



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

<b>MEETING DATE:</b>	5/5/21
<b>AGENDA ITEM:</b>	<b>Ordinance 21-07.</b> Public Comment and Consideration of Ordinance #21-07 rezoning the property located 3815-3879 West 5400 South from RC (Regional Commercial) to SSD-X-West Point (Site Specific Development – Mixed Use-West Point).
<b>FILE #:</b>	10Z21
<b>PUBLIC HEARING REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>ORDINANCE REQUIRED:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>RESOLUTION REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>AUTHOR:</b>	Mark McGrath
<b>PRESENTER:</b>	Mark McGrath
<b>SUMMARY:</b>	<p>This proposed amendment would rezone four properties that comprise the proposed West Point redevelopment project at 3815-3879 West 5400 South from RC to SSD-X-West Point.</p> <p>The proposed zoning amendment is contingent on the prior adoption of the SSD-X-West Point classification by the City Council (Ordinance #21-06).</p>
<b>BACKGROUND:</b>	<p>Upon adopting the proposed text amendment creating the new SSD-X-West Point zoning designation, the subject property still requires a Zoning Map amendment to the new classification. Once the new designation has been adopted and the property has been officially rezoned, the applicants may proceed with the entitlement process to construct the proposed project consistent with the provisions set forth in the new zoning classification.</p> <p><b>Current Zoning:</b> Regional Commercial</p> <p><b>General Plan Designation:</b> The current General Plan land use classification is Regional Commercial. Ordinance #21-05 (file #4G21) re-classifies the subject property to High Density Mixed Use.</p>
<b>STAFF RECOMMENDATION:</b>	Staff recommends approval of Ordinance #21-07.
<b>RECOMMENDED MOTION:</b>	I move that we approve Ordinance Number 21-07 amending the Taylorsville Zoning Map for property located at 3815-3879 West 5400 South from RC to SSD-X-West Point 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.
<b>PLANNING COMMISSION RECOMMENDATION:</b>	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Other
<b>PLANNING COMMISSION VOTE:</b>	6-0; April 27, 2021
<b>SUMMARY OF PUBLIC COMMENTS:</b>	Please refer to the staff report for Ordinance #21-06 (file #6Z21) for a summary of public comments regarding the proposed West Point redevelopment.
<b>ATTORNEY'S OFFICE [APPROVED AS TO FORM]:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>ATTACHMENTS:</b>	▪ Ordinance 21-07



**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 21-07**

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A  
ZONING MAP AMENDMENT FROM REGIONAL COMMERCIAL (RC)  
TO SITE SPECIFIC DEVELOPMENT – MIXED USE – WEST POINT  
(SSD-X-WEST POINT) 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, rezoning 3815 – 3879 West 5400 South from RC to SSD-X-West Point; 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 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 zoning map 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 ZONING 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 00°03'30" E 247.73 FT FR THE NW COR SEC 17, T2S, R1W, SLM; N 89°45'26" E 173.25 FT; S 00°14'38" 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 00°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 ZONING.** This Ordinance shall be void and the property shall revert to the pre-existing, underlying zoning district 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 21-07  
EXHIBIT A

