



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	December 17, 2025
AGENDA ITEM:	CONSIDERATION OF ORDINANCE 25-14, A ZONING MAP AMENDMENT FOR APPROXIMATELY 13 ACRES OF PROPERTY AT 4271, 4225, & 4273 S. 2700 W. FROM PROFESSIONAL OFFICE TO SITE-SPECIFIC DEVELOPMENT- RESIDENTIAL, SSD-R MOTION ZONING DISTRICT.
FILE #:	6Z25-DCA-000552-2025
PUBLIC HEARING REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ORDINANCE REQUIRED:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RESOLUTION REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	<p>Chase Andrizzi and Casey Forbush, DAI Utah, are requesting a Zoning Map amendment for approximately 13 acres of property at 4271, 4225, & 4273 S. and 2700 W. from Professional Office (PO) to Site-Specific Development Residential (SSD-R Motion Zoning District). This request is the third of three requests by the applicants (listed below). The applicants seek to redevelop the property under the Site-Specific Development (SSD) zoning classification to develop a multifamily townhome community. Adoption of a site-specific development zone requires the developer and the city to enter into a Development Agreement to further ensure the execution of the proposed project, which will be presented with an associated resolution.</p> <ol style="list-style-type: none">1. Ord. 25-12 – General Plan Map Amendment2. Ord. 25-13 – Zoning Text Amendment (creates SSD-R Motion Zoning District development standards)3. Ord. 25-14 – Zoning Map Amendment (PO to SSD-R Motion Zoning District)4. Res. 25-27 – Development Agreement for the Motion Zoning District <p>The three amendment requests were presented to the Planning Commission at two public hearings. At the November 18, 2025, meeting, the Commission voted to forward a favorable recommendation to the City Council, subject to conditions that have since been resolved and are reflected in the SSD-R text amendment.</p> <p>Council approval of the rezone request does not authorize construction activity on the site; rather, it allows the applicant to proceed with the city's development review processes (e.g., subdivision platting; site plan review; building permitting; etc.) in accordance with the standards established in the SSD-R Motion zoning district that would apply to the property listed in Exhibit A.</p>

STAFF RECOMMENDATION:	Staff recommend approval of Ordinance No. 25-13.
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
PLANNING COMMISSION VOTE:	6-0
SUMMARY OF PUBLIC COMMENTS:	<p>The requests were presented at two noticed public hearings. Two emails were received in response to the mailed notices, and a total of five residents commented at the public hearings. Below is a summary of the concerns:</p> <ul style="list-style-type: none"> • Decreased property values: 1 mention • Privacy: 1 mention • Parking overflow: 4 mentions • Drainage concerns: 2 mentions • Traffic increase to 2700 West: 3 mentions • Traffic increase in Village II by connecting 2440 West: 6 mentions <p>Three residents stated that they are in favor of residential use but have concerns about the proposed density.</p>
ATTORNEY'S OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RECOMMENDED MOTION	I move that we approve Ordinance No. 25-14, an ordinance of the City of Taylorsville amending the Zoning Map for the properties located at 4271, 4225, & 4273 S. 2700 W. from Professional Office (PO) to Site-Specific Development Residential (SSD-R Motion) zoning district.
ATTACHMENTS:	Ordinance No. 25-14 with corresponding Exhibit A Concept Site Plan

TAYLORSVILLE, UTAH
ORDINANCE NO. 25-14

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE AMENDING THE ZONING
MAP FOR APPROXIMATELY 13 ACRES OF PROPERTY AT 4271, 4225, & 4273 S.
2700 W. FROM PROFESSIONAL OFFICE (PO) TO SITE-SPECIFIC DEVELOPMENT-
RESIDENTIAL, SSD-R MOTION ZONING DISTRICT.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on December 17, 2025, to consider, among other things, approving a zoning map amendment for approximately 13 acres of property at 4271, 4225, 4273 S. 2700 W., from the Professional Office (PO) to the Site-Specific Development- Residential, SSD-R Motion zoning district; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.040, notice of a public hearing before the City’s Planning Commission was sent to property owners of property within 300 feet of the subject property, on October 17, 2025, and November 7, 2025; 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, 2025, 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, 2025, and November 7, 2025; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments 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 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 zoning map amendment is hereby approved for the property described below and illustrated in “Exhibit A.”

SSD-R MOTION ZONING DISTRICT

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. 25-14, 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:

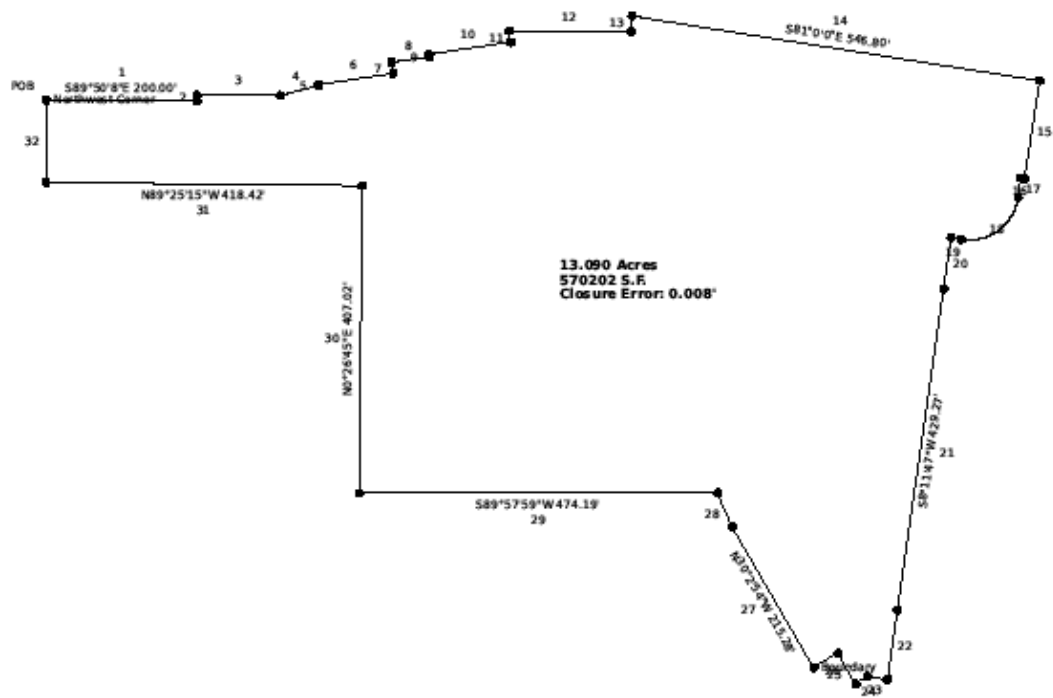
Jamie Brooks, Recorder

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)	N82°31'2"W 3.03'
17)	S7°56'46"W 11.94'
18)	S53°28'25"W 99.48' R=65.50'
19)	N81°00'W 13.96'
20)	S8°04'W 68.39'
22)	S8°9'42"W 92.96'
23)	N82°31'2"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"3"W 48.60'
32)	N0°0'41"E 108.31'



CONCEPT SITE PLAN

