



**CITY COUNCIL**  
**AGENDA SUMMARY FORM**  
COMMUNITY DEVELOPMENT DEPARTMENT

<b>MEETING DATE:</b>	December 17, 2025
<b>AGENDA ITEM:</b>	CONSIDERATION OF ORDINANCE NO. 25-12, AMENDING THE GENERAL PLAN MAP FOR APPROXIMATELY 13 ACRES OF PROPERTY AT 4271, 4225 & 4273 S. 2700 W. FROM "EMPLOYMENT -MIX" & "EMPLOYMENT- CENTER" TO "RESIDENTIAL-HIGH INTENSITY."
<b>FILE #:</b>	1G25-GPLAN-000551-2025
<b>PUBLIC HEARING REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" 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>AUTHOR:</b>	Terryne Bergeson, Planner II
<b>PRESENTER:</b>	Terryne Bergeson, Planner II
<b>SUMMARY:</b>	<p>Chase Andrizzi and Casey Forbush, DAI Utah, are requesting a General Plan Map amendment for approximately 13 acres of property at 4271, 4225, &amp; 4273 S. and 2700 W. from Employment designations ("Mix" and "-Center") to "Residential - High Intensity." The General Plan Map amendment is the first of a series of requests (listed below) by the applicants seeking to redevelop the property using the Site-Specific Development (SSD) zoning classification.</p> <ol style="list-style-type: none"><li>1. Ord. 25-12 – General Plan Map Amendment</li><li>2. Ord. 25-13 – Zoning Text Amendment (creates SSD-R Motion Zoning District development standards)</li><li>3. Ord. 25-14 – Zoning Map Amendment (PO to SSD-R Motion Zoning District)</li><li>4. Res. 25-27 – Development Agreement for SSD-R Motion Zoning District</li></ol> <p>The 2025 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 within Taylorsville. The City Council, in its 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 in accordance with LDC <a href="#">§13.06.030: General Plan Adoption and Amendments</a>.</p> <p>Page 1-21 of the Taylorsville General Plan states that decisions to recommend or adopt modifications to the plan should include findings on the following measures:</p> <ul style="list-style-type: none"><li>• The proposed amendment is in the public interest.</li><li>• The proposed amendment is consistent with the broad intent of the General Plan.</li></ul>

	<ul style="list-style-type: none"> <li>• The proposed amendment is consistent with the Guiding Principles (page 1-8) and Fundamental Strategies (page 1-10) articulated in the plan.</li> <li>• The potential effects of the proposed amendment have been evaluated and determined not to be detrimental to public health, safety, or the general welfare of the community.</li> <li>• The proposed amendment has been processed in accordance with all applicable requirements of the Utah Code.</li> </ul> <p>The development plan includes the construction of 222 new townhome units or approximately 17 dwelling units per acre (dua). The proposed density is consistent with the 15-40 dua range identified in the “Residential - High Intensity” category. Staff find the applicant’s request is consistent with the requested place type designation, Guiding Principles, Fundamental Strategies, and 5% Strategy identified in the general plan. The 5% Strategy promotes the creation of higher density neighborhoods in locations that will minimize impacts to existing residential to accommodate housing for new residents as the region’s population continues to grow. The proposal incorporates elements for “Designing Better Places”, the established guidelines for new neighborhoods that implement the 5% Strategy. The request was presented to the Planning Commission at two public hearings. On November 18, 2025, the commission voted unanimously to forward a positive recommendation for this request to the City Council.</p> <p>Due to the overlapping nature of this General Plan Map amendment request and the associated SSD applications, staff recommend items 1-4 listed above be considered as a package. This approach will ensure proper regulatory controls are in place to guarantee future development is compatible and consistent with the surrounding neighborhood, as articulated in the SSD application materials and the associated Development Agreement.</p>
<b>STAFF RECOMMENDATION:</b>	Staff recommends approval of Ordinance 25-12.
<b>PLANNING COMMISSION RECOMMENDATION:</b>	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
<b>PLANNING COMMISSION VOTE:</b>	6-0
<b>SUMMARY OF PUBLIC COMMENTS:</b>	<p>The requests were presented at two noticed public hearings. Two emails were received in response to the mailed notices and five total residents commented at the public hearings. Below is a summary of the concerns:</p> <ul style="list-style-type: none"> <li>• Decreased property values: 1 mention</li> <li>• Privacy: 1 mention</li> <li>• Parking overflow: 4 mentions</li> <li>• Drainage concerns: 2 mentions</li> <li>• Traffic increase to 2700 West: 3 mentions</li> <li>• Traffic increase in Village II by connecting 2440 West: 6 mentions</li> </ul> <p>Three residents stated that they are in favor of residential use but have a concern with density that is being proposed.</p>

<b>ATTORNEY'S OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>RECOMMENDED MOTION</b>	I move that we approve Ordinance No. 25-12, an ordinance of the City of Taylorsville amending the General Plan Map for the properties located at 4271, 4225, & 4273 S. 2700 W. from Employment- Mix and Employment- Center to Residential- High Intensity.
<b>ATTACHMENTS:</b>	Ordinance No. 25-12 with corresponding Exhibit A

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 25-12**

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE AMENDING THE GENERAL  
PLAN MAP FOR APPROXIMATELY 13 ACRES OF PROPERTY AT 4271, 4225, &  
4273 S. 2700 W. FROM “EMPLOYMENT- MIX” AND “EMPLOYMENT- CENTER” TO  
“RESIDENTIAL - HIGH INTENSITY.”**

**WHEREAS**, the Taylorsville City Council (the “Council”) met in regular session on December 17, 2025, to consider, among other things, approving a General Plan Map amendment for approximately 13 acres of property at 4271, 4225, & 4273 S. 2700 W. from “Employment-Mix” and “Employment- Center” to “High Intensity Residential”; and

**WHEREAS**, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on October 17 and November 7, 2025; and

**WHEREAS**, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on October 17 and November 7, 2025; and

**WHEREAS**, the City’s Planning Commission held a properly noticed public hearing on the proposed amendment on October 28, 2025. The Planning Commission voted 5-0 to continue the item to the November 18, 2025 meeting, during which the Planning Commission voted 6-0 to forward a positive recommendation to the Council regarding the proposed General Plan Map amendment; and

**WHEREAS**, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on December 17, 2025; and

**WHEREAS**, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville City Council that the proposed General Plan Map amendment is hereby approved for the property described below and illustrated in “Exhibit A:”

**RESIDENTIAL - HIGH INTENSITY**

A portion of Beltway West Subdivision, recorded as Entry No. 14078636:2023 in the office of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning at the Northwest Corner of Beltway West Subdivision, recorded as Entry No. 14078636:2023 in the office of the Salt Lake County Recorder, said point also being located S00°00'47"W along the Quarter Section Line 1098.00 feet and S89°50'08"E 50.00 feet from the North Quarter Corner of Section 4, Township 2 South, Range 1 West, Salt Lake Base & Meridian;

Thence along said Subdivision Boundary the following fourteen (14) courses: S89°50'08"E 200.00 feet; thence N00°00'47"E 7.00 feet; thence S89°50'08"E 110.00 feet; thence N75°38'10"E 51.99 feet; thence N08°30'00"W 1.41 feet; thence N81°30'00"E 100.74 feet; thence N08°30'00"W 15.00 feet; thence N81°30'00"E 50.00 feet; thence N08°30'00"W 3.06 feet; thence N81°30'00"E 110.00 feet; thence N08°30'00"W 15.00 feet; thence S89°50'08"E 161.85 feet; thence N03°18'00"E 20.23 feet; thence S81°00'00"E 546.80 feet; thence S08°53'04"W 131.05 feet; thence N82°03'12"W 5.03 feet; thence S07°56'48"W 25.94 feet; thence along the arc of a curve to the right 104.09 feet with a radius of 65.50 feet through a central angle of 91°03'12", chord: S53°28'25"W 93.48 feet; thence N81°00'00"W 13.96 feet; thence S08°09'04"W 68.39 feet; thence S08°11'47"W 429.27 feet; thence S08°09'42"W 92.96 feet; thence N82°03'12"W 27.12 feet; thence S56°38'40"W 18.18 feet; thence N30°01'37"W 47.07 feet; thence S60°00'15"W 37.03 feet to the Boundary of said Beltway West Subdivision; thence along said Boundary the following six (6) courses: N30°02'54"W 215.28 feet; thence N23°44'23"W 48.60 feet; thence S89°57'59"W 474.19 feet; thence N00°26'45"E 407.02 feet; thence N89°25'15"W 418.42 feet; thence N00°00'47"E 108.91 feet to the point of beginning.

Contains: ±570200 square feet or 13.09 acres.

This ordinance, assigned Ordinance No. 25-12, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Council Chairperson

**VOTING:**

Meredith Harker	Yea ____ Nay ____
Ernest Burgess	Yea ____ Nay ____
Robert Knudsen	Yea ____ Nay ____
Curt Cochran	Yea ____ Nay ____
Anna Barbieri	Yea ____ Nay ____

**PRESENTED** to Mayor of Taylorsville for her approval this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

**ATTEST:**

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

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

# EXHIBIT A

Call Table	
2) N6°0'47"E 7.00'	
3) S89°50'8"E 130.00'	
4) N75°38'10"E 51.99'	
5) N8°30'0"W 1.41'	
6) N81°30'0"E 100.74'	
7) N8°30'0"W 15.00'	
8) N81°30'0"E 50.00'	
9) N8°30'0"W 3.96'	
10) N81°30'0"E 110.00'	
11) N8°30'0"W 15.00'	
12) S89°50'8"E 101.85'	
13) N3°18'0"E 20.23'	
15) S8°53'4"W 131.05'	
16) S8°23'12"W 3.03'	
17) S8°56'46"W 11.94'	
18) S53°28'25"W 99.48' R=65.50'	
19) N81°00'0"W 13.96'	
20) S8°0'4"W 68.39'	
22) S8°9'42"W 92.96'	
23) N82°51'2"W 27.12'	
24) S56°58'40"W 18.18'	
25) N30°13'7"W 47.07'	
26) S60°0'15"W 37.03'	
28) N0°3'44"23"W 48.60'	
32) N0°0'41"E 108.31'	

