



CITY COUNCIL
AGENDA SUMMARY FORM

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	October 16, 2019
AGENDA ITEM:	Public Comment and Consideration of Ordinance 19-12: An Ordinance of the City of Taylorsville amending the City of Taylorsville Zoning Map for approximately 1.63 acres of property located at 4782 S Muirhouse Drive from H (Hospital) to Site Specific Development – Residential – Muirhouse (SSD-R-Muirhouse).
PUBLIC HEARING REQUIRED:	☐ Yes ☐ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☐ No
AUTHOR:	Amanda Roman, Associate Planner
PRESENTER:	Wayne Harper, Economic and Community Development Director
SUMMARY:	On October 8, 2019, the Planning Commission heard a proposal from Hamlet Development Corporation to expand the existing Muirhouse Subdivision located at 3845 S 4700 S into a Phase 3. The applicant is seeking a Zoning Map amendment in conjunction with a General Plan amendment that would permit the construction of a Phase 3 of their high density multi-family housing project. The proposed Zoning Map amendment from Hospital (H) to Site Specific Development – Residential – Muirhouse (SSD-R-Muirhouse) is not consistent with the current General Plan designation of Professional Office, which is the reason the applicant is seeking both a General Plan and Zoning Map amendment. If the General Plan amendment from Professional Office (PO) to High Density Residential (HDR) is approved, then the proposed Zoning Map amendment and use will be consistent. The General Plan Map amendment (Ordinance 19-11) and a Text amendment (Ordinance 19-13) will be approved as two separate items.
BACKGROUND:	The applicant, Hamlet Homes Corporation, came before the City in 2017 to propose a high-density multi-family residential development with 87 townhomes. To facilitate the proposal, they requested a General Plan Map amendment from Professional Office (PO) to High Density Residential (HDR). Because the proposal did not fit into any existing zoning classification, the City Council voted to create a new Site Specific Development (SSD) zone. The SSD zoning classification was established to allow efficient and creative development of lands that have unique or unusual characteristics where no other zoning classification would be appropriate. Staff worked alongside the applicant to create Chapter 13.39 Site Specific Development-Residential-Muirhouse Zoning District (SSD-R-Muirhouse) of the Taylorsville Municipal Code. Chapter 13.39 addresses requirements for land use, density, site and landscape design, architectural design, circulation, and parking. If a specific element was not addressed in Chapter 13.39, the existing development standards in Title 13 of the Taylorsville Municipal Code apply.

In 2018, the City Council amended the General Plan Map to HDR and the Zoning Map to SSD-R-Muirhouse, which facilitated Phases 1 and 2 of the Muirhouse Subdivision. The City Council also implemented a separate development agreement (Resolution No. 18-10) between Hamlet Homes Corporation and the City to ensure the subdivision was developed as proposed.

Currently, Phase 2 of the Muirhouse subdivision is being built and the applicant has entered into an agreement with the property owner of 4782 S Muirhouse Drive to purchase the land for a Phase 3, contingent on City approval. The applicant is seeking a General Plan Map amendment (Ordinance 19-11) from Professional Office (PO) to High Density Residential (HDR) and a Zoning Map amendment (Ordinance 19-12) from Hospital (H) to SSD-R-Muirhouse. The map amendments are accompanying a Zoning Text amendment to Chapter 13.39 SSD-R-Muirhouse (Ordinance 19-13) to represent the addition of Phase 3.

Phases 1 and 2 contain 87 multi-family residential lots on 6.95 acres. Phase 3 of the development would add an additional 24 units on 1.63 acres. The Phase 3 density would equate to 16.7 units per acre and increase the overall project density from 15 to 15.3 units per acre.

The amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District will address the overall increase in project area, residential lots, density, and parking. The table below provides the overall project statistics for Phases 1 and 2 and the addition of Phase 3. The updated numbers associated with Phase 3 are reflected in the Text amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District (Ordinance 19-13).

	Phases 1 & 2	Phase 3	Total
Total Project Area	6.95	1.63	8.58 Acres
Roadway Area	1.15	0.19	1.34 Acres
Net Residential Area	5.8	1.44	7.24 Acres
Residential Lots	87	24	111 Units
Density	15	16.7	15.3 DU/AC
Canal Area	0.89	0.34	1.23 Acres
Landscape Area	2.67	0.55	3.22 Acres
Surface Parking	65	8	73 Stalls
Garage Parking	174	48	222 Stalls
Total Parking	2.75	2.33	2.66 Stalls Per Unit

On October 8, 2019, the Planning Commission recommended approval of the General Plan Map amendment from Professional Office (PO) to High Density Residential (HDR) and Zoning Map amendment from Hospital (H) to Site Specific Development – Residential – Muirhouse (SSD-R-Muirhouse) for the 1.63-acre property located at 4782 S Muirhouse Drive. They also recommended approval of a Text amendment to Chapter 13.39 SSD-R-Muirhouse to reflect the addition of Phase 3.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance 19-12.

PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny ☐ Other
PLANNING COMMISSION VOTE:	The Planning Commission recommended approval of the Zoning Map amendment on October 8, 2019. Vote: 6-0
SUMMARY OF PUBLIC COMMENTS:	Prior to the October 8, 2019 Planning Commission meeting, there was one public comment submitted regarding the applications. The resident was concerned that the proposed subdivision would increase traffic along 4700 South. During the public hearing, one resident spoke out in opposition of the three amendments. The resident was disappointed that the open space was being developed to accommodate more housing.
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	☒ Yes ☐ No
ATTACHMENTS:	▪ Exhibit A: Current Zoning Map ▪ Exhibit B: Subject Property

Exhibit A

Zoning Map: 4782 S Muirhouse Drive

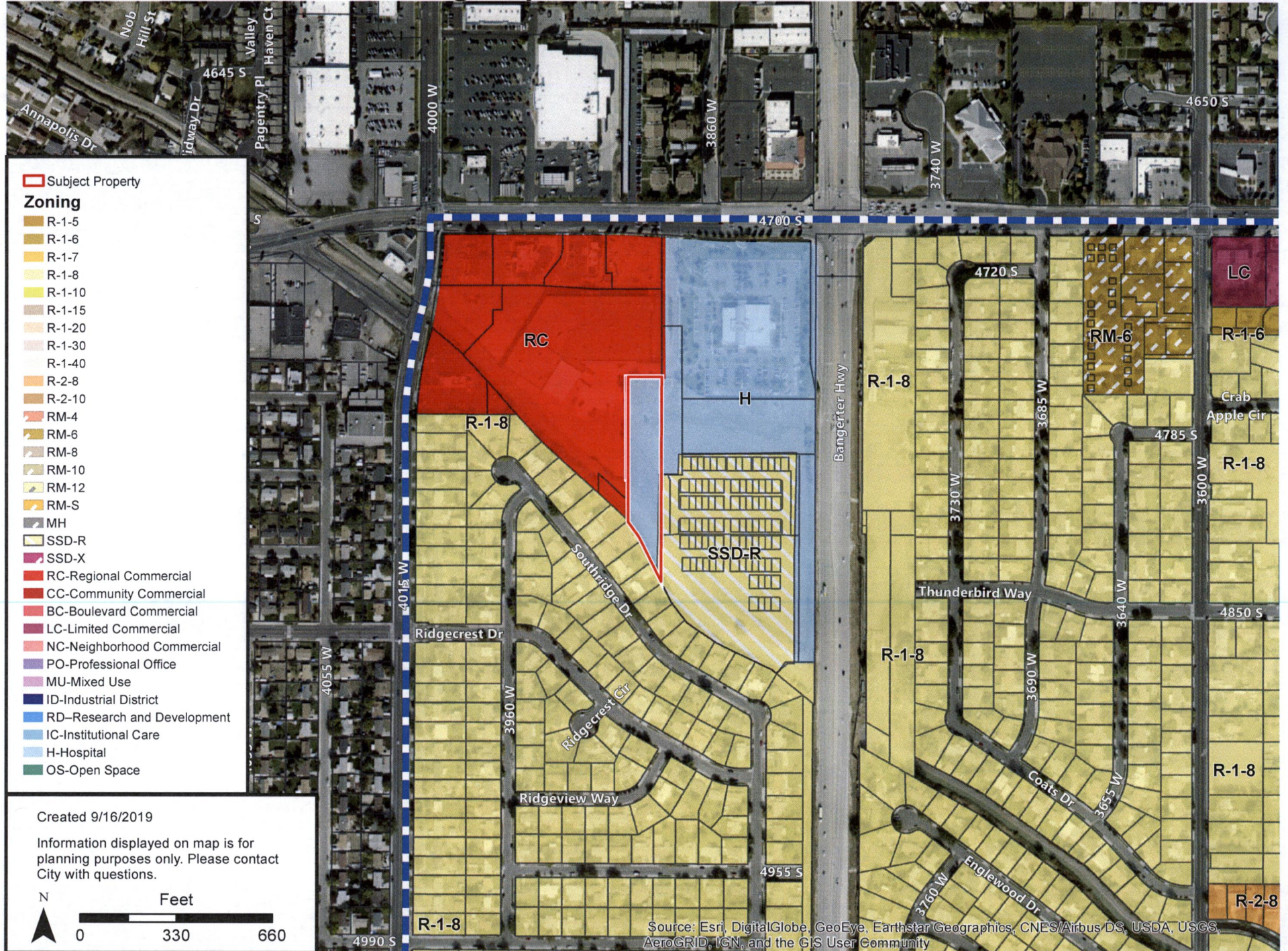
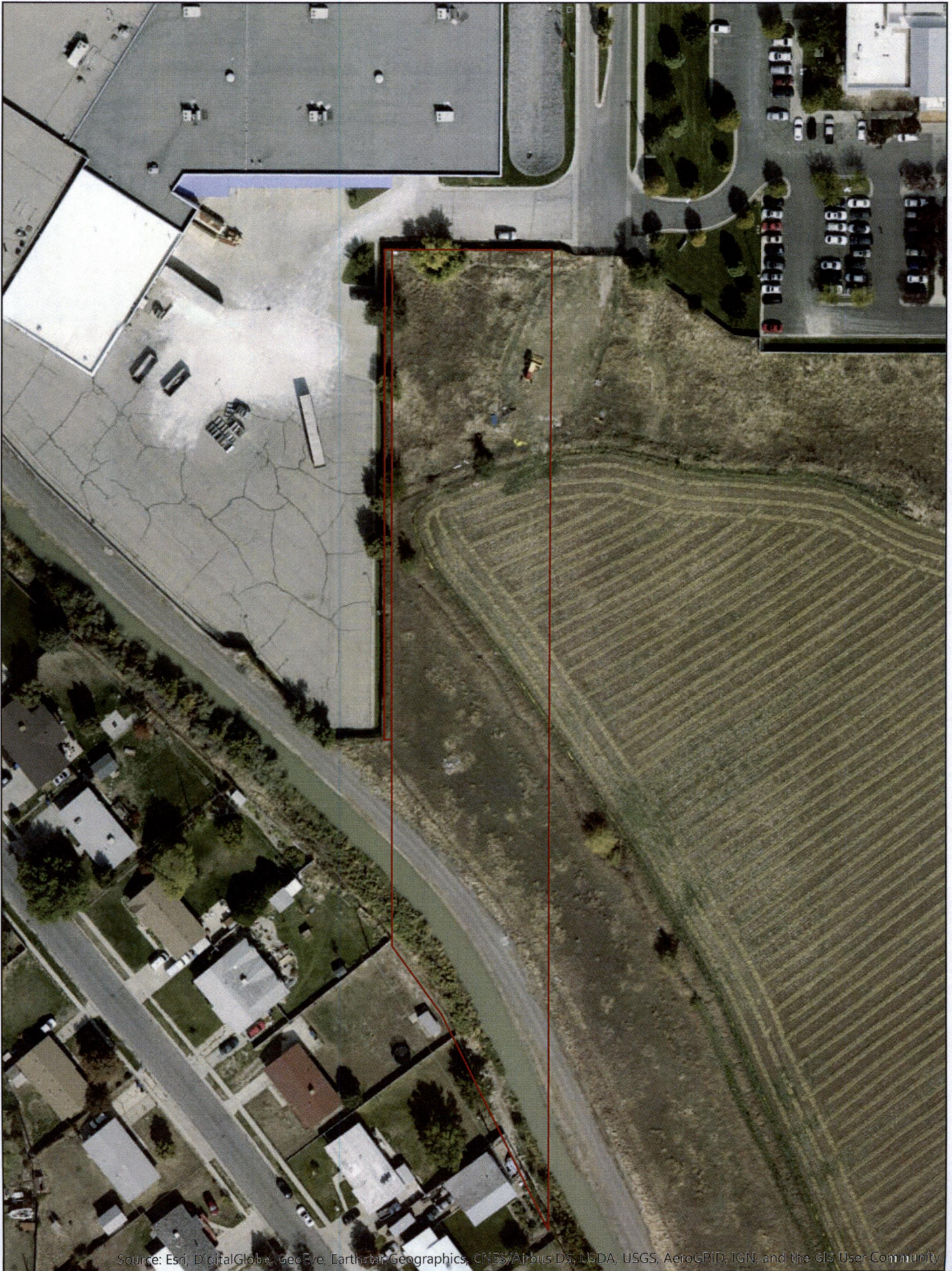


Exhibit B - 4782 S Muirhouse Drive



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

TAYLORSVILLE, UTAH
ORDINANCE NO. 19-12

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE AMENDING THE CITY OF TAYLORSVILLE
ZONING MAP FOR APPROXIMATELY 1.63 ACRES OF PROPERTY LOCATED AT
4782 S MUIRHOUSE DRIVE FROM HOSPITAL (H) TO SSD-R-MUIRHOUSE (SITE SPECIFIC
DISTRICT – RESIDENTIAL – MUIRHOUSE)**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on October 16, 2019, to consider, among other things, approving an amendment to TAYLORSVILLE ZONING MAP FROM HOSPITAL TO SSD-R-MUIRHOUSE FOR THE PROPERTY LOCATED AT 4782 S MUIRHOUSE DRIVE; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.05.030(A)(2), notice of a public hearing before the City’s Planning Commission was published in the *Deseret News* and the *Salt Lake Tribune* on September 26, 2019; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the State Public Notice Website on August 29, 2019; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendment on October 8, 2019, where the Planning Commission voted 6-0 to recommend that the City Council approve the proposed 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 October 16, 2019 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 amendment.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed amendment to the *TAYLORSVILLE ZONING MAP* is hereby approved; and,

THIS ORDINANCE, assigned Ordinance No. 19-12, 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 _____, 2019.

TAYLORSVILLE CITY COUNCIL

By: _____
Daniel Armstrong, Chairman

VOTING:

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Daniel Armstrong	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Brad Christopherson	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2019.

APPROVED this _____ day of _____, 2019.

Kristie S. Overson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2019.

POSTED this _____ day of _____, 2019.