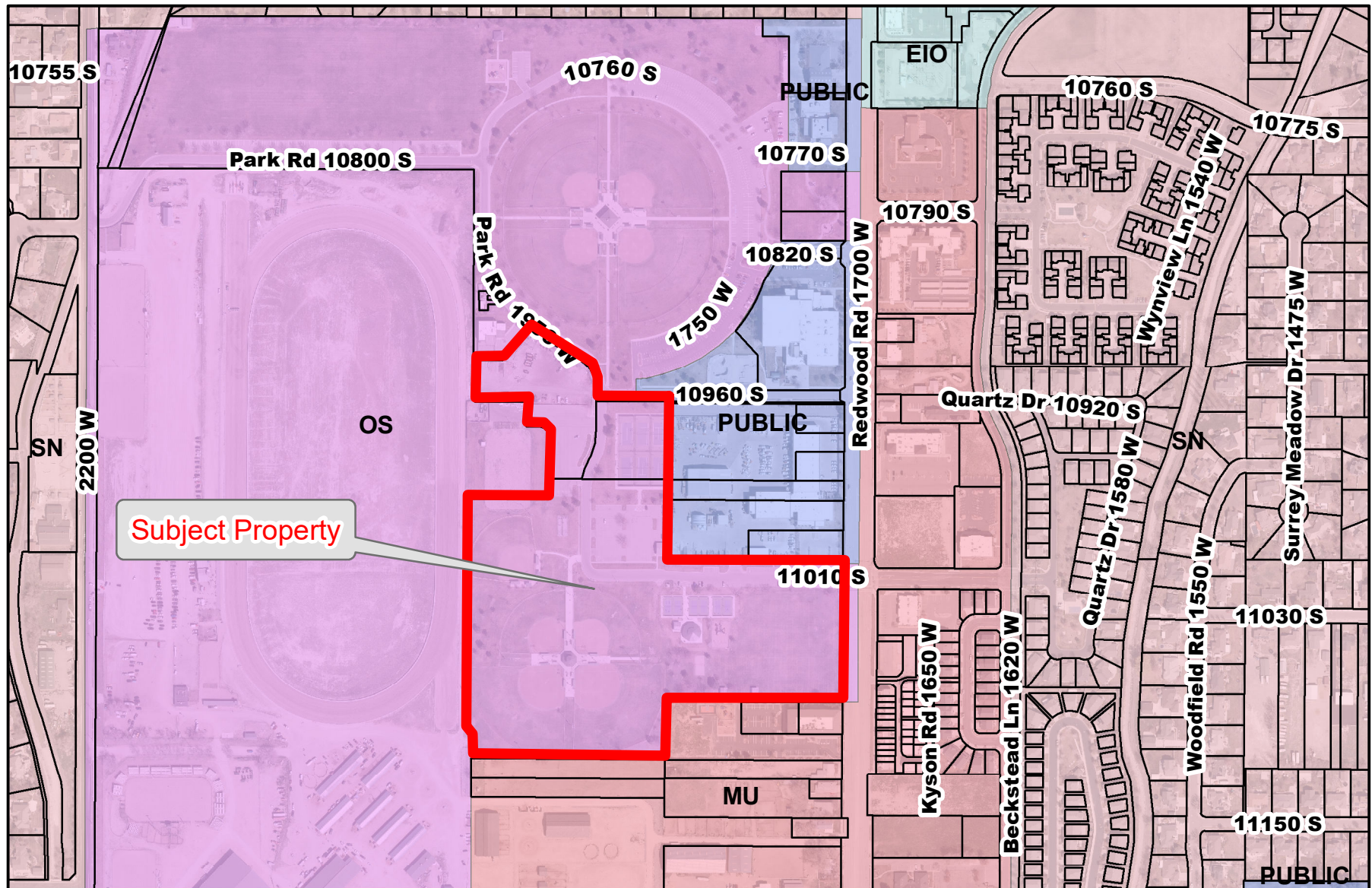
- Aerial Map
- Future Land Use Map
- Zoning Map
- Conceptual Site Plan
- Infrastructure Analysis
- Fiscal Analysis
- Ordinance 2022-09-Z
  - Exhibit 'A' – Zoning Map



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Damir Drozdek, AICP  
Planner III  
Planning Department





#### Legend

STREETS

PARCELS

## Future Land Use Map

### City of South Jordan

0 160 320 640 960 1,280 Feet

Aerial Imagery  
2021





South Jordan  
Animal Shelter

S Park Rd

S Park Rd

FITNESS YARD

OUTDOOR TRACK

FULLMER LEGACY  
CENTER



SCULPTURE

MAIN ENTRY

10960 S

S Park Rd

SHARED  
PARKING

**Conceptual Design  
Subject to Change**

# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

<b>Project Name/Number</b>	Fullmer Boxing Center – A-5 to OS-P
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<b>Planner Assigned</b>	Damir Drozdek
<b>Engineer Assigned</b>	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 10960 South Park Road. The proposed Fullmer Boxing Center development is located within the City Park, just south of South Jordan Animal Shelter. The proposed access for this development connects to Park Road, which should have sufficient capacity for the increase of traffic from this development.

**Culinary Water:** *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in the east portion of the subject property. According to city records, there is an existing 6" water line and an existing 8" water line located along the eastern edge of subject property. The 8" water line ends north at the animal shelter so it is anticipated that the boxing center will be serviced from the 6" water line. Per City standards, a water model submittal is required.

**Secondary Water:** *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

**Sanitary Sewer:** *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

**Storm Drainage:** *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


It is anticipated that the proposed storm drain system will retain the 80% storm event on site and discharge the remainder to the Park Road storm drain system, which should have sufficient capacity. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

**Other Items:** *(Any other items that might be of concern)*

**Report Approved:**

  
Development Engineer

10/10/22  
Date

  
Brad Klavano, PE, PLS  
Director of Engineering/City Engineer

10/10/2022  
Date



# Project Analysis

Project: Fullmer Boxing

October 14, 2022

## Scenario Descriptions

**Scenario 1: No Change - A-5**

No Change - Agriculture A-5 - EXEMPT

## Financial Summary by Scenario

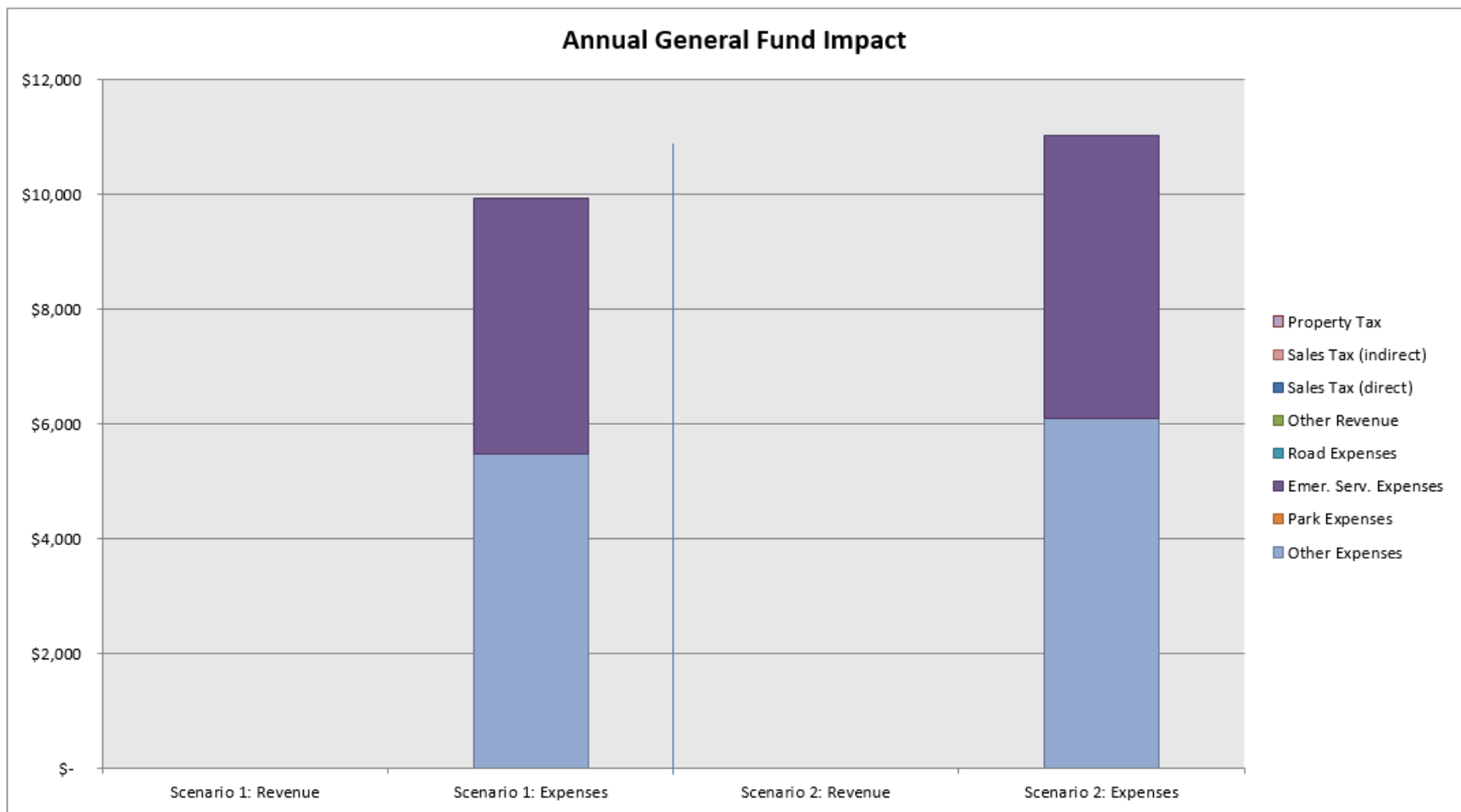
Direct Impact (General Fund)	No Change - A-5	OS-P
<b>Revenue</b>	<b>\$ -</b>	<b>\$ -</b>
Property Tax		
Sales Tax (direct)	\$ -	\$ -
Other	\$ -	
<b>Expenses</b>	<b>\$ 9,929</b>	<b>\$ 11,043</b>
Roads	\$ -	\$ -
Emergency Serv.	\$ 4,454	\$ 4,953
Parks	\$ -	\$ -
Other	\$ -	\$ -
<b>Total</b>	<b>\$ (9,929)</b>	<b>\$ (11,043)</b>
Per Acre	\$ 398.98	\$ 1,048.23
Per Unit	\$ -	\$ -
Per Person	\$ -	\$ -

\*\*\*Important to Note: This is exempt County property and sales tax is generated from the services provided is minimal. Employees are volunteers.

Indirect Impact		
<b>Potential Retail Sales</b>	<b>\$ -</b>	<b>\$ -</b>
Sales Tax (indirect)	\$ -	\$ -

\*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

\*\* Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.



**ORDINANCE NO. 2022-09-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 10960 S. PARK RD. AND 11032 S. REDWOOD RD. FROM THE A-5 TO THE OS-P 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, Andrea Sorensen, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit A; 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 PLZBA202200195 located in the City of South Jordan, Utah is hereby reclassified from the A-5 Zone to OS-P on property described 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 \_\_\_\_\_, 2022 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:

\_\_\_\_\_  
Office of the City Attorney

**EXHIBIT A**

(Property Description)

**A-5 Zone to OS-P Zone**

**PARCEL NUMBER: 27-15-376-024**

LOT 2, EQUESTRIAN PARK SUBDIVISION

**PARCEL NUMBER: 27-15-376-021**

BEG N 0°03'10" E 528 FT & W 53 FT FR S 1/4 COR SEC 15, T3S, R1W, SLM; W 607.49 FT; S 264 FT; W 289.11 FT; NE'LY ALG 180 FT RADIUS CURVE TO R, 54.87 FT (CHD N 18°24'51" E); N 27°08'50" E 12.51 FT; NE'LY ALG 220 FT RADIUS CURVE TO L, 103.17 FT (CHD N 13°42'47" E); N 0°16'44" E 101.70 FT; N 0°02'28" E 5.48 FT; N 89°58'35" E 849.89 FT; S 0°03'10" W 5.78 FT TO BEG.

**PARCEL NUMBER: 27-22-126-032**

BEG S 21 FT & W 55.25 FT FR N 1/4 COR SEC 22, T3S, R1W, SLM; S 0°04'32" W 89.64 FT; S 89°55'28" E 2 FT; S 0°04'32" W 384.36 FT; W 606.12 FT; S 198 FT; W 663 FT; N 60 FT M OR L; N 29°39'47" W 44.57 FT; N 791 FT; E 279 FT M OR L; N 68.6 FT; E 406 FT M OR L; S 285 FT; E 604.75 FT TO BEG.

