

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: November 20, 2013

AGENDA ITEM: Public Hearing - Ordinance #13-31 for a proposed amendment to the Zoning Map on 14.87 acres of property located at 5184 S. 2200 W. from R-1-20 (Single Family Residential on minimum lots of 20,000 square feet) to R-1-8 (Single Family Residential on minimum lots of 8,000 square feet)

PRESENTER: MARK MCGRATH

AUTHOR: MICHAEL MELDRUM

ISSUE SUMMARY:

The applicant (Ivory Development) has submitted a request to change the zoning on the 14.87 acre piece of property located at approximately 5184 South 2200 West from R-1-20 (Single Family Residential on minimum lots of 20,000 square feet) to R-1-8 (Single Family Residential on minimum lots of 8,000 square feet). The Planning Commission has forwarded a unanimous (6-0) vote in favor of amending the zoning map.

To the north of the subject property is the Smith Heritage Estates subdivision that is in an R-1-10 zoning district. There is one stub street in the existing subdivision that is proposed to connect to this property. The stub street is 2320 West. To the south of the subject property is the Autumn Wood Subdivision. This property is located in both the R-1-7 and R-1-10 zoning districts. There are two stub streets that lie to the south of the subject property that are proposed to connect with the new development. The stub streets are 2310 West and 2360 West. Both of these streets are narrower (40') than allowed under current ordinance requirements (50'). The applicant has submitted a concept subdivision design for the subject property that connects to all three existing stub streets.

The requested zone change is compliant with the General Plan land use designation of the Low Density Residential. The requested zone change is also compatible with the existing zoning in the vicinity and provides a transition from the smaller lots to the south to the larger lots to the north. In staff's opinion this provides a good transition while making efficient use of the land.

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-1-8 on property located at 5184 S. 2200 W.

Ordinances #13-31
Zone Change from LC to NC
November 6, 2013

TAYLORSVILLE, UTAH
ORDINANCE NO. 13-31

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE ZONING MAP ON 14.87 ACRES OF PROPERTY LOCATED AT 5184 S. 2200 W. FROM R-1-20 (SINGLE FAMILY RESIDENTIAL ON MINIMUM LOTS OF 20,000 SQUARE FEET) TO R-1-8 (SINGLE FAMILY RESIDENTIAL ON MINIMUM LOTS OF 8,000 SQUARE FEET)

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 15, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

WHEREAS, on October 8, 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 20, 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 on 14.87 acres of property located at 5184 S. 2200 W. from R-1-20 (Single Family Residential on minimum lots of 20,000 square feet) to R-1-8 (Single Family Residential on minimum lots of 8,000 square feet)

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 TO R-1-8

BEGINNING AT A POINT SOUTH 0°23'43" EAST 1,330.43 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 89°54'00" WEST 993.98 FEET ALONG A PROPERTY LINE AND THE NORTH BOUNDARY LINE OF AUTUMN WOOD CIRCLE SUBDIVISION TO THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 215; THENCE NORTH 00°00'20" WEST 32.21 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 07°24'28" WEST 150.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH 00°00'20" WEST 480.66 FEET ALONG SAID RIGHT OF WAY LINE TO THE COMMON BOUNDARY LINE DESCRIBED IN BOUNDARY

LINE AGREEMENT RECORDED JUNE 30, 2005 AS ENTRY NO. 9420216 IN BOOK 9153
AT PAGE 3794; THENCE NORTH $89^{\circ}54'15''$ EAST 1,008.91 FEET TO SAID SECTION
LINE; THENCE SOUTH $00^{\circ}23'43''$ EAST 662.43 FEET ALONG SAID SECTION LINE TO
THE POINT OF BEGINNING. CONTAINS ± 14.87 ACRES

This Ordinance, assigned Ordinance No. 13-31, 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.

