

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** August 7, 2013

**AGENDA ITEM:** Public Hearing - Ordinance #13-~~19~~<sup>20</sup> for a proposed Zoning Map amendment from R-1-20 to R-2-10 on 0.72 acres of property located at 4840 S. 1250 W.

**PRESENTER:** MARK MCGRATH

**AUTHOR:** MICHAEL MELDRUM

**ISSUE SUMMARY:**

The applicant is requesting a zone change on a lot that contains 0.72 acres of property located at 4840 S. 1250 W. After the original application was submitted the applicant amended the application to include several existing duplexes and additional vacant land with a total acreage of 3.48 acres. The amended application was presented to the Planning Commission on July 9, 2013. There were several neighbors in attendance at the public hearing who expressed concerns over the proposed land use and the amount of property included in the application. Since that Planning Commission meeting staff has received notarized letters from the owners of the property included in the amended application requesting to have their properties removed from consideration (please see attached letters).

A concept plan for the lot at 4840 S. 1250 W. has been submitted by Todd Riches, applicant. The proposed plan includes two duplexes (4 units) with access off of 1250 W. Each half of the duplex has an attached two-car garage as required by ordinance. The applicant has submitted the attached concept plan and building elevations as the representation of what he would build on the subject property.

The land uses on property adjacent to the subject property are as follows: The property immediately south and continuing to the intersection of 1250 W. and Marinwood Avenue contains three existing duplexes. The property to the north contains a single-family home. The property immediately to the west contains a single-family home. The property to the southwest is vacant (the frontage of this property is along 1250 W and has a duplex but the remainder is vacant). The issue that the City Council must determine is if this is an appropriate location to create an R-2-10 zoning district, which would allow twin home or duplex development.

If a developer wishes to build single-family homes in the R-2-10 zoning district a minimum lot size of 8,000 square feet would be required. If duplexes or twin-homes are

Ordinance #13-~~19~~<sup>20</sup>

Todd Riches

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built in the R-2-10 zoning district a minimum of 5,000 square feet would be required per unit (10,000 square feet total).

Staff has some concern with allowing additional duplexes to creep into an otherwise well-established and predominantly single-family area. The south side of Marinwood Avenue is all single-family homes in this area.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission unanimously recommends that the City Council deny the request for a Zoning Map amendment from R-1-20 to R-2-10 on 0.72 acres for property located at 4840 S. 1250 W.

Ordinance #13-~~1020~~

Todd Riches

August 7, 2013

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 13-1980**

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE ZONING MAP FROM R-1-20 (SINGLE FAMILY RESIDENTIAL ON A MINIMUM LOT SIZE OF 20,000 SQUARE FEET) TO R-2-10 (DUPLEX RESIDENTIAL) FOR 0.72 ACRES OF PROPERTY LOCATED AT 4840 S. 1250 W.

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on July 9, 2013 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to recommend denial of the Zoning map amendment; and

**WHEREAS**, on July 25, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

**WHEREAS**, on January 23, 2013 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 August 7, 2013 to conduct and consider, among other things, a public hearing regarding the proposed Zoning map amendment; and

**WHEREAS**, after careful consideration and review, the City Council has determined that it is in the best interest, health, safety, and welfare of the citizens of Taylorsville to amend the Zoning map for 0.72 acres of property from R-1-20 (Single Family Residential on a minimum lot size of 20,000 square feet) to R-2-10 (Duplex Residential).

**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville, Utah City Council that this document be adopted to amend the Zoning map on the following described property:

**From R-1-20 (Single Family Residential) to R-2-10 (Duplex Residential)**

COMMENCING 416.03 FEET EAST AND 160 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 11 TOWNSHIP 2 SOUTH RANGE 1 WEST OF THE SALT LAKE MERIDIAN THENCE SOUTH 170 FEET WEST 10 RODS NORTH 208 FEET EAST 82 FEET SOUTH 38 FEET EAST 83 FEET TO THE POINT OF BEGINNING. CONTAINS 0.72 ACRES±.

This Ordinance, assigned Ordinance No. 13-19, 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 \_\_\_\_\_, 2013.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Dama Barbour, Chairman

**VOTING:**

Dama Barbour	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Bradley W. Christopherson	Yea ___ Nay ___
Larry Johnson	Yea ___ Nay ___
Kristie S. Overson	Yea ___ Nay ___

**PRESENTED** to Mayor of Taylorsville for his approval this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_  
Jerry Rechtenbach, Mayor

ATTEST:

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

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.



MARKER CIR

Subject Property  
4840 S. 1250 W.

MARINWOOD AVE

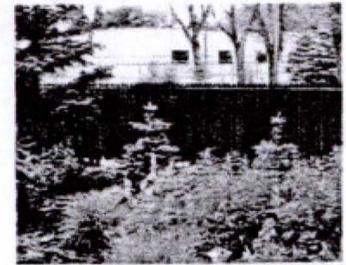
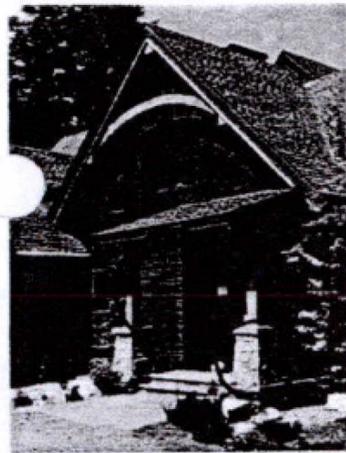
MAR

MARINWOOD C

M 05

MANTYLA ST

CREST GATE CI



MASSIVE GABLE GROUND FLOOR

TRADITIONAL GUTTER SYSTEM

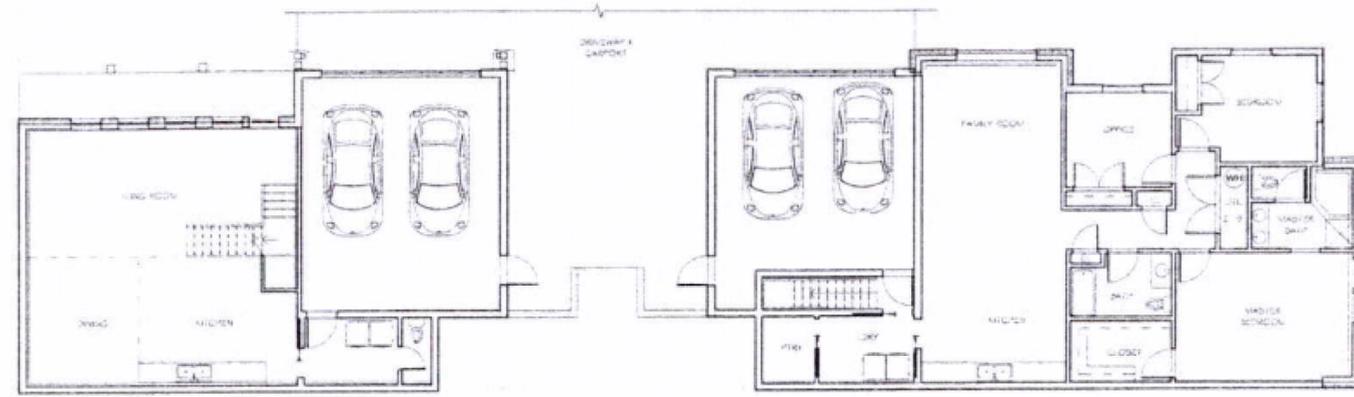
HEAVY USE FACADE MATERIALS

STONE INSULATION

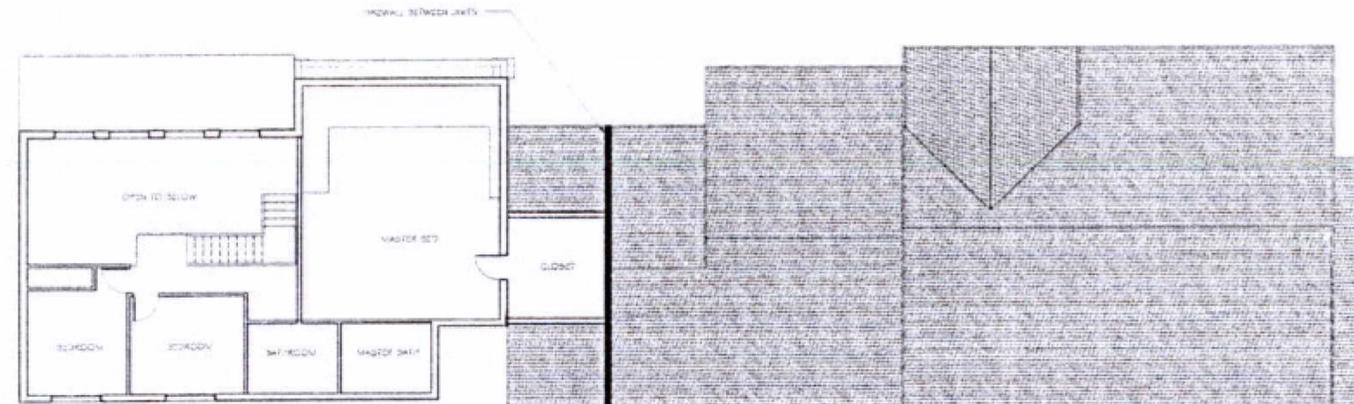
6. CROWN MOULDING CORNER AT TRANSITION

ENLIGHTENED SIDE OF ALUMINUM FINISH AND ENTRANCE GATE AT FRONT OF PROPERTY

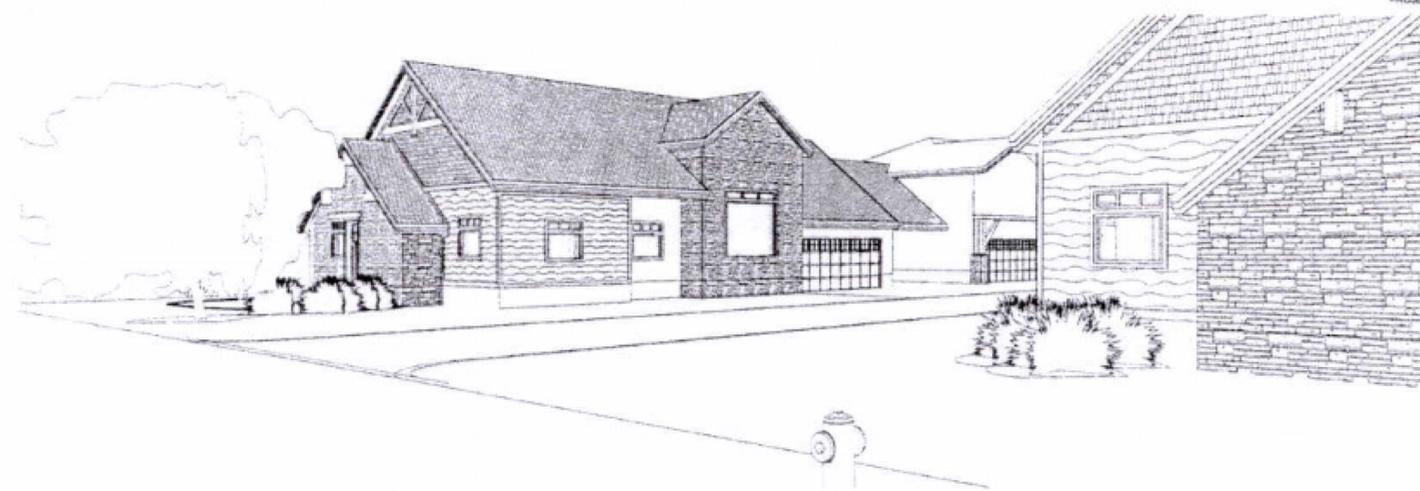
MATERIALS



2 ZA Floor plan 1  
1/8" = 1'-0"



3 ZA Floorplan 2  
1/8" = 1'-0"



4 PERSPECTIVE VIEW

1250 WEST 4850 SOUTH  
DUPLEXES  
TAYLORSVILLE, UTAH  
84123

1201 MARINWOOD AVE  
TAYLORSVILLE  
UTAH 84123  
TEL 801.205.4928



www.UI-Studios.com

VIEWS,  
FLOORPLANS,  
MATERIALS

JOB NO.	Project Number
Description	Date

Issue Date

ZA-3

6/25/2013 11:12:23 AM



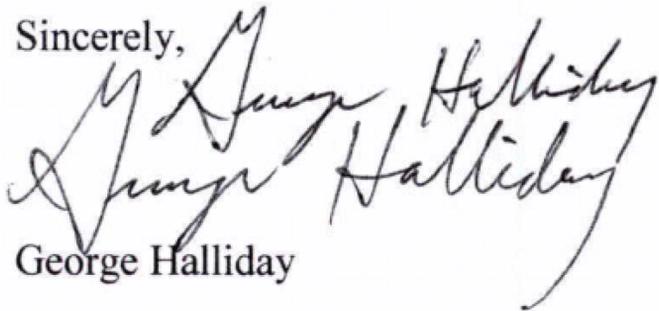
George Halliday  
1356 Woodhaven Circle  
Taylorsville, Utah 84123  
July 15, 2013

City of Taylorsville  
Attn: Mike Meldrum  
2600 West Taylorsville Blvd.  
Taylorsville, Utah 84129

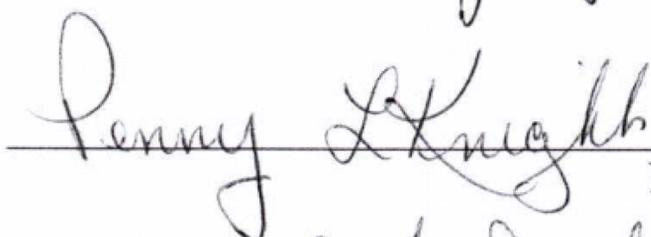
To whom it concerns:

This letter is to inform you that I wish to remove my application for the zoning amendment in regards to the lots at these addresses: 4896-4898 South 1250 West, 4892-4894 South 1250 West, 4902 South 1250 West, and 1272-1276 West Marinwood Ave.

Sincerely,

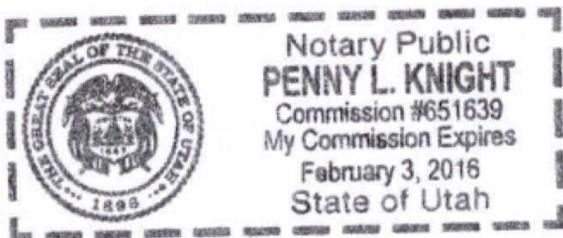
  
George Halliday

Subscribed and sworn to before me this 23 day of July, 2013

  
Notary Public

Residing in West Jordan

My commission expires: Feb 3, 2016



Dan Pratt  
1255 West 4800 South  
Taylorsville, Utah 84123  
July 15, 2013

City of Taylorsville  
Attn: Mike Meldrum  
2600 West Taylorsville Blvd.  
Taylorsville, Utah 84129

To whom it concerns:

This letter is to request the removal of my application for the zoning amendment in regards to the lot at this address: 1255 West 4800 South

Sincerely,

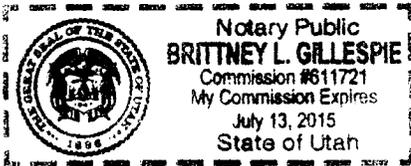


Dan Pratt

Subscribed and sworn to before me this 17 day of JULY, 2013



Notary Public



Residing in Salt Lake

My commission expires: JULY 13, 2015