

**TAYLORSVILLE CITY COUNCIL  
AGENDA ITEM SUMMARY**

**MEETING DATE:** December 18, 2013

**AGENDA ITEM:** Public Hearing - Ordinance #13-41 for a proposed amendment to the Zoning Map on 0.832 acres of property located at 6020 S. Jordan Canal Road from R-1-20 to R-1-15

**PRESENTER:** MARK MCGRATH

**AUTHOR:** MICHAEL MELDRUM

**ISSUE SUMMARY:**

The applicant appeared before the Planning Commission on February 12, 2008 to request a 2-lot subdivision. That subdivision was never recorded and after one year became void. The applicant would now like to complete the requirements of a subdivision plat but due to the previous plat being void now needs to obtain a new approval and a zone change.

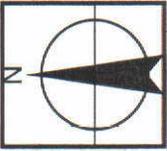
The subject property is currently located in an R-1-20 zoning district. At the time of the previous approval the property was in an A-1 zoning district. The A-1 zoning district allowed the minimum lot size of 10,000 square feet. The previous plat met those requirements. Since that time the property has been rezoned to be included in the R-1-20 zoning district which requires a minimum lot size of 20,000 square feet.

The request for the R-1-15 zoning district is compliant with the General Plan designation of "estate residential". The General Plan specifies lots in this land use designation as being very low density and of at least 1/3 of an acre in size.

**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-1-15 for 0.832 acres of property located at 6020 S. Jordan Canal Road.

Ordinances #13-41  
Zone Change from R-1-20 to R-1-15  
December 18, 2013



HEREDITY FOLKLORE PL  
LINEAGE LN  
OLD FASHION PL  
ORIGIN PL  
FOREFATHER PL  
ANCESTOR PL  
HEIRLOOM PL  
TRADITIONS LN

DOWRY CT  
ELSIE DR  
GAYLAWOOD CIR  
ROENEWOOD CIR

ELDEBBERRY LN  
SAUNTER LN  
S 2235 S

Redwood Rd

Subject Property  
6020 S. Jordan Canal Road



6020 S

1820 W

JORDAN CANAL RD

6150 S

DOVE HOLLOW CIR

6200 S

FARM RIDGE RD  
CANAL RIDGE RD  
JORDAN CANAL RD

PRIVATE

BENNION VIEW CT

MARGRAY DR

BENAIR DR

MARGRAY DR

MT VISTA DR

BENNION HEIGHTS CIR

2200 W

2200 W

2200 W

SURREY RD

SURREY CIR

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 13-41**

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE ZONING MAP ON 0.832 ACRES OF PROPERTY LOCATED AT 6020 S. JORDAN CANAL ROAD FROM R-1-20 (SINGLE FAMILY RESIDENTIAL ON MINIMUM LOTS OF 20,000 SQUARE FEET) TO R-1-15 (SINGLE FAMILY RESIDENTIAL ON MINIMUM LOTS OF 15,000 SQUARE FEET)

The City Council of Taylorsville ordains as follows:

**WHEREAS**, on November 12, 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 December 12, 2013 a notice of public hearing regarding the proposed Zoning map amendment was posted on the state public notice website; and

**WHEREAS**, on November 5, 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 December 18, 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 0.832 acres of property located at 6020 S. Jordan Canal Road from R-1-20 (Single Family Residential on minimum lots of 20,000 square feet) to R-1-15 (Single Family Residential on minimum lots of 15,000 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-1-15

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, WHICH CORNER IS 1,319.15 FEET (1,323.10 BY SUBDIVISION PLAT AND 1,323.20 FEET BY DEED) NORTH 00°04'29" WEST ALONG THE WESTERLY SECTION LINE AND 661.06 FEET NORTH 89°59'55" EAST ALONG THE NORTHERLY BOUNDARY LINE OF BLAKE HEIGHTS NUMBER 17 SUBDIVISION, RECORDED AS ENTRY NUMBER 3612707, IN BOOK 81-10, AT PAGE 139 WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND 1.93 FEET SOUTH 00°04'05" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID

SUBDIVISION AND 1.58 FEET NORTH 89°46' 00" EAST BY BOUNDARY LINE AGREEMENT FROM THE SOUTHWEST CORNER OF SAID SECTION 15; AND RUNNING THENCE SOUTH 00°31'21" EAST 74.47 FEET ALONG AN EXISTING DECORATIVE BRICK WALL; THENCE SOUTH 03°40'00" WEST 33.40 FEET ALONG AN EXISTING CHAIN LINK FENCE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST 391.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE EXISTING SOUTH JORDAN CANAL AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 45°35'54" WEST 155.68 FEET (NORTHWESTERLY BY DEED) ALONG SAID CANAL RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID ENTIRE TRACT; THENCE SOUTH 89°46'00" WEST 278.69 FEET TO THE POINT OF BEGINNING. CONTAINS 36,245 SQUARE FEET OR 0.832 ACRES, MORE OR LESS.

This Ordinance, assigned Ordinance No. 13-41, 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.