

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** November 6, 2013

**AGENDA ITEM: Public Hearing** - Ordinance #13-29 for a proposed amendment to the Zoning Map on 0.72 acres of property located at 4840 S. 1250 W. from R-1-20 to R-1-10

**PRESENTER:** MARK MCGRATH

**AUTHOR:** MICHAEL MELDRUM

**ISSUE SUMMARY:**

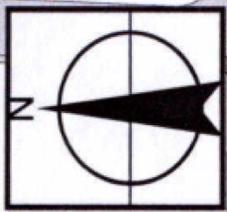
This application seeks to amend the zoning map from R-1-20 (single family homes on a minimum lot size of 20,000 square feet) to R-1-10 (single family home on a minimum lot size of 10,000 square feet).

The properties in the vicinity contain a mix of residential uses. There are several single family homes, existing duplexes, and additional vacant land in the vicinity. In staff's opinion the requested zone change is compatible with the surrounding land uses and the traditional character of the neighborhood.

A previous application on this property sought a zone change from R-1-20 (single family home on a minimum lot size of 20,000 square feet) to R-2-10 (duplex or twin home on a minimum 10,000 square foot lot). This application was forwarded from the Planning Commission to the City Council with a negative recommendation. The City Council denied the zone change request.

**PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission unanimously (6-0 vote) recommends that the City Council amend the Zoning Map from R-1-20 to R-1-10 for 0.72 acres of property located at 4840 S. 1250 W.



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Subject Property  
4840 S. 1250 W.

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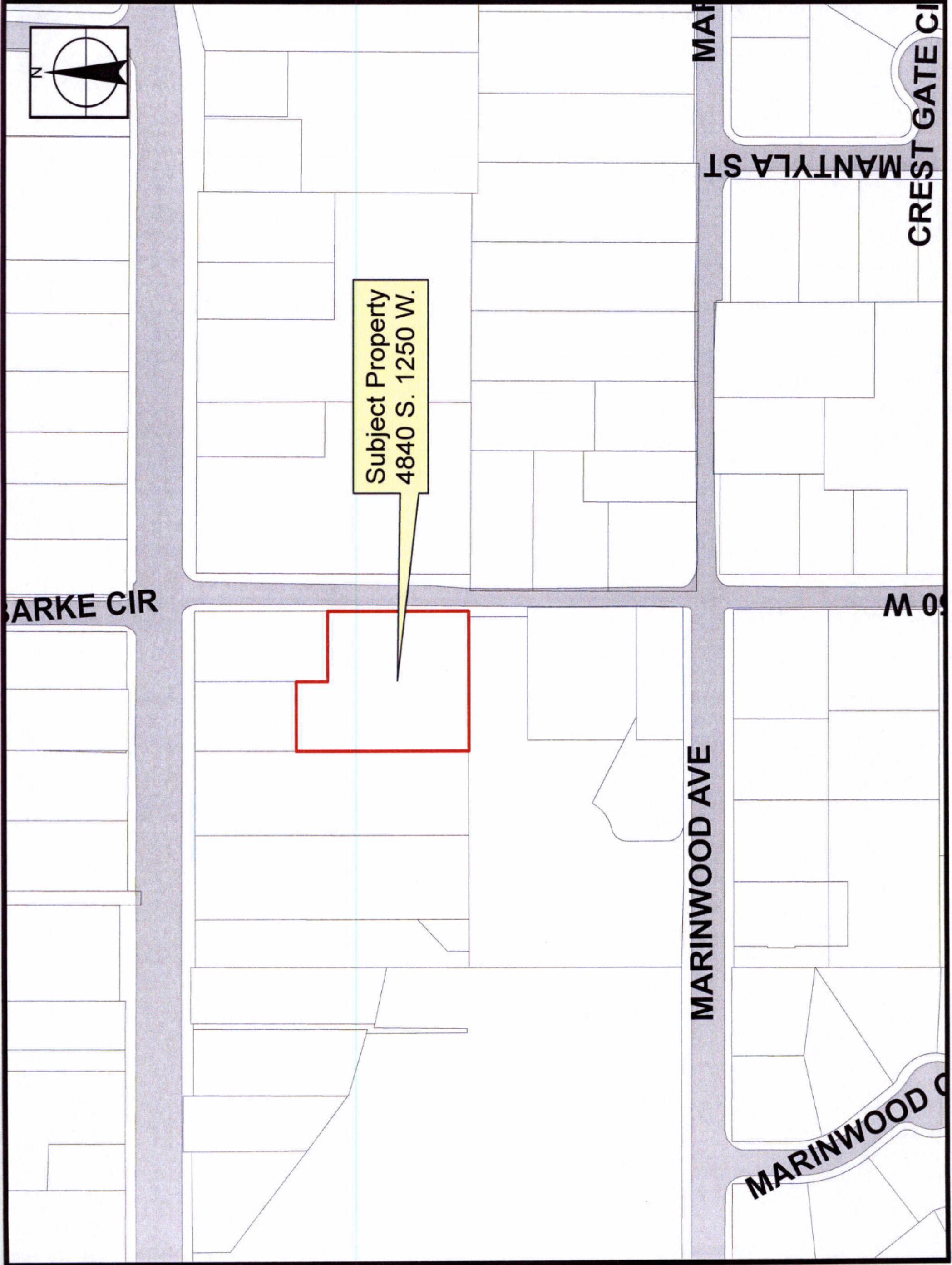
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**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 13-29**

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-1-10 (SINGLE FAMILY RESIDENTIAL ON A MINIMUM LOT SIZE OF 10,000 SQUARE FEET) FOR 0.72 ACRES OF PROPERTY LOCATED AT 4840 S. 1250 W.

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on October 8, 2013 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to recommend approval of the Zoning map amendment; and

**WHEREAS**, on October 30, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

**WHEREAS**, on October 25, 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 November 6, 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-1-10 (Single Family 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. 13-29, 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.