

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** April 13, 2016

**AGENDA ITEM:** Public Hearing. Ordinance #16-04 concerning a Zoning Map Amendment for property located at 3475 West 4700 South from R-1-8 to R-1-6.

**PRESENTER:** Mark McGrath, AICP

**SUMMARY:** Ben Lakey, B&B Development, has filed a request to amend the Taylorsville Zoning Map for property at 3475 West 4700 South from Single Family R-1-8 to Single Family R-1-6. There is an existing vacant single family dwelling on the property the applicant intends on renovating if the re-zone is approved. The existing accessory structures on the property would also be removed to make way for two (2) new single family homes. The applicant has filed a subdivision request to create 2 new lots, which has received preliminary approval from the Planning Commission (File #1S16).

The subject property is designated as "Medium Density Residential" on the City's General Plan Map. Medium Density Residential districts are residential areas that contain existing or proposed residential development with a density between 6 and 8.9 dwellings per acre. Land assigned to the Medium Density Residential classification typically contains townhouses and condominium type developments as well as higher density single family dwelling neighborhoods (i.e. R-1-5 zoning districts)."

If approved, the proposed density would be 5.3 units/acre which is slightly lower than designated on the General Plan Map. Given the context of the area and proximity to single family neighborhoods, staff finds the proposed density appropriate for the area.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission made a unanimous recommendation for approval of the proposed amendments on March 8, 2016.

**STAFF RECOMMENDATION:** City staff recommends approval of the zoning map amendment.

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 16-04**

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE CITY OF TAYLORSVILLE ZONING MAP FROM R-1-8 TO R-1-6 FOR PROPERTY LOCATED AT 3475 WEST 4700 S.

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on March 8, 2016 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the City of Taylorsville Zoning Map; and

**WHEREAS**, on January 28, 2016 a notice of public hearing regarding the proposed amendment was posted on the state public notice website; and

**WHEREAS**, on January 28, 2016 a notice of public hearing regarding the proposed zoning 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 April 13, 2016 to consider, among other things, the proposed City of Taylorsville Zoning 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 Zoning Map.

**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville City Council that this document be adopted to amend the Taylorsville Zoning Map from R-1-8 to R-1-6 for property with the following legal description:

BEGINNING AT A POINT ON THE SOUTH LINE OF 4700 SOUTH STREET, SAID POINT BEING N89°58'37"E ALONG THE SECTION LINE 809.36 FEET (806.85 FEET) AND SOUTH 53.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE N89°58'37"E 84.88 FEET, MORE OR LESS, THENCE SOUTH 93.50 FEET, THENCE S89°58'37"W 1 FOOT; THENCE S00°07'32"W 179.74 FEET, THENCE N89°52'28"E 81.38 FEET, THENCE S00°07'32"E (SOUTH) 3.63 FEET, THENCE S89°58'37"W 157.78 FEET, THENCE N00°07'32"W 3.35 FEET (NORTH 3.69 FEET), THENCE SOUTH S89°52'28"W 9.08 FEET, THENCE N00°10'48"E 222.98 FEET (222.552 FEET), THENCE N07°36'03"W 50.84 FEET TO SAID SOUTH LINE OF 4700 SOUTH, THENCE N89°58'37"E ALONG SAID LINE 10.32 FEET TO THE POINT OF BEGINNING

CONTAINS 0.564 ACRES MORE OR LESS

This Ordinance, assigned Ordinance No. 16-04, 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 \_\_\_\_\_, 2016.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Ernest Burgess, 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 \_\_\_\_\_, 2016.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: \_\_\_\_\_  
Lawrence Johnson, Mayor

ATTEST:

\_\_\_\_\_  
**Cheryl Peacock Cottle, Recorder**

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016.