



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	June 7, 2023
AGENDA ITEM:	ORDINANCE TO AMEND TAYLORSVILLE ZONING MAP FOR THE PROPERTY LOCATED AT 5758 S. 1300 W. IN TAYLORSVILLE, UTAH, FROM SINGLE-FAMILY R-1-40 TO SINGLE-FAMILY R-1-15 AND R-1-20.
FILE #:	3Z23/DCA-000325-2023
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Terryne Bergeson, Planner I
PRESENTER:	Terryne Bergeson, Planner I
SUMMARY:	Tim and Misty Covington own parcel #21152790100000 located at 5758 S. 1300 W. The parcel is described as Lot 109 of the Kashmir Amended and Extended Subdivision. The property owners are seeking to submit a subdivision amendment application to subdivide the parcel and create a flag lot where they plan to build a home for Misty Covington's father. Concept plans have been submitted for a flag lot. The resulting parcel sizes will not meet minimum requirements of the current zoning designation (R-1-40) which requires a minimum of 40,000 square feet per lot. Proposed property lines and existing and proposed structure will meet requirements of R-1-20 for the front lot with existing home, and R-1-15 for the rear, proposed lot and home. Concept plans illustrate that existing and proposed homes would meet setbacks for the requested zoning designations. City Council approval of the zoning map amendment is necessary for the proposed lots to meet underlying zoning requirements and allow for a subdivision amendment. During the initial distribution for comments, applicants were advised that fire hydrant access will need to be established. During the subdivision process, additional considerations such as Planning Commission approval of staff length and fire hydrant access will need to be addressed. The rezone request was presented to Taylorsville Planning Commission on May 9, 2023, where the Planning Commission voted to forward a positive recommendation to the City Council.

STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 23-06, based on the findings outlined in this report.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny
PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	One comment in favor of the amendment was received during the public comment period.
ATTORNEY'S OFFICE	☒ Yes ☐ No
ATTACHMENTS:	Ordinance No. 23-06 with corresponding Exhibit A Site Plan Illustrating Proposed Property Lines

TAYLORSVILLE, UTAH
ORDINANCE NO. 23-06

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING MAP
AMENDMENT FOR THE PROPERTY LOCATED AT 5758 S. 1300 W. IN
TAYLORSVILLE, UTAH, FROM SINGLE-FAMILY R-1-40 TO SINGLE-FAMILY R-1-
15 AND R-1-20.**

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on June 7, 2023, to consider, among other things, approving a text amendment to the Taylorsville Zoning Map for the property located at 5758 S. 1300 W. in Taylorsville, Utah, from single-family R-1-40 to single-family R-1-15 and R-1-20; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.040, notice of a public hearing before the City's Planning Commission was sent to all owners of property within 300 feet on April 29, 2023; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also posted in City Hall on April 29, 2023; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also posted on Utah's Public Notice website on May 5, 2023; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendment on May 9, 2023, during which the Planning Commission voted 7-0 to recommend that the Council approve the proposed zoning map amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendment during its regularly scheduled meeting on June 7, 2023; 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 amendments.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the zoning map amendment for the property located at 5758 S. 1300 W. in Taylorsville, Utah, from single-family R-1-40 to single-family R-1-15 and R-1-20 is hereby approved, as articulated in Exhibit "A."

This ordinance, assigned Ordinance No. 23-06, 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 _____, 2023.

TAYLORSVILLE CITY COUNCIL

By: _____
Robert Knudsen, Council Chair

VOTING:

Meredith Harker	Yea ____	Nay ____
Ernest Burgess	Yea ____	Nay ____
Robert Knudsen	Yea ____	Nay ____
Curt Cochran	Yea ____	Nay ____
Anna Barbieri	Yea ____	Nay ____

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2023.

APPROVED this _____ day of _____, 2023.

Mayor Kristie S. Overson

ATTEST:

Jamie Brooks, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2023.

POSTED this _____ day of _____, 2023.

EXHIBIT A

R-1-20 Zoning Designation:

Lot 109

5758 S. 1300 W.

Contains approximately 27,491 Sq. Ft. or 0.63 Acres

Beginning at a point that is the West corner of lots 109 & 110 of the Kashmir Extended and Amended Subdivision plat on file with the official records of Slat Lake County Recorder's office, Recorded July 5th, 1972, in Book LL at Page 80 of plats.

Thence North 00° 03' 15" West a distance of 185.74 feet, Thence North 90° 00' 00" East a distance of 20.00 feet, Thence South 48° 58' 21" East a distance of 180.50 feet, Thence South 34° 27' 02" West a distance of 98.70 feet to the beginning of a curve, Said curve bears to the left through an angle of 90° 00' 00", having a radius of 25.00 feet along the arc a distance of 39.27 feet, and whose long chord bears South 10° 32' 58" East a distance of 35.36 feet, Thence South 55° 32' 58" East a distance of 233.66 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 01° 09' 36", having a radius of 987.93 feet along the arc a distance of 20.00 feet, and whose long chord bears South 35° 01' 46" West a distance of 20.00 feet to a point of intersection with a non-tangential line. Thence North 55° 32' 58" West a distance of 349.04 feet to the point of beginning.

R-1-15 Zoning Designation:

Proposed Lot 109.1

New Lot 2, Address To Be Assigned During Subdivision Amendment

Contains approximately 28,232 Sq. Ft. or 0.65 Acres

Beginning at a point that is the East corner of lots 109 & 108 of the Kashmir Extended and Amended Subdivision plat on file with the official records of Slat Lake County Recorder's office, Recorded July 5th, 1972, in Book LL at Page 80 of plats.

Said point is a beginning of a curve that bears to the left through an angle of 05° 25' 01", having a radius of 987.93 feet along the arc a distance of 93.40 feet, and whose long chord bears South 38° 19' 04" West a distance of 93.37 feet to a point of intersection with a non-tangential line, Thence North 55° 32' 58" West a distance of 233.66 feet to the beginning of a curve, Said curve bears to the right through an angle of 90° 00' 00", having a radius of 25.00 feet along the arc a distance of 39.27 feet, and whose long chord bears North 10° 32' 58" West a distance of 35.36 feet, Thence North 34° 27' 02" East a distance of 98.70 feet, Thence South 48° 58' 21" East a distance of 266.71 feet to the point of beginning.

