



**CITY COUNCIL  
AGENDA SUMMARY FORM**

<b>MEETING DATE:</b>	February 7, 2024
<b>AGENDA ITEM:</b>	ORDINANCE NO. 24-03: AN ORDINANCE OF THE CITY OF TAYLORSVILLE VACATING CERTAIN PORTIONS OF THE CITY'S 6200 SOUTH RIGHT-OF-WAY AND CONVEYING THE VACATED RIGHT-OF-WAY PROPERTY TO THE ADJACENT PROPERTY OWNER OF LOTS 1-4 OF THE COUSINS CORNER SUBDIVISION.
<b>PUBLIC HEARING REQUIRED:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>ORDINANCE REQUIRED:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>RESOLUTION REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PRESENTER:</b>	Ben White
<b>SUMMARY:</b>	The City of Taylorsville is proposing to vacate a portion of the 6200 South right-of way, including 5,554 square feet of property adjacent to Lots 1 through 4 of the Cousins Corner Subdivision. In 2010, UDOT re-aligned South Jordan Canal Road as part of its intersection improvements at 6200 S. Redwood Road, which rendered several Cousins Corner lots undevelopable. The current property owner, Van Nguyen (TYC Investments, LLC), filed an application to amend the Cousins Corner Subdivision to reflect the reconfigured South Jordan Canal Road and to create seven (7) legal conforming lots that meet the current R-1-10 zoning district standards.
<b>REVIEW BY ATTORNEY'S OFFICE:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>ATTACHMENTS:</b>	Ordinance No. 24-03 Exhibit A: Vacated Right-of-Way Map Exhibit B: Vacated Right-of-Way Legal description Exhibit C: Cousins Corner Subdivision (recorded May 8, 2009) Exhibit D: Cousins Corner Amended (draft September 2023)

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 24-03**

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE VACATING CERTAIN PORTIONS OF THE CITY'S 6200 SOUTH RIGHT-OF-WAY AND CONVEYING THE VACATED RIGHT-OF-WAY PROPERTY TO THE ADJACENT PROPERTY OWNER OF LOTS 1-4 OF THE COUSINS CORNER SUBDIVISION.**

**WHEREAS**, the Taylorsville City Council (the "Council") met during its regularly scheduled meeting on February 7, 2024, to consider, among other things, vacating certain portions of the City's 6200 South right-of-way and conveying the vacated right-of-way property to the adjacent property owner of lots 1-4 of the Cousins Corner Subdivision; and

**WHEREAS**, pursuant to UTAH CODE ANN. §10-9a-609.5(3), the City Engineer has submitted a petition requesting to vacate a portion of the City's right-of-way consisting of approximately 5,554 square feet adjacent to Lots 1 through 4 of the Cousins Corner Subdivision, as illustrated in Exhibit A and described in Exhibit B, attached hereto and incorporated herein by this reference, and conveying the vacated right-of-way property to the owner of lots 1-4 of the Cousins Corner Subdivision via quit claim deed; and

**WHEREAS**, the current property owner, Van Nguyen (TYC Investments, LLC), filed an application (File #5S22) to amend the Cousins Corner Subdivision to reflect the reconfigured South Jordan Canal Road and to create seven (7) legal conforming lots that meet the current R-1-10 zoning district standards; and

**WHEREAS**, the vacated right-of-way property would assist in creating legal, conforming, developable lots as described above; and

**WHEREAS**, on January 22, 2024, the City published notice of a public hearing to consider the proposed right-of-way vacation on the Utah Public Notice website and on Taylorsville City's website; and

**WHEREAS**, on January 24, 2024, the City published notice of a public hearing to consider the proposed right-of-way vacation at the subject property and in a conspicuous place at Taylorsville City Hall; and

**WHEREAS**, in accordance with UTAH CODE ANN. §10-9a-609.5(3) and §10-9a-208, the City Council held a public hearing on February 7, 2024, to determine whether (1) good cause exists for the vacation and (2) the public interest or any person will be materially injured by the proposed vacation; and

**WHEREAS**, after careful consideration, the City Council has determined that there is good cause to grant the vacation and that neither the public interest nor any person will be materially injured by granting the proposed vacation; and

**WHEREAS**, after careful consideration, the City Council has determined that it would be in the best interests of the health, safety, and welfare of the citizens of the City to grant the proposed vacation.



**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville City Council that the petition to vacate certain portions of the City's 6200 South right-of-way consisting of 5,554 square feet adjacent to Lots 1-4 of the Cousins Corner Subdivision and conveying the vacated right-of-way property to the adjacent property owner of lots 1-4 of the Cousins Corner Subdivision is hereby approved.

**BE IT FURTHER RESOLVED** that the City administration is hereby authorized to convey the vacated right-of-way property to the owner lots 1-4 of the Cousins Corner Subdivision via quit claim deed contemporaneously with this grant of vacation.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Council Chair

**VOTING:**

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Bob Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

**PRESENTED** to Mayor of Taylorsville for her approval this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Mayor Kristie S. Overson**

**ATTEST:**

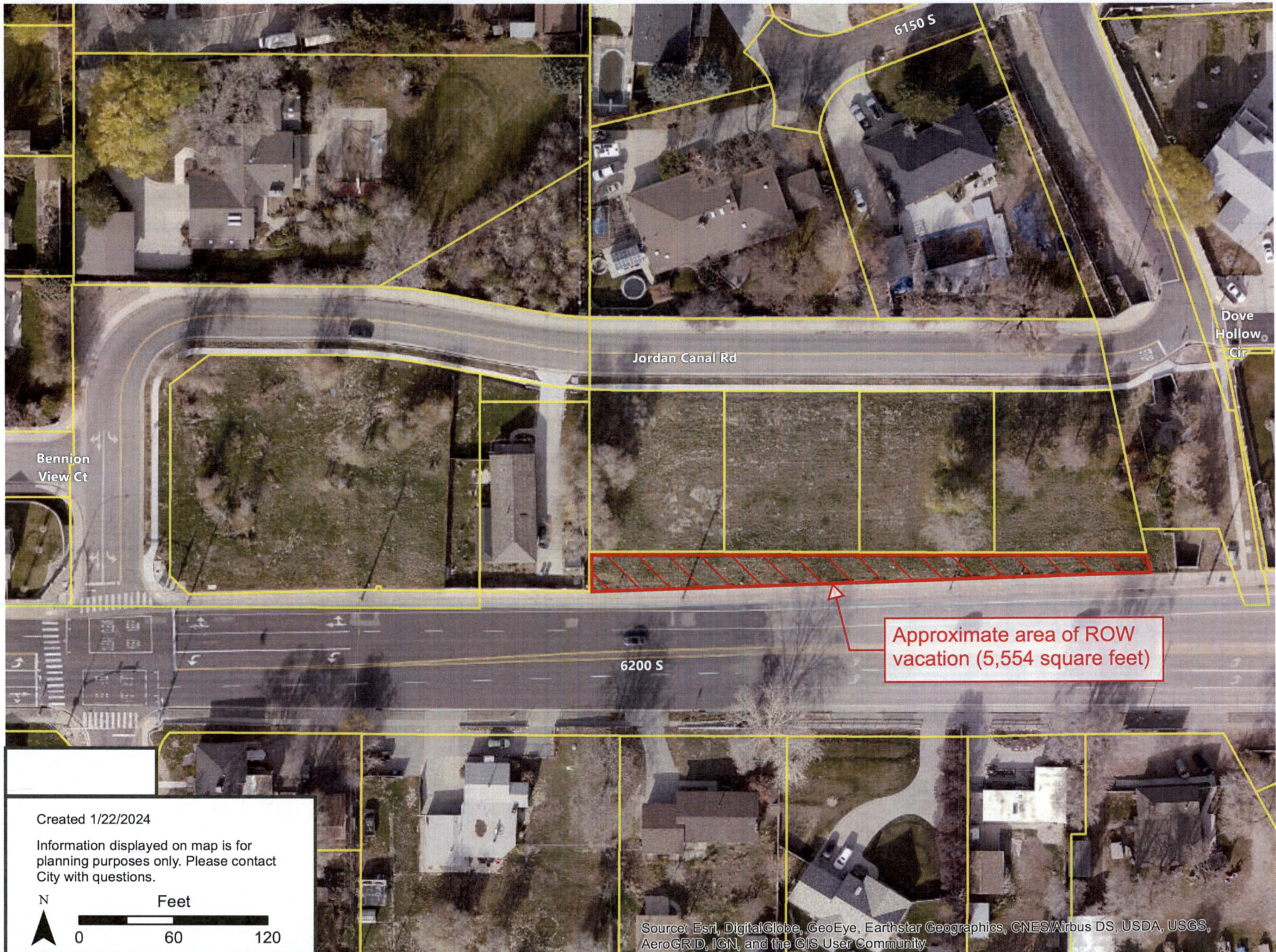
\_\_\_\_\_  
Jamie Brooks, Recorder

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.



# 6200 South ROW Vacation



Approximate area of ROW vacation (5,554 square feet)

Created 1/22/2024  
Information displayed on map is for planning purposes only. Please contact City with questions.

N  
Feet  
0 60 120

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



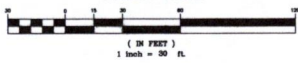
**Legal Description of Vacated Right-of-Way**

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH  $89^{\circ}41'01''$  WEST 963.08 FEET ALONG THE SOUTH LINE OF SAID SECTION AND NORTH  $0^{\circ}00'00''$  EAST 61.35 FEET FROM THE SOUTH QUARTER CORNER OF SAIS SECTION; RUNNING THENCE SOUTH  $88^{\circ}37'55''$  WEST 57.41 FEET; THENCE SOUTH  $88^{\circ}22'59''$  WEST 280.22 FEET; THENCE NORTH  $89^{\circ}42'32''$  WEST 21.56 FEET; THENCE NORTH  $0^{\circ}02'45''$  WEST 20.06 FEET; THENCE SOUTH  $89^{\circ}56'02''$  EAST 356.83 FEET; THENCE SOUTH  $12^{\circ}05'56''$  EAST 10.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,554 SQUARE FEET MORE OR LESS.

GRAPHIC SCALE



### Cousins Corner Subdivision

Located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, State of Utah.

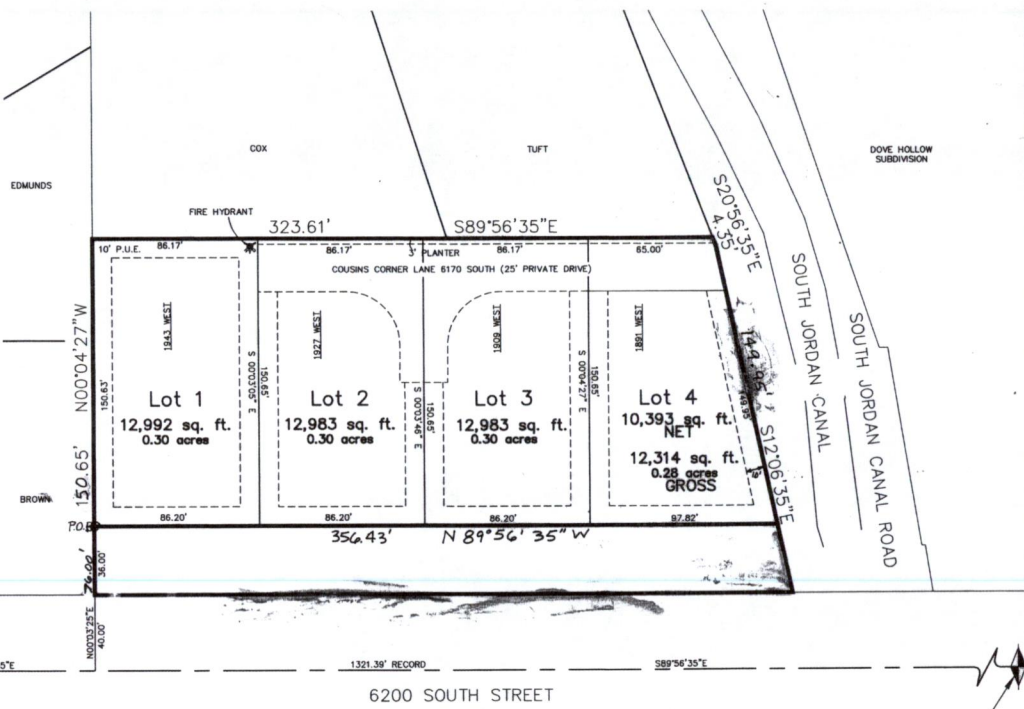
PLAT PREPARED BY:  
HODGSON, MORSE & COMPANY, L.P.C.  
1775 WEST HIGHLAND DRIVE, RIVINGTON, UT 84065  
PHONE: (801) 254-0820  
CELL: (801) 403-5747 [www.hodgsonmorse.com](http://www.hodgsonmorse.com)

**NOTES: NO CITY MAINTENANCE ON PRIVATE ROADS.**  
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owners expense, or the utility may remove such structures at the lot owners expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.

**UTILITY EASEMENT DEDICATION**  
Paula R. Cox, owner of the property set forth and described in this plat, hereby offers and conveys to all public utility agencies, their successors and assigns, a permanent easement and right-of-way over, under, across, and through those areas designated on this plat as public roadways, or utility easements for the construction and maintenance of subterranean electrical, telephone, natural gas, sewer, water and drainage lines and appurtenances, together with the right of access thereto which would require that no surface construction be allowed which would interfere with normal utility use. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public utility or the owner, the costs and expenses incurred thereby will be borne by the owner or the entity requiring or requesting the same.

**QUESTAR GAS COMPANY**  
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in this plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-363-8532.

Approved this 8<sup>th</sup> day of May 2009  
QUESTAR GAS COMPANY  
By: *Paula R. Cox*  
Title: *Owner*



Found Southwestcorner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian.  
1322.24' S89°56'35"E  
1321.39' RECORD  
6200 SOUTH STREET  
S89°56'35"E

Not Found S 1/4 Corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian.

**NOTE**  
P.U.E. = Public Utility and Drainage easements, 10' wide easements on all lot lines are hereby dedicated to the public. All P.U.E. and the 25' Private Drive are also dedicated as sewer and water easements in favor of Taylorsville Bennion Improvement District.

All Lot corners marked with 18" long 1" rebar & cap.

### SURVEYOR'S CERTIFICATE

I, James W. Denney, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate no. 148966 as prescribed under the laws of the State of Utah. I further certify that by the authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

### Cousins Corner Subdivision

and that same has been correctly surveyed and staked on the ground as shown on the plat. I further certify that the lot described meets the frontage width and area requirements of the applicable zoning ordinance.

### BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point on the north right-of-way line of 6200 South Street, said point of beginning being 1322.24 feet South 89°56'35" East along the Section line and 76.00 feet North 00°03'25" East from the Southwest Corner of said Section 15, and running thence North 00°04'27" West 150.65 feet; thence South 89°56'35" East 323.61 feet to the west right-of-way line of the South Jordan Canal; thence South 20°56'35" East 4.35 feet along said west line; thence continuing along said west line South 12°06'35" East 949.95 feet to the north line of said 6200 South Street; thence North 89°56'35" West along said north line 356.43 feet to the point of beginning.

Contains 51,272 Square Feet or 1.17 Acres more or less. 4 Lots.

James W. Denney  
Date Signed: May 4, 2009  
License Expires: March 31, 2011



### OWNER'S DEDICATION

Know all men by these presents that Paula R. Cox, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

### Cousins Corner Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof I have hereunto set my hand this 8<sup>th</sup> day of May AD, 20 09  
*Paula R. Cox* Owner

### ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
County of Salt Lake  
On the 8<sup>th</sup> day of May, 2009, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer(s) of the above Owners dedication, in number, who duly acknowledged uses and purposes therein mentioned.  
My commission expires May 3, 2010  
*Angie D. Lund* Notary Public  
residing in Salt Lake County



### Cousins Corner Subdivision

Contains 4 Lots  
1.17 Acres  
Located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Taylorsville City, Salt Lake County, State of Utah.

*Scott B. Bull*  
OWNER  
BUCKY MOUNTAIN POWER  
CUSTAN  
COMCAST

**TAYLORSVILLE CITY**  
2600 West Taylorsville Blvd.  
Taylorsville, Utah 84123

**DEVELOPER**  
Paula Cox  
6178 South Jordan Canal Road  
Taylorsville, Utah 84118

**SUBDIVISION ADDRESS**  
6195 South Jordan Canal Road  
Taylorsville, UTAH

**FLOOD CONTROL DEPT.**  
Approved This 7<sup>th</sup> Day of May AD, 2009  
*Jack*  
FLOOD CONTROL DIRECTOR

**TAYLORSVILLE BENNION IMPROVEMENT DISTRICT**  
Approved This 5<sup>th</sup> Day of May AD, 2009  
*Kathy G. FEO*

**PLANNING COMMISSION**  
Approved This 2<sup>nd</sup> Day of May AD, 2009, by Taylorsville City Planning Commission  
*STJ*

**BOARD OF HEALTH**  
Approved This 6<sup>th</sup> Day of May AD, 2009  
*Richard Jones*  
SALT LAKE CO. BOARD OF HEALTH

**TAYLORSVILLE COMMUNITY DEVELOPMENT DEPT.**  
Approved This 12<sup>th</sup> Day of May AD, 2009  
*NEVSE*

**TAYLORSVILLE CITY ENGINEER**  
Approved This 16<sup>th</sup> Day of November AD, 2009  
*ALD*  
CITY ENGINEER

**APPROVAL AS TO FORM**  
Approved This 14<sup>th</sup> Day of May AD, 2009  
*City Attorney*  
CITY ATTORNEY

**TAYLORSVILLE CITY**  
Approved This 14<sup>th</sup> Day of May AD, 2009  
*Karen Wilson*  
MAYOR

**RECORDED # 1086847**  
State of Utah, County of Salt Lake  
at the request of Paula R. Cox  
Date 12/01/09 Time 3:01 PM Book 2009 Page 179  
Fee \$ 34.<sup>00</sup>  
*Paula R. Cox*  
County Recorder

215-32 21-15-377-015

\$ 34.00







**AFTER RECORDING, RETURN TO:**

Jamie Brooks  
Taylorsville City Recorder  
2600 W Taylorsville Blvd.  
Taylorsville, UT 84129

**QUIT CLAIM DEED**

**THE CITY OF TAYLORSVILLE**, a municipal corporation and political subdivision of Salt Lake County, State of Utah, **GRANTOR**, hereby conveys, releases, and quitclaims to **TYC INVESTMENTS, LLC**, a Utah limited liability company with its principal place of business at 10508 South Crest Haven Ct. in South Jordan, Utah, 84095, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the following tract of land according to the official plat thereof as recorded in the Office of the Salt Lake County Recorder, to wit:

**LEGAL DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING LOCATED NORTH 89°41'01" WEST 963.08 FEET ALONG THE SOUTH LINE OF SAID SECTION AND NORTH 0°00'00" EAST 61.35 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 88°37'55" WEST 57.41 FEET; THENCE SOUTH 88°22'59" WEST 280.22 FEET; THENCE NORTH 89°42'32" WEST 21.56 FEET; THENCE NORTH 0°02'45" WEST 20.06 FEET; THENCE SOUTH 89°56'02" EAST 356.83 FEET; THENCE SOUTH 12°05'56" EAST 10.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,554 SQUARE FEET MORE OR LESS.

Property Tax Identification Numbers: 2115377024, 2115377023, 2115377022, 2115377021

Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee and to Grantee's heirs and assigns forever, subject to a 10-foot wide public utility easement as described below, so that neither Grantor nor Grantor's heirs, legal representatives, or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor does hereby retain a ten (10) foot wide public utility easement adjacent to the right-of-way property and running along the length of the vacated area.

**WITNESS** the hand of said Grantor this \_\_\_\_ day of \_\_\_\_\_, 2024.



**GRANTOR SIGNATURE:**

\_\_\_\_\_  
Mayor Kristie S. Overson

State of Utah)

ss

County of Salt Lake)

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_\_, personally appeared before me, \_\_\_\_\_, a notary public, **Kristie S. Overson**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that she is the Mayor of the City of Taylorsville, and that said document was signed by her in behalf of said City by authority of its laws, ordinances, regulations, and policies, and said **Kristie S. Overson** acknowledged to me that said City executed the same.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_