



**CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT**

MEETING DATE:	5/5/21				
AGENDA ITEM:	Ordinance 21-05. Public Comment and Consideration of Ordinance #21-05 amending the Proposed Land Use Map of the Taylorsville General Plan for property located 3815-3879 West 5400 South from RC (Regional Commercial) to HDMU (High Density Mixed Use).				
FILE #:	4G21				
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:	Mark McGrath				
PRESENTER:	Mark McGrath				
SUMMARY:	<p>The Thackery Company is requesting a General Plan Land Use Map amendment from Regional Commercial to High Density Mixed Use on approximately 16.49 acres located at 3815-3879 West 5400 South (see Illustration 1: Vicinity Map). The General Plan Amendment application is intended to facilitate rezoning the property to SSD-X-West Point (Ord. # 21-07) in order to redevelop the site into a mixed use residential/commercial center (see detailed description of proposed project in the companion staff report for ordinance #21-06).</p> <p>The Taylorsville General Plan characterizes the applicable designations as follows:</p> <table border="1"><thead><tr><th>Current General Plan Designation</th><th>Requested General Plan Designation</th></tr></thead><tbody><tr><td>Regional Commercial (RC). <i>The RC designation is for those areas that contain large shopping centers of regional significance. Properties that carry an RC classification commonly provide a wider array of services such as major department stores, specialty shops, and professional offices. Generally, RC districts serve an area within a 5 to 15 mile radius, which usually extends beyond the boundaries of the City. RC districts are usually located adjacent or near intersections of major transportation corridors.</i></td><td>High Density Mixed Use (HDMU). <i>The High Density Mixed Use designation allows a residential density of 12 dwelling units per acre or more in a mixed use setting.</i></td></tr></tbody></table>	Current General Plan Designation	Requested General Plan Designation	Regional Commercial (RC). <i>The RC designation is for those areas that contain large shopping centers of regional significance. Properties that carry an RC classification commonly provide a wider array of services such as major department stores, specialty shops, and professional offices. Generally, RC districts serve an area within a 5 to 15 mile radius, which usually extends beyond the boundaries of the City. RC districts are usually located adjacent or near intersections of major transportation corridors.</i>	High Density Mixed Use (HDMU). <i>The High Density Mixed Use designation allows a residential density of 12 dwelling units per acre or more in a mixed use setting.</i>
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BACKGROUND:	<p>Site Description The subject property contains four parcels consisting of 16.49 acres. The West Point shopping center, comprising three separate parcels, encompasses 15.21 acres. An additional pad parcel located on the northeast corner of the subject property adds an additional 1.28 acres to the subject property.</p> <table border="1" data-bbox="390 300 1494 592"> <thead> <tr> <th data-bbox="390 300 732 339">Parcel Number</th><th data-bbox="732 300 1264 339">Owner</th><th data-bbox="1264 300 1494 339">Size (acres)</th></tr> </thead> <tbody> <tr> <td data-bbox="390 339 732 399">21-17-101-074</td><td data-bbox="732 339 1264 399">FPA West Point, LLC</td><td data-bbox="1264 339 1494 399">6.47</td></tr> <tr> <td data-bbox="390 399 732 460">21-17-101-047</td><td data-bbox="732 399 1264 460">FPA West Point, LLC</td><td data-bbox="1264 399 1494 460">2.71</td></tr> <tr> <td data-bbox="390 460 732 521">21-17-101-102</td><td data-bbox="732 460 1264 521">FPA West Point, LLC</td><td data-bbox="1264 460 1494 521">6.03</td></tr> <tr> <td data-bbox="390 521 732 581">21-17-101-101</td><td data-bbox="732 521 1264 581">Redevelopment Agency of Taylorsville City</td><td data-bbox="1264 521 1494 581">1.28</td></tr> <tr> <td data-bbox="390 581 732 592">Total</td><td data-bbox="732 581 1264 592"></td><td data-bbox="1264 581 1494 592">16.49</td></tr> </tbody> </table> <p>Adjacent Land Uses:</p> <p>North: 5400 South corridor; commercial land uses</p> <p>South: Single family residential</p> <p>East: Bangerter Highway corridor</p> <p>West: Commercial; storage; multi-family residential</p>	Parcel Number	Owner	Size (acres)	21-17-101-074	FPA West Point, LLC	6.47	21-17-101-047	FPA West Point, LLC	2.71	21-17-101-102	FPA West Point, LLC	6.03	21-17-101-101	Redevelopment Agency of Taylorsville City	1.28	Total		16.49
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STAFF RECOMMENDATION:	Staff recommends approval of Ordinance #21-05.																		
RECOMMENDED MOTION:	I move that we approve Ordinance Number 21-05 amending the General Plan Proposed Land Use Map for property located at 3815-3879 West 5400 South from RC to HDMU with the conditions that the Mayor is not authorized to sign the ordinance and it will not become effective unless and until the development agreement between the City of Taylorsville and the Thackery Company is approved by the City Council and executed by both parties and the Thackery Company has finalized purchase of the property. If these conditions are not satisfied on or before August 1, 2021, this ordinance shall not take effect and the property shall revert to the pre-existing, underlying zoning districts, uses and regulations in which the property is currently located.																		
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Other																		
PLANNING COMMISSION VOTE:	6-0; April 27, 2021																		
SUMMARY OF PUBLIC COMMENTS:	Please refer to the staff report for Ordinance #21-06 (file #6Z21) for a summary of public comments regarding the proposed West Point redevelopment.																		
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	<input type="checkbox"/> Yes <input type="checkbox"/> No																		
ATTACHMENTS:	<ul style="list-style-type: none"> <li data-bbox="390 1709 414 1742">■ <li data-bbox="414 1709 620 1742">Ordinance 21-05 																		



ILLUSTRATION 1: VICINITY MAP

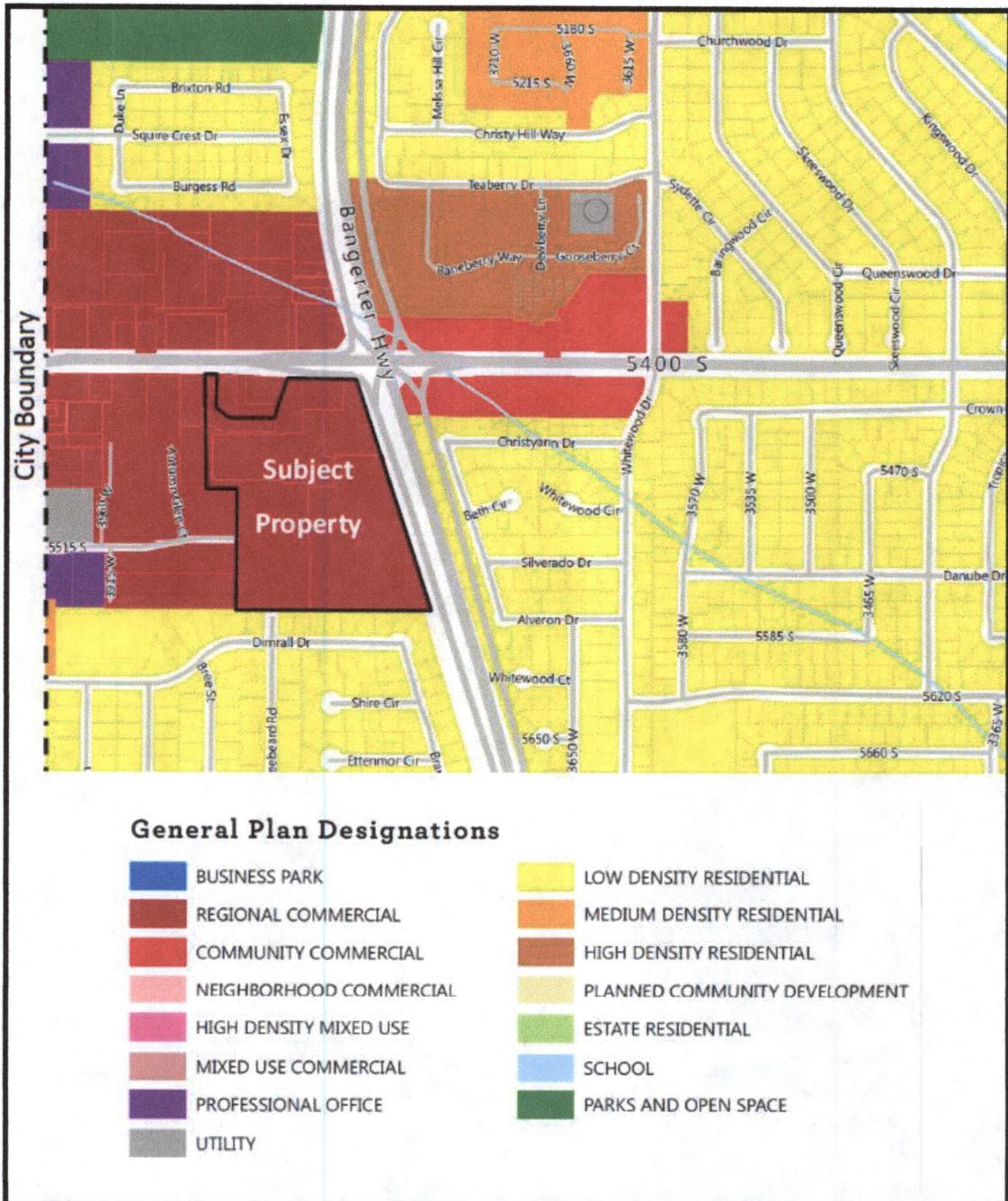


ILLUSTRATION 2: CURRENT GENERAL PLAN MAP

TAYLORSVILLE, UTAH
ORDINANCE NO. 21-05

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A
GENERAL PLAN MAP AMENDMENT FROM REGIONAL
COMMERCIAL (RC) TO HIGH DENSITY MIXED USE (HDMU) FOR
PROPERTY LOCATED AT 3815 – 3879 WEST 5400 SOUTH.**

WHEREAS, the Taylorsville City Council (the “Council”) met in regular session on May 5, 2021, to consider, among other things, amending the Taylorsville General Plan Proposed Land Use Map for property located at 3815 – 3879 West 5400 South from RC to HDMU; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.06.030(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 April 2, 2021; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also published on the State Public Notice Website on April 15, 2021; and

WHEREAS, the notice of a public hearing before the City’s Planning Commission was also mailed to all owners of property within 300 feet of the subject property on April 1, 2021 and April 16, 2021; and

WHEREAS, the City’s Planning Commission held a properly noticed public hearing on the proposed amendment on April 27, 2021, during which the Planning Commission voted 6-0 to recommend that the Council approve the proposed General Plan amendment; and

WHEREAS, although not required by City ordinances, the Council heard courtesy public comment on the proposed amendment during its regularly scheduled meeting on May 5, 2021; 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 GENERAL PLAN PROPOSED LAND USE MAP is hereby approved for the property described below and illustrated in *Exhibit A*.

Contains approximately 16.49 acres

Tax ID Numbers: 21-17-101-074; 21-17-101-047; 21-17-101-102; and 21-17-101-101

Described as:

Parcel 21-17-101-102 (3855-3879 W 5400 S):

BEG E 1292.95 FT & S 71.71 FT FR NW COR SEC 17, T2S, R1W, SLM; S 0°03'30" E 138.58 FT; S 89°56'30" W 177.4 FT; S 0°03'30" E 103 FT; S 89°56'30" W 81.5 FT; S 0°03'30" E 6.25 FT; S 89°56'30" W 314 FT; S 0°03'30" E 200.33 FT; N 89°56'30" E 314 FT; S 0°03'30" E 13.25 FT; N 89°56'30" E 107.76 FT; S 0°05'30" W 251.5 FT; S 89°54'30" E 10 FT; S 0°05'30" W 305.17 FT; N 89°54'30" W 326.41 FT; N 0°03'30" W 531.25 FT; S 89°56'30" W 133.9 FT; N 0°03'30" W 276 FT; N 89°56'30" E 133.9 FT; N 0°03'30" W 228.68 FT; S 86°25'52" E 40.08 FT; S 0°03'30" E 136.14 FT; N 89°56'30" E 138.72 FT; N 19°08'16" E 102.02 FT; NW'LY ALG 40 FT RADIUS CURVE TO L 29.63 FT; S 86°25'52" E 84.24 FT; N 89°56'30" E 173.75 FT TO BEG. LESS & EXCEPT, BEG N 89°56'30" E 823.90 FT & S 0°03'30" E 247.73 FT FR THE NW COR SEC 17, T2S, R1W, SLM; N 89°45'26" E 173.25 FT; S 0°014'38" E 63 FT; S 89°45'26" W 198.91 FT; NW'LY 87.53 FT ALG A 131.50 FT RADIUS CURVE TO R (CHD BEARS N 71°10'26" W 85.92 FT); N 89°56'30" E 106.76 FT; N 0°03'30" W 35.27 FT TO BEG. ALSO LESS & EXCEPT BEG N 89°56'30" E 1292.91 FT & S 0°03'30" E 73 FT & S 89°56'30" W 173.96 FT & N 86°25'15" W 295.65 FT FR NW COR SEC 17, T2S, R1W, SLM; S 86°25'15" E 40.08 FT; S 0°03'30" E 7.33 FT; S 89°57'32" W 40 FT; N 0°03'30" W 9.86 FT TO BEG.

Parcel 21-17-101-074 (3835-3849 W 5400 S):

BEG N 89°56'30" E 1396.3 FT & S 0°03'30" E 53 FT & S 13°24'08" E 196.92 FT & S 17°01'08" E 172.22 FT & N 89°54'30" W 16.89 FT FR NW COR SEC 17, T 2S, R 1W, SLM; S 14°16'52" E 55.05 FT; S 18°05'44" E 662.34 FT; N 89°54'30" W 543.38 FT; N 0°05'30" E 305.17 FT; N 89°54'30" W 10 FT; N 0°05'30" E 235.5 FT; S 89°54'30" E 117 FT; N 0°05'30" E 142 FT; S 89°54'30" E 215.94 FT TO BEG. 6.47 AC M OR L. 6282-267 6604-1253 6841-1025 5297-1423 7079-2412

Parcel 21-17-101-047 (3871 W 5400 S):

BEG S 320.1 FT & E 720.33 FT FR NW COR SEC 17, T 2S, R 1W, S L M; S 0°03'30" E 200.33 FT; N 89°56'30" E 314 FT; S 0°03' 30" E 13.25 FT; N 89°56'30" E 107.76 FT; S 0°05'30" W 16 FT; S 89°54'30" E 117 FT; N 0°05'30" E 136.31 FT; S 89°56'30" W 53.57 FT; N 0°03'30" W 202.83 FT; S 89°56'30" W 90 FT; S 0° 03'30" E 103 FT; S 89°56'30" W 81.5 FT; S 0°03'30" E 6.25 FT S 89°56'30" W 314 FT TO BEG. 2.71 AC M OR L 5427-1849 9535-9413

Parcel 21-17-101-101 (3815 W 5400 S):

BEG N 89°56'30" E 1293.01 FT; S 73 FT & S 0°03'30" E 3.53 FT FR NW COR SEC 17, T2S, R1W, SLM; S 86°14'39" E 22.12 FT; S 60°00'39" E 57.54 FT; S 20°07'27" E 122.34 FT; S 15°37'26" E 194.66 FT; N 89°54'30" W 199.90 FT; S 0°05'30" W 5.69 FT; S 89°56'30" W 53.57 FT; N 0°03'30" W 202.83 FT; N 89°56'30" E 87.40 FT; N 0°03'30" W 135.05 FT TO BEG.

THIS ORDINANCE, assigned Ordinance No. 21-07, shall take effect upon the following:

1. When it is published and posted as required by law;
2. When signed by the Mayor;
3. When all parcels within the described property are under the legal ownership of the applicant, the Thackeray Company; and
4. The Ordinance is deposited and recorded in the office of the City Recorder and accepted as required herein.

REVERSION OF GENERAL PLAN MAP DESIGNATION. This Ordinance shall be void and the property shall revert to the pre-existing, underlying General Plan designation if the Thackeray Company fails to purchase the parcels articulated above or fails to execute the development agreement by December 1, 2021. If these conditions are not satisfied this ordinance shall not take effect.

PASSED AND APPROVED this _____ day of _____, 2021.

TAYLORSVILLE CITY COUNCIL

By: _____
Curt Cochran, Chair

VOTING:

Meredith Harker	Yea _____	Nay _____
Ernest Burgess	Yea _____	Nay _____
Daniel Armstrong	Yea _____	Nay _____
Curt Cochran	Yea _____	Nay _____
Anna Barbieri	Yea _____	Nay _____

PRESENTED to the Mayor of Taylorsville for her approval this _____ day of _____, 2021.

APPROVED this _____ day of _____, 2021.

Kristie S. Overson, Mayor

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2021.

POSTED this ____ day of _____, 2021.

ORDINANCE 21-05
EXHIBIT A

