

Planning Commission Staff Report

File #2G24 – GPLAN-000486-2024

**Public Hearing and Recommendation to the City Council
for a General Plan Map Amendment for Approximately
5.3 Acres of Property at 4027 and 4035 W. 6200 S., from
Low-Density Residential to High-Density Residential**



Department of Community Development

Date:	November 8, 2024
Meeting Date:	November 12, 2024
Agenda Item:	Public Hearing and Recommendation to the City Council for a General Plan Map Amendment for Approximately 5.3 Acres of Property at 4027 and 4035 W. 6200 S., from Low-Density Residential to High-Density Residential
Subject Property Address:	4027 and 4035 W. 6200 S.
Applicant:	Paxton Guymon, PKEG Investments LLC
Author:	Jim Spung, AICP, Senior Planner
Parcel #:	21-19-200-052-0000; 21-19-200-027-0000
Applicable Ordinances:	Including, but not limited to Chapter 13.06
Agenda Item #:	3

Attachments:

- Exhibit A:** Zoning Map
- Exhibit B:** General Plan Map
- Exhibit C:** Subject Property
- Exhibit D:** Vicinity Map
- Exhibit E:** Conceptual Development Plan

Summary:

Paxton Guymon, PKEG Investments LLC, is requesting to amend the Proposed Land Use Map designation in the City's [General Plan](#) for the property at 4027 and 4035 W. 6200 S. as illustrated in Exhibit C, from "*Low Density Residential*" to "*High Density Residential*." The applicant is seeking this General Plan Map amendment to align the City's land use vision with a conceptual development plan being proposed for the subject property (Exhibit E).

Site Description

The subject property is in the Single-Family Residential (R-1-40) zoning district and consists of two (2) parcels with a cumulative area of approximately 231,670 square feet (5.318 acres). Existing development on the property includes a single-family home, several accessory buildings, vehicles, trailers, and improvements for horses as depicted in the aerial image in Exhibit C.

The property is bounded on the north by 6200 South and on the west by Fairwind Drive, both public rights-of-way. Existing single-family homes on Lots 914 – 918 of the Misty Hills No. 9 Plat B are immediately south and existing single-family homes on Lots 17 – 21 of the Misty Hills No. 8 Plat C subdivision are immediately east. Surrounding zoning designations are as follows:

North	South	East	West
6200 South (City of Kearns)	Single-Family Residential (R-1-7)	Single-Family Residential (R-1-7)	Fairwind Drive (City of Kearns)

General Plan Analysis

The [Taylorsville General Plan](#) is intended to guide land use and development decisions that address the present and future needs of the City and to accomplish coordinated, efficient, and harmonious growth and development. The Planning Commission reviews and makes recommendations to the City Council regarding adoption of or amendments to the General Plan. The City Council, at their discretion, may make revisions to the General Plan that it considers appropriate and that are in the best interest of the City and its residents (Land Development Code [§13.06.030](#)).

The subject property is currently designated as "*Low Density Residential*" on the Proposed Land Use Map. The following statement describes the intent of the Low Density Residential designation (pg 3-4):

"Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER [Agricultural/Estate Residential] districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single family dwellings."

The conceptual development plan more closely aligns with the "*High Density Residential*" designation requiring a policy change from the current designation. The following statement describes the intent of the proposed designation of "*High Density Residential*" (pg 3-4 and 3-5):

"High Density Residential (HDR) districts are residential areas that contain existing development with densities of 9 dwelling units per acre or more; or proposed (new) developments of 9 to 12 dwelling units per acre. Typical developments in the HDR designation are apartment complexes, condominium complexes, and other high intensity residential projects."

The conceptual development plan includes a residential density of approximately 10 dwelling units per acre, which is consistent with the density thresholds identified in the "High Density Residential" category of 9 to 12 dwelling units per acre.

Page 3-6 of the Taylorsville General Plan includes review criteria that should be considered for amendments to the General Plan's Proposed Land Use Map:

"All amendments to the Proposed Land Use Map should be required to consider and not be in conflict with the following principles:

- *Promote economic sustainability;*
- *Promote efficient use of land and public infrastructure;*
- *Provide community amenities and benefits;*
- *Protect environmentally sensitive lands;*
- *Support alternate modes of transportation including pedestrian;*
- *Create safe attractive neighborhoods and protect residential quality of life; and*
- *Minimize non-compatible adjacent land uses"*

The purpose and intent of the Taylorsville General Plan, including any subsequent amendments is also referenced in LDC [§13.06.010](#):

"The city has adopted a comprehensive, long range general plan for the present and future needs of the city and for the general purpose of guiding and accomplishing coordinated, efficient, and harmonious growth and development of all or any part of the land within the city, including any areas outside of its boundaries that, in the city's judgment, bear relation to the planning of the city. Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when considering territory outside the boundaries of the city, action may be taken only with the concurrence of the county or other municipalities affected. Any amended or revised general plan may provide for:

- A. *Health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics and recreational, educational, and cultural opportunities.*
- B. *The reduction of waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population.*
- C. *The efficient and economical use, conservation, and production of the supply of:*
 1. *Food and water; and*
 2. *Drainage, sanitation, and other facilities and resources.*
- D. *The use of energy conservation and solar and renewable resources.*
- E. *The protection of urban development.*
- F. *The protection and promotion of housing, including moderate income housing.*
- G. *The protection and promotion of air quality.*
- H. *The protection of open space and natural areas.*

- I. Historic preservation.*
- J. Identification of uses of land that are likely to require an expansion or significant modification of services or facilities provided by affected entities.*
- K. The protection and promotion of economic growth and development.*
- L. An official street map.*
- M. An official parks, recreation, and trails map."*

Due to the broad land use category definitions in the General Plan, it is important to consider the scale and design of future development that may result from the proposed policy change. To help decision-makers better understand how this policy change may affect the neighborhood and the city, Mr. Guymon has filed two additional applications that provide more clarity on the type and nature of development that is planned, assuming a favorable General Plan Map amendment. These applications along with additional information will also be presented in the November 12, 2024 Planning Commission meeting.

File #6Z24-DCA-000485-2024: Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, Adopting Standards for the SSD-R Taylor Villas Zoning District.

File #7Z24 – DCA000484-2024: Zoning Map Amendment from Single-Family Residential (R-1-40) to Site-Specific Development Residential (SSD-R)

Due to the overlapping nature of this General Plan Map amendment request and the above referenced applications, staff recommends the Planning Commission consider all three applications as a package. Staff does not recommend the General Plan Map amendment be considered without accompanying regulatory controls that ensure future development is compatible and consistent with the surrounding neighborhood. This approach is consistent with the General Plan review criteria noted above.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of November 8, 2024, staff has not received public comment regarding this application.

Findings

1. This application was initiated by Paxton Guymon, PKEG Investments LLC.
2. Mr. Guymon is requesting a General Plan Map amendment for the properties identified in Exhibit C from *"Low Density Residential"* to *"High Density Residential."*
3. The subject property is made up of two parcels with a cumulative area of approximately 231,670 square feet (5.318 acres).
4. The subject property is in the Single Family Residential (R-1-40) zoning designation.
5. Page 3-6 of the Taylorsville General Plan includes review criteria for amendments to the General Plan's Proposed Land Use Map.
6. [Chapter 13.06](#) of the Taylorsville Land Development Code includes standards and requirements regarding the City's General Plan.

7. Two additional applications have been filed by Mr. Guymon for the subject property: a zoning text amendment (File #6Z24-DCA-000485-2024) and a zoning map amendment (File #7Z24 – DCA000484-2024).
8. Staff does not recommend the General Plan Map amendment be considered without accompanying regulatory controls to ensure future development is compatible and consistent with the surrounding neighborhood, which is consistent with the review criteria referenced in Findings #5 and #6.
9. A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024, and published on the Utah State Notice Website and the City's website.
10. As of November 8, 2024, staff has not received public comment regarding this application.
11. The City Council is the decision-making authority for a General Plan Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapter 13.06 and other applicable sections of the Taylorsville City Code.

Conditions

N/A.

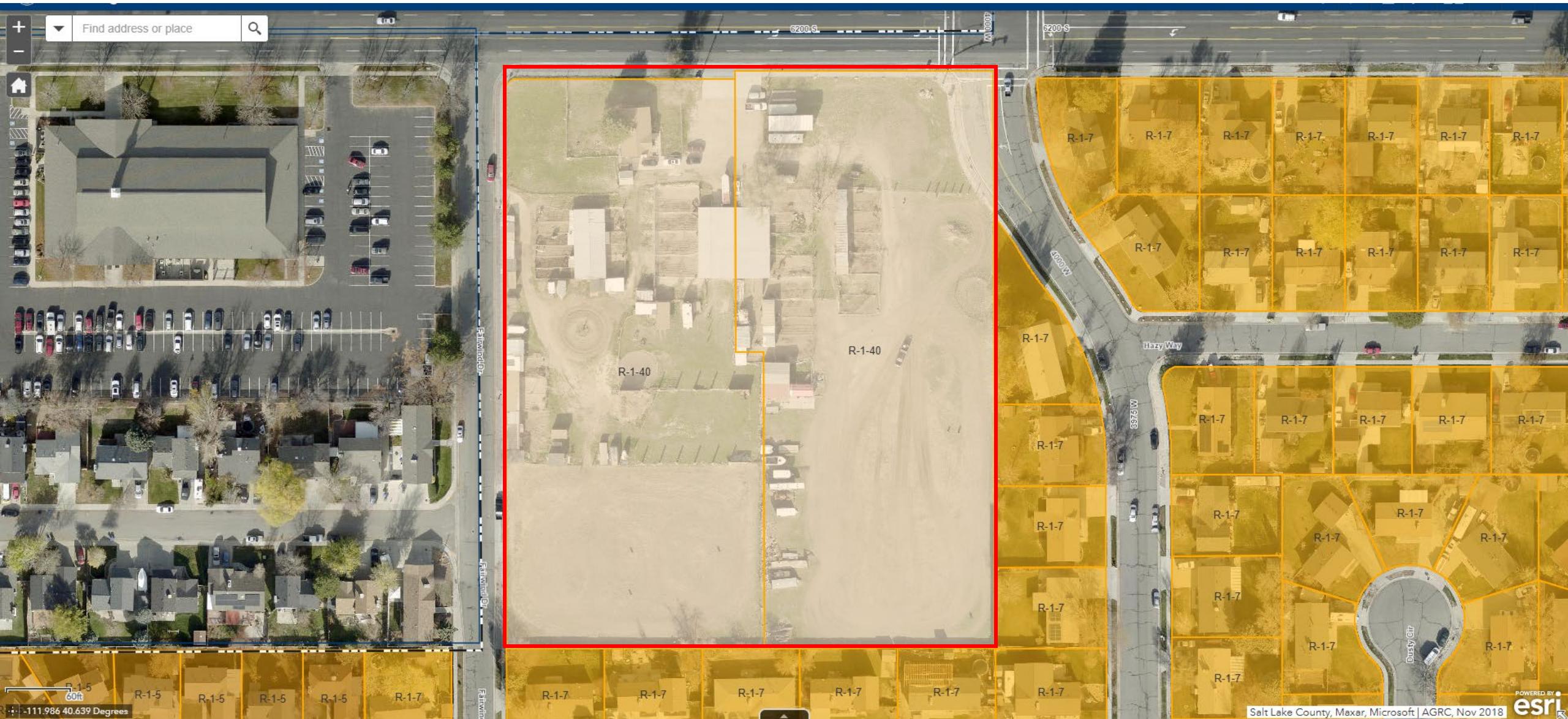
Staff Recommendation

Staff recommends the Planning Commission review and discuss the proposal and make a formal recommendation to the City Council at a future meeting.

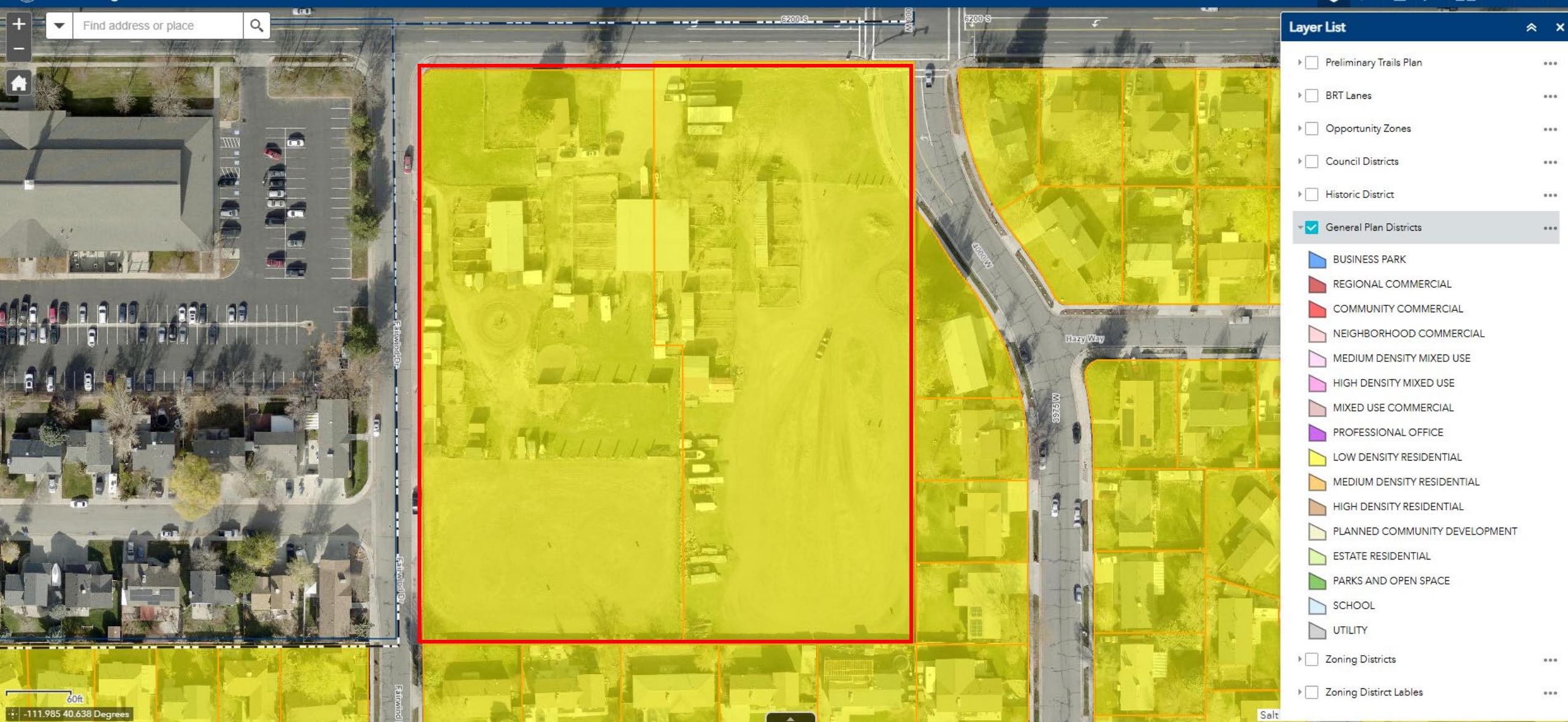
Recommended Motion

I move that we continue File #2G24 – GPLAN-000486-2024 to the [insert date] Planning Commission meeting for the following specific reasons _____.

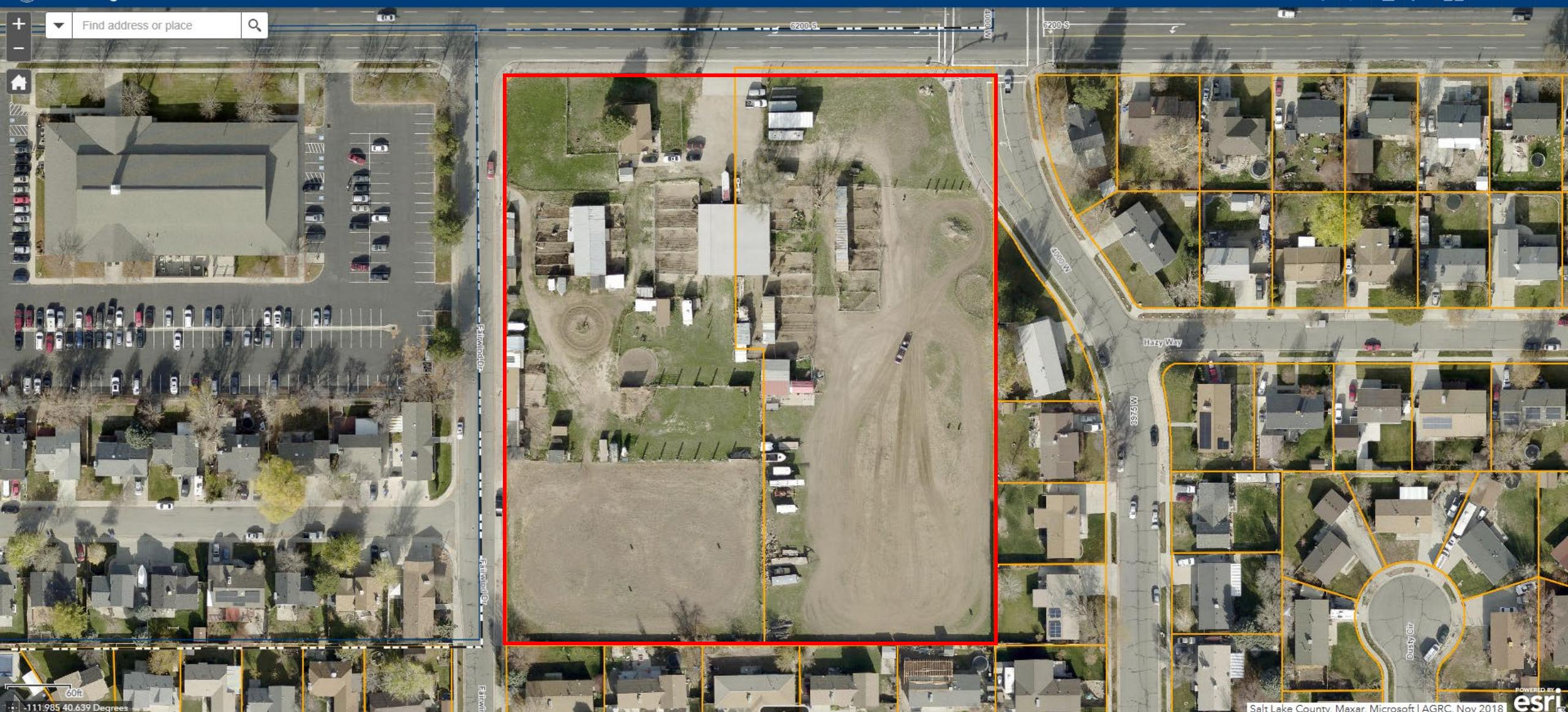
ZONING MAP – SINGLE-FAMILY RESIDENTIAL (R-1-40)



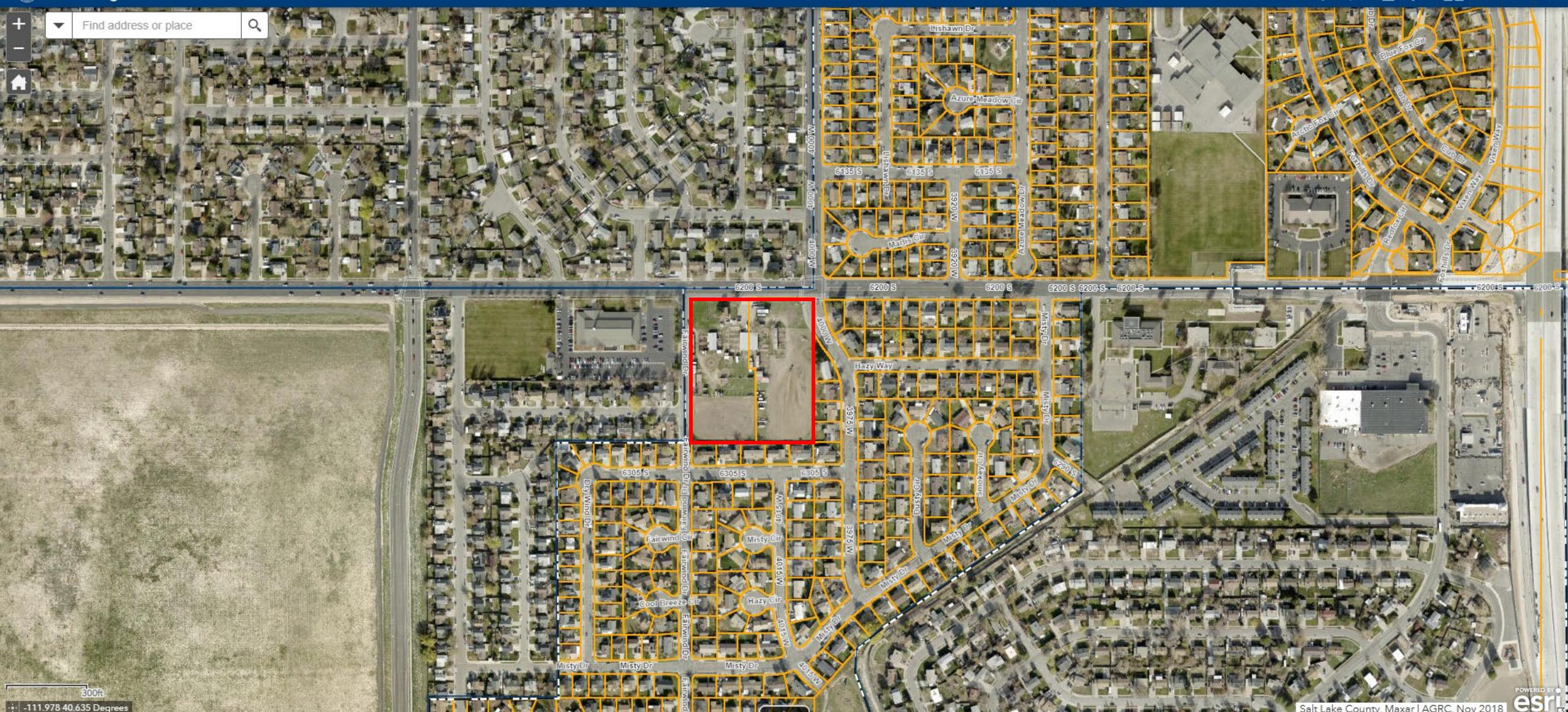
GENERAL PLAN MAP – LOW DENSITY RESIDENTIAL



AERIAL VIEW



VICINITY MAP





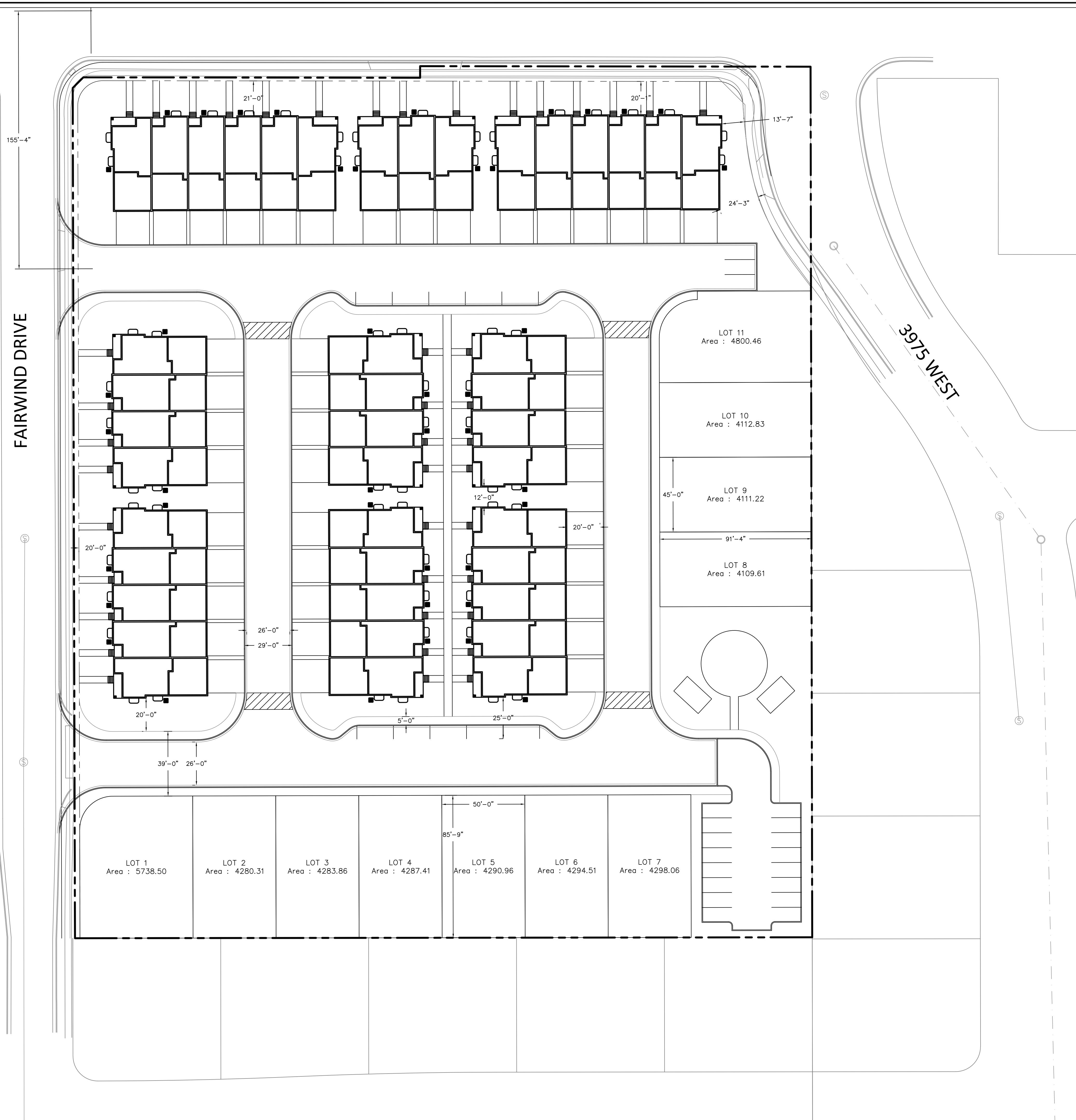
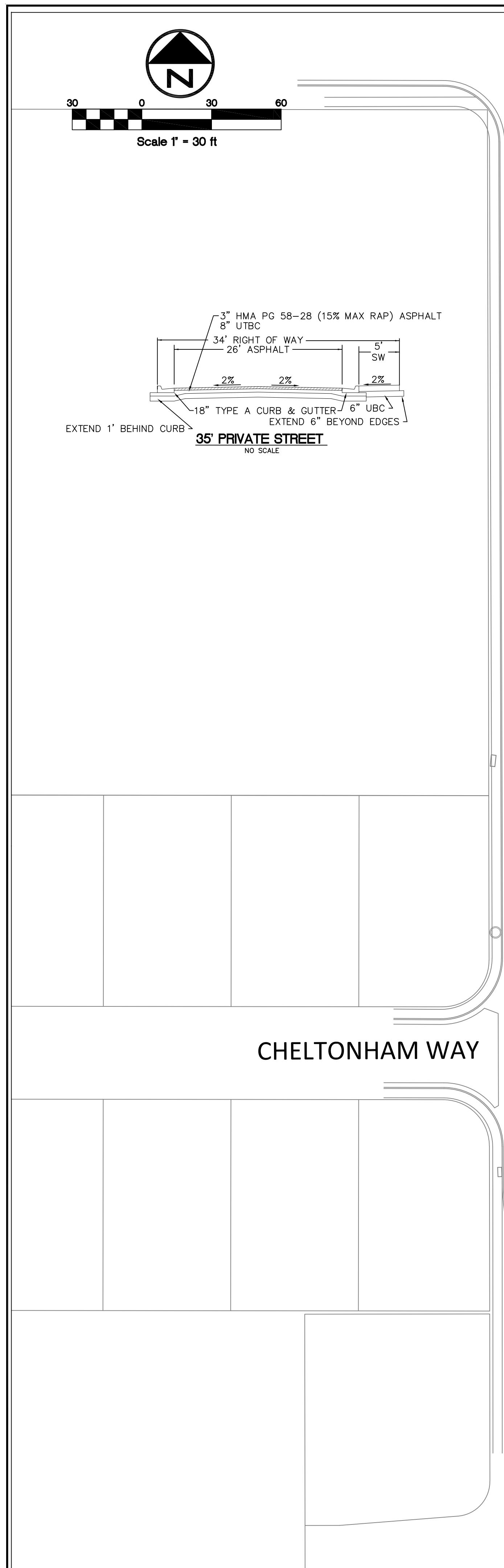
WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BL 1000, UT 84065
801.655.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 53
-42 REAR LOADING UNITS
-11 SINGLE FAMILY LOTS
2. VISITOR PARKING: 26 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT - 168 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

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PLOT DATE: Oct 16, 2024



NO.	REVISION	DATE
PROJECT INFORMATION		
TAYLOR VILLAS		
CONCEPT PLAN		
TAYLORSVILLE, UTAH		
DRAWN KCW	CHECKED GDW	PROJECT # 24253
DATE 10/16/2024		
SCALE 1" = 30'		
SHEET C101		
ENGINEER'S STAMP		

