

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: October 21, 2015

AGENDA ITEM: Ordinance #15-07 concerning a General Plan Map Amendment for property located at 3230 W. 6200 S.; 3360 W. 6200 S.; 6074 S. 3200 W.; and 5951 S. Bangerter Highway from Business Park and Low Density Residential to High Density Mixed Use.

PRESENTER: Mark McGrath

SUMMARY: John Erickson, Erickson Enterprises Inc., has filed an application with the City of Taylorsville to amend a portion of the City's General Plan Map to allow for the development of a large campus-style retirement community as well as some retail uses. The land uses associated with the proposed development are not consistent with the current General Plan Map designation, which are Business Park and Low Density Residential. The applicant has requested the City amend the General Plan Map to a land use category which better fits the proposal, High Density Mixed Use. The proposed changes would affect a number of parcels which make up the "UDOT" property as outlined in Exhibit A.

In broad terms, the City's General Plan is a document which aims to map out and articulate the City's future based on a shared vision of the community. It represents the preeminent policy document of the community in terms of guiding the physical and social development of the City. It is considered a policy document; however underlying zoning and land use ordinances regulate the use of property in terms of land use, bulk, height, density, etc.

All amendments to the General Plan Map should 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
- Minimize non-compatible adjacent land uses

A development agreement is also being prepared in conjunction with the applicant's request to develop the property.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission made a unanimous recommendation for approval of the proposed amendment on August 11, 2015.

STAFF RECOMMENDATION: City staff recommends approval of the General Plan Map amendment.

RECOMMENDED MOTION: I move that we approve Ordinance Number 15-07, an ordinance of the City of Taylorsville, to amend the General Plan map for property located at 3230 West 6200 South, 3360 West 6200 South, and 5951 South Bangerter Highway from business park and low density residential to high density mixed use with the condition that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until Erickson Enterprises, Inc. closes on the purchase of the property in question as described in the ordinance. If this condition is not satisfied on or before March 31, 2016, then in that event this ordinance shall not take effect and the property shall revert to the pre-existing, underlying General Plan designation of Business Park and Low Density Residential in which the property is currently located.

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-07

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE CITY OF TAYLORSVILLE GENERAL PLAN MAP FROM BUSINESS PARK AND LOW DENSITY RESIDENTIAL TO HIGH DENSITY MIXED USE FOR PROPERTIES GENERALLY LOCATED BETWEEN THE STONEWOOD SUBDIVISION AND 3200 WEST; AND 6200 SOUTH AND THE WILLOW SUBDIVISION NO. 7; AND THE WHITEWOOD ESTATES NO. 2 SUBDIVISION AND WILLOW BAY SUBDIVISION NO. 5 AND THE STONEWOOD SUBDIVISION.

The City Council of Taylorsville ordains as follows:

WHEREAS, on August 11, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 4-0 to forward a positive recommendation to amend the City of Taylorsville General Plan Map; and

WHEREAS, on July 14, 2015 a notice of public hearing regarding the proposed amendment was posted on the state public notice website; and

WHEREAS, on July 27, 2015 a notice of public hearing regarding the proposed General Plan Map amendment was posted in 3 different places within the City of Taylorsville boundaries; and

WHEREAS, the Taylorsville City Council met in a regular session on October 21, 2015 to consider, among other things, the proposed City of Taylorsville General Plan Map amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to amend the City of Taylorsville General Plan Map.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that this document be adopted to amend the Taylorsville General Plan Map from Business Park and Low Density Residential to High Density Mixed Use for the properties with the following legal descriptions:

A tract of land, situate in the Southeast Quarter of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian:

Beginning on the Northerly right of way line of 6200 South Street at a point 59.83 feet North 89°57'49" West along the section line and 45.96 feet North 00°02'11" East from the Southeast corner of said Section 17 and running thence along said Northerly right of way line the following nine (9) courses (1) North 89°57'49" West 140.40 feet; (2) South 29°27'10" East 14.89 feet; (3) North 89°57'56" West 70.17 feet; (4) North 29°27'10" West 14.89 feet (5) North 89°57'49" West 861.44 feet; (6) North 45°15'21" West 35.14 feet; (7) South 89°44'39" West 63.00 feet; (8) South 44°44'39" West 34.33 feet and (9) North 89°57'49" West 578.90 feet to the East Boundary line of Prairie View Condominiums, a condominium development in Taylorsville City, Salt Lake County Utah;

thence North 00°16'50" East 987.04 feet along said East Boundary line and the East Boundary line of Stonewood Subdivision, a residential development in Taylorsville City, Salt Lake County Utah, to the Northeast corner of said subdivision; thence North 89°57'49" West 110.00 feet along the North Boundary line of said subdivision to the East right of way line of 3500 West Street; thence North 00°16'50" East 363.00 feet; thence North 89°57'49" West 321.00 feet; thence South 00°16'50" West 363.00 feet to said North Boundary line; thence North 89°57'49" West 247.33 feet along said North Boundary line to the East right of way line of Bangerter Highway; thence three (3) courses along said East right of way line as follows: (1) North 14°07'22" West 84.43 feet to the point of curve of a non-tangent curve whose center point bears South 84°03'56" West; (2) Northerly along the arc of a 2,600.67 foot radius curve to the left a distance of 553.16 feet (Central Angle equals 12°11'12", and Long Chord bears North 12°01'40" West 552.12 feet) ; and (3) North 18°07'16" West 1,040.81 feet to the South Boundary line of Wildwood Estates No. 2, a residential development in Taylorsville City, Salt Lake County Utah; thence North 89°56'25" East 297.76 feet along said South Boundary line to the Southeast corner of said subdivision; thence North 00°06'28" West 527.77 feet along the East Boundary line of said Whitewood Estates No. 2, to the South line of Willow Bay No. 4, a residential development in Taylorsville City, Salt Lake County Utah; thence North 89°57'17" East 467.91 feet along said South Boundary line to the point of curve of a non-tangent curve whose center point bears North 89°56'53" East; thence Southerly along the arc a 110.00 foot radius curve to the left a distance of 41.09 feet (Central Angle equals 21°24'06", and Long Chord bears South 10°45'10" East 40.85 feet) to the point of curve of a non-tangent curve whose center point bears South 68°32'45" West; thence Southerly along the arc a 140.84 foot radius curve to the right a distance of 52.74 feet (Central Angle equals 21°27'13", and Long Chord bears South 10°43'39" East 52.43 feet) ; thence due South 25.50 feet; thence due East 10.00 feet to the West Boundary line of Willow Bay No. 5, a residential development in Taylorsville City, Salt Lake County Utah; thence due South 409.75 feet along said West Boundary line to the Southwest corner of said Willow Bay No. 5; thence North 89°57'26" East 1,073.01 feet along the South Boundary line of said Willow Bay No. 5, and the South Boundary line of Willow Bay No. 6, a residential development in Taylorsville City, Salt Lake County Utah to the West Boundary line of Willow Bay No. 7, a residential development in Taylorsville City, Salt Lake County Utah; thence due South 800.00 feet along said West Boundary line to the Southeast corner of said Willow Bay No. 7; thence North 89°57'26" East 1,054.11 feet along the South Boundary line of said Willow Bay No. 7, and the South Boundary line of Willow Bay No. 9, a residential development in Taylorsville City, Salt Lake County Utah to the West right of way line of 3200 West Street; thence South 00°06'34" East 390.85 feet along said West right of way line; thence South 89°53'26" West 396.32 feet to a point of curvature; thence Southwesterly along the arc of a 205.00 foot radius curve to the left a distance of 321.62 feet (Delta Angle equals 89°53'26" and Long Chord bears South 44°56'43" West 289.64 feet); thence due South 48.62 feet to a point of curvature; thence Southerly along the arc of a 230.00 foot radius curve to the right a distance of 63.86 feet (Delta Angle equals 15°54'26" and Long Chord bears South 07°57'13" West 63.65 feet); thence South 00°05'56" East 230.85 feet to the point of a non-tangent curve, of which the radius point lies South 89°54'01" West; thence Southwesterly along the arc of a 50.00 foot radius curve to the right a distance of 83.55 feet (Delta Angle equals 95°44'28" and Long Chord bears South 47°46'15" West 74.16 feet); thence South 00°06'17" East 258.58 feet to the point of a non-tangent curve, of which the radius point

lies South 00°30'26" West; thence Southeasterly along the arc of a 40.00 foot radius curve to the right a distance of 45.32 feet (Delta Angle equals 64°55'10" and Long Chord bears South 57°01'59" East 42.94 feet); thence South 24°34'23" East 336.79 feet to a point of curvature; thence Southeasterly along the arc of a 20.00 foot radius curve to the left a distance of 22.83 feet (Delta Angle equals 65°23'26" and Long Chord bears South 57°16'06" East 21.61 feet); thence South 89°57'49" East 249.10 feet to the West line Extended of the Jordan Valley Water Conservancy property; thence due South 213.61 feet along said West line Extended and the West line of said Property to the South line of said Property; thence South 89°57'49" East 56.00 feet along said South line the Northerly right of way line of 6200 South Street; thence South 29°27'10" East 14.89 feet along said Northerly right of way line to the Point of Beginning.

Containing 105.5681 acres, more or less.

This Ordinance, assigned Ordinance No. 15-07, 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 _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chair

VOTING:

Daniel Armstrong	Yea ___ Nay ___
Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

By: _____
Lawrence Johnson, Mayor

ATTEST:

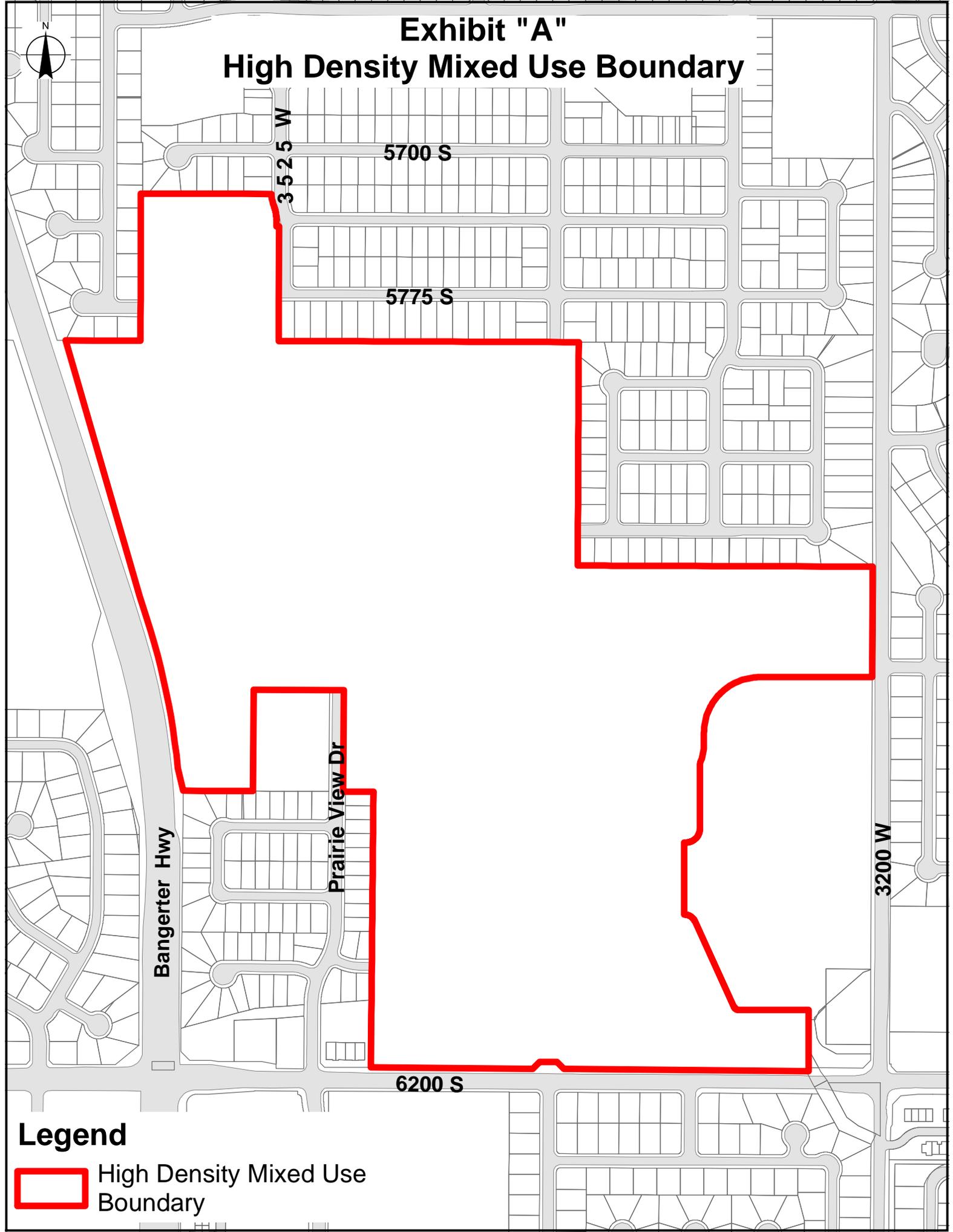
Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

POSTED this _____ day of _____, 2015.

Exhibit "A"

High Density Mixed Use Boundary



3525 W

5700 S

5775 S

Bangerter Hwy

Prairie View Dr

6200 S

3200 W

Legend



High Density Mixed Use
Boundary