



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	January 7, 2026
AGENDA ITEM:	ORDINANCE No. 26-01: AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING MAP AMENDMENT FOR THE PROPERTY LOCATED AT 5418 S. 1900 W. IN TAYLORSVILLE, UTAH, FROM LIMITED COMMERCIAL TO REGIONAL COMMERCIAL.
FILE #:	8Z25/DCA-000569-2025
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>The property at 5418 S. 1900 W. is .85 acres of commercial property formerly operating as Trolley Wing Company. The 7,400 SF building has been vacant since spring of 2025. New owners have acquired the property with the intent of operating a similar establishment as the previous tenant, which requires issuance of a restaurant license and a bar establishment license. The owners contacted the city to begin the licensing process at which time an inconsistency in the type of alcohol license issued was discovered. The previous operation was issued a bar establishment license in 2021. However, the current Limited Commercial zone does not permit issuance of such a license. This discrepancy likely occurred during data migration when the city's permitting software was updated in 2020. Staff reviewed the Land Development code, location, and previous use and have initiated a zoning map amendment request to amend the parcel's zoning designation to the Regional Commercial zone, which could allow for the use that motivated the new owners to bring their business to Taylorsville.</p> <p>Once zoned C-2, in 2012 new zoning designations were adopted and the properties on the western side of 1900 West were designated Limited Commercial, while the Crossroads and Harmons shopping centers were designated Regional Commercial. The Land Development Code provides the following definition and location criteria for the zones:</p> <p>Current zone: Limited Commercial District (LC): <i>This district is established for the development of well-designed planned commercial centers and professional office developments that complement each other and act as</i></p>

	<p><i>buffers to adjacent residential districts. It is intended that businesses in this zone will both enhance and blend into surrounding residential neighborhoods through creative architectural, development, and site designs.</i></p> <p>Requested zone: Regional Commercial District (RC): <i>This district is established to stimulate economic development by allowing for a diversity of land uses in areas of the City that are accessible to regional transportation facilities and developed within planned commercial centers. This district is intended to stimulate creative development and site design for highway commercial uses.</i></p> <p>§13.04.090 further states that the RC district shall be adjacent to a major intersection at Redwood Road, 5400 South, Interstate 215, or Bangerter Highway.</p> <p>The subject property is located at the corner of a major intersection on 5400 South and is adjacent to commercial property zoned Regional Commercial. Additionally, the General Plan identifies the subject property as High Intensity Commercial and includes it in the Centerpoint Site-Specific Planning Area, citing the city's long-term vision for the area as one that supports a diversity of business and entertainment options for a regional market.</p> <p>The Planning Commission met on December 16, 2025, and voted 6-0 to forward a positive recommendation to the City Council for the zoning map amendment request.</p>
STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 26-01 based on the findings outlined in this report.
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
PLANNING COMMISSION VOTE:	6-0
SUMMARY OF PUBLIC COMMENTS:	Staff received two inquiries from representatives of adjacent commercial properties in response to the mailed notice. One representative expressed support for bringing in new tenants to occupy the space.
ATTORNEY'S OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ATTACHMENTS:	Ordinance No. 26-01 Exhibit A: Zoning Map

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-01

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING MAP
AMENDMENT FOR THE PROPERTY LOCATED AT 5418 SOUTH 1900 WEST IN
TAYLORSVILLE, UTAH FROM LIMITED COMMERCIAL TO REGIONAL
COMMERCIAL.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on January 7, 2026, to consider, among other things, approving a zoning map amendment to the property located at 5418 S. 1900 W. in Taylorsville, Utah from Limited Commercial to Regional Commercial; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on December 16, 2025, during which the Planning Commission voted 6-0 to recommend that the Council approve the proposed zoning map amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendment during its regularly scheduled meeting on January 7, 2026; 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 zoning map amendment is hereby approved for the property described below:

Regional Commercial Zoning Designation

5418 South 1900 West

Described as:

BEG S 89°53'41" W 1185.39 FT & S 0°00'39" E 65.83 FT FR N 1/4 COR SEC 15, T 2S, R 1W, S L M; S 0°00'39" E 251.29 FT; W139.84 FT; N 0°04'29" W 263.86 FT; N 89°53'41" E 64.1 FT; E'LY 62.95 FT ALG A 11512.16 FT RADIUS CURVE TO L; S 45°13' 56" E 18.43 FT TO BEG. 0.85 AC M OR L 8011-1934 8012-1574 8026-2955 10263-3121

This ordinance, assigned Ordinance No. 26-01, 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 _____, 2026.

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 _____, 2026.

APPROVED this _____ day of _____, 2026.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2026.

POSTED this ____ day of _____, 2026.

Zoning Map: 5418 S 1900 W

