

# **SOUTH JORDAN CITY CITY COUNCIL REPORT**

**Meeting Date: 10/17/2023**

---

**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**  
**Presented by:** **Steven Schaefermeyer, Planning Director**

---

**Staff Recommendation (Motion Ready):** I move that the City Council **approve** Ordinance No. 2023.-04.Z, rezoning the subject property from Agricultural (A-1) to Open Space Park (OS-P).

---

<b>ACREAGE:</b>	Approximately 8.26 (acres)
<b>CURRENT ZONE:</b>	A-1
<b>FUTURE LAND USE PLAN:</b>	OS (Open Space)
<b>NEIGHBORING ZONES:</b>	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

---

## **STANDARD OF APPROVAL:**

### **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).

---

## **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.

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 during the scheduled October 24, 2023 meeting, 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 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). City staff has received one written public comment (see attached Public Comment Received).

## **PLANNING COMMISSION RECOMMEDATION:**

On October 10, 2023, the Planning Commission voted unanimously to recommend the City Council approve the zoning change.

## **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.
- If approved, the anticipated construction timeframe is between April and June 2024.

### **Conclusion:**

The rezone is consistent 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 City Council 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
- Public Mailing Notice
- Public Comment Received

*Andrew McDonald*

Andrew McDonald (Oct 10, 2023 09:41 MDT)

Andrew McDonald  
Planner I  
Planning & Zoning Department

### **Department Approval**

*Steven Schaefermeyer*

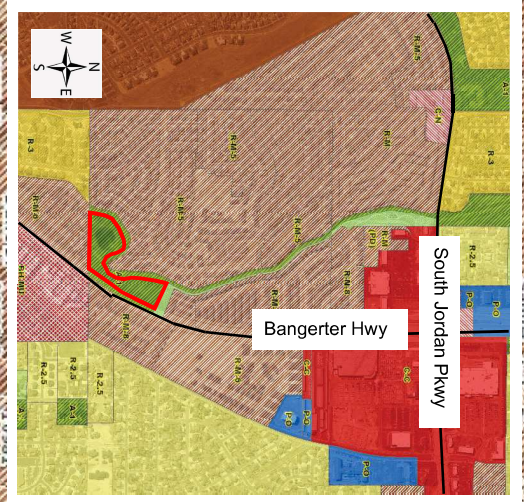
Steven Schaefermeyer (Oct 10, 2023 09:53 MDT)

Steven Schaefermeyer  
Director of Planning & Zoning

## Location/Current Zoning Map



Source: City of South Jordan Current Zoning GIS Map



## Subject Property

Bangerter Hwy

South Jordan Pkwy

Bangerter Hwy

Phase One Concept



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:

Gregory Simonsen  
Gregory Simonsen (Oct 11, 2023 10:59 MDT)  
Office of the City Attorney

## **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](mailto:info@sjc.utah.gov) FAX: 801.254.3393

## NOTICE OF PUBLIC OPEN HOUSE

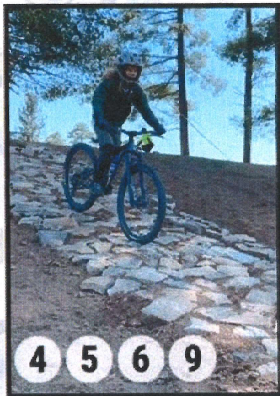
Dear Property Owner:

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



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



14  
SKINNY MOUNTAIN TOP



SKINNY A-FRAME 15



ZIG ZAG CENTER 16



THE Y 17



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 3<sup>rd</sup>, 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 10<sup>th</sup>, 2023.**

The **City Council** will also hold a public hearing regarding this proposal **at 6:30 p.m. on Tuesday October 17<sup>th</sup>, 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 5<sup>th</sup>, 2023 for Planning Commission at: <https://www.sjc.utah.gov/254/Planning-Commission>; and by 12 p.m. October 13<sup>th</sup>, 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](mailto:amcdonald@sjc.utah.gov), **by 12:00 p.m. on October 5<sup>th</sup>, 2023;** and **by 3:00 p.m. on October 17<sup>th</sup>, 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

