

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: December 2, 2015

AGENDA ITEM: Ordinance #15-14 concerning a General Plan Proposed Land Use Map Amendment for property located at 3325 West 6200 South, 3337 West 6200 South, and 3361 West 6200 South from Low Density Residential to Neighborhood Commercial.

PRESENTER: Mark McGrath

AUTHOR: Jacob Adams

SUMMARY: The applicant has proposed a zone change of his property at 3325, 3337, & 3361 West 6200 South from R-1-8 to Limited Commercial (LC) in order to continue to expand his commercial daycare business. To do so, the General Plan's Proposed Land Use Map must first be updated from Low Density Residential to Neighborhood Commercial.

The applicant's commercial daycare is currently a legal non-conforming use in the R-1-8 zone due to changes in the Land Development Code after the business was established. The parcels have been zoned for single family residential ever since their development and were designated as low density residential in the 2006 General Plan but are well-suited for a neighborhood commercial area. The large parcels across 6200 South are currently proposed to be developed as a high-density residential area with some commercial attached, and the applicant's properties are the only residential properties on this block that face 6200 South.

The Neighborhood Commercial general plan designation allows for commercial uses that provide convenient shopping opportunities for surrounding neighborhoods and that are low-intensity in nature. This designation is the least intensive commercial designation in the general plan and allows for commercial zone districts that blend well with the surrounding neighborhood, such as the Limited Commercial (LC) district.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission made a unanimous recommendation to approve the proposed amendments on November 10, 2015.

STAFF RECOMMENDATION: City staff recommends approval of the General Plan Map amendment.

RECOMMENDED MOTION: I move that we approve Ordinance Number 15-14 amending the General Plan Proposed Land Use Map for property located at 3325 West 6200 South, 3337 West 6200 South, and 3361 West 6200 South from Low Density Residential to Neighborhood Commercial.

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-14

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE CITY OF TAYLORSVILLE GENERAL PLAN MAP FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL FOR PROPERTIES GENERALLY LOCATED AT 3325 WEST 6200 SOUTH, 3337 WEST 6200 SOUTH, AND 3361 WEST 6200 SOUTH

The City Council of Taylorsville ordains as follows:

WHEREAS, on October 26, 2015 a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was posted on the state public notice website; and

WHEREAS, on October 27, 2015 a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was mailed to all property owners within 400 feet of the property; and

WHEREAS, on October 30th, 2015 a notice of public hearing regarding the proposed Taylorsville General Plan Map amendment was posted in the Deseret News and Salt Lake Tribune; and

WHEREAS, on November 10, 2015 the Taylorsville Planning Commission properly noticed and held a public hearing and voted 6-0 to forward a positive recommendation to amend the Taylorsville General Plan Map; and

WHEREAS, the Taylorsville City Council met in a regular session on December 2, 2015 to consider, among other things, the proposed Taylorsville General Plan Map amendment; and

WHEREAS, after careful consideration and review, the City Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to amend the City of Taylorsville General Plan Map.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that this document be adopted to amend the Taylorsville General Plan Map from Low Density Residential to Neighborhood Commercial for the properties with the following legal descriptions:

Lot 21, Westbrook #1 Subdivision Plat

Lot 22, Westbrook #1 Subdivision Plat

Lots 24 & 23, Westbrook #1 Subdivision Plat

This Ordinance, assigned Ordinance No. 15-14, 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 _____, 2015.

TAYLORSVILLE CITY COUNCIL

By: _____
Kristie S. Overson, Chair

VOTING:

Daniel Armstrong	Yea	___	Nay	___
Dama Barbour	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Bradley W. Christopherson	Yea	___	Nay	___
Kristie S. Overson	Yea	___	Nay	___

PRESENTED to Mayor of Taylorsville for his approval this _____ day of _____, 2015.

APPROVED this _____ day of _____, 2015.

By: _____
Lawrence Johnson, Mayor

ATTEST:

Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this _____ day of _____, 2015.

POSTED this _____ day of _____, 2015.