



**CITY COUNCIL
AGENDA ITEM APPROVAL FORM**

AGENDA ITEM INFORMATION

MEETING DATE: AUGUST 6, 2025

AGENDA ITEM TITLE:

Policy discussion regarding property located at 4271 South 2700 West
(Beltway West Development).

PUBLIC HEARING REQUIRED:

YES: ☐

NO: ☒

ORDINANCE REQUIRED:

YES: ☐

NO: ☒

RESOLUTION REQUIRED:

YES: ☐

NO: ☒

PRESENTER:

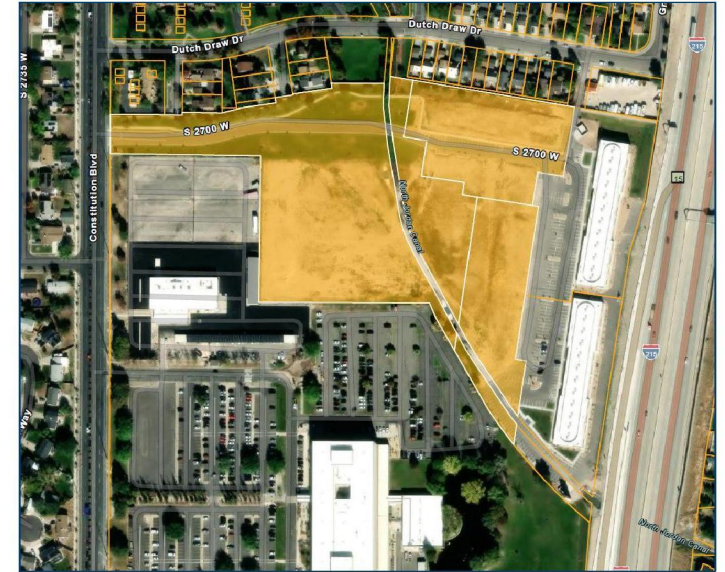
DINA BLAES

AGENDA ITEM SUMMARY: LIMIT 150 WORDS

A policy-level discussion related to rezoning requests using 4271 South 2700 West as an example. We have received an inquiry from a local developer who is exploring options with the current owner of the property to change the use from commercial to residential. The developer will not be presenting a schematic design because I would like to facilitate a policy discussion with the council about how we approach rezone requests, without being influenced by the proposed site and concept design.

ATTACHMENTS:

POWERPOINT SLIDE DECK SAVED AS PDF. SENT VIA EMAIL EARLIER TODAY.



TAYLORSVILLE, UT

Possible Rezone
City Council Meeting
August 6, 2025

Purpose and Outcome

- Policy-level discussion
- Seek consensus from leadership to direct staff
- Provide clarity to a potential applicant
- Eliminate/minimize surprises later in the process

4271 South 2700 West

- Beltway West Development
- Single access from 2700 West
- 13.25 acres
- General Plan: Employment Center & Employment Mix
- Zoning: Professional Office (PO)
- Valuation: \$9.7M
- Bisected by North Jordan Canal
- No non-conforming uses



Proposed Change of Use

Industrial & Logistics

Institutional/Government

Commercial: Office, Hospitality, Healthcare, Retail

Residential: Single family, multi-family, “missing middle”

Factors of Analysis



Location &
Infrastructure



Workforce
Availability



Financial &
Economic



Utilities &
Technology



Site & Building
Design



Environmental
& Regulatory

Proposed Use & Analysis

Uses

- Industrial & Logistics
- Institutional/Government
- Commercial
- Residential

Analysis

- Location & Infrastructure
- Workforce Availability
- Financial & Economic
- Utilities & Technology
- Site & Building Design
- Environmental & Regulatory



4271 South 2700 West

Benefit/Cost Analysis of Uses for City



Benefits

Property Tax

Sales Tax

Fees: Permit, Impact, Licenses

Population/Household needs met

Market segment



Costs

General Government Service
Delivery

Public Safety

Road usage – traffic impact

*“There are no
solutions, only
trade offs.”*

--Thomas Sowell

Questions, Discussion, and Consensus

- Does the council support a different land use and subsequent zoning designation?
- If yes, what land use do you support?
 - What **challenges** do you want staff to pay particular attention to if the applicant chooses to apply?
 - What **opportunities** do you want staff to pay particular attention to if the application chooses to apply?