

**TAYLORSVILLE CITY COUNCIL
AGENDA ITEM SUMMARY**

MEETING DATE: December 2, 2015

AGENDA ITEM: Ordinance #15-15 concerning a Zoning Map Amendment for property located at 3325 West 6200 South, 3337 West 6200 South, and 3361 West 6200 South from R-1-8 to Limited Commercial (LC).

PRESENTER: Mark McGrath

PRESENTER: Jacob Adams

SUMMARY: The applicant has proposed a zone change of his property at 3325, 3337, & 3361 West 6200 South from single family residential (R-1-8) to Limited Commercial (LC) in order to expand his commercial daycare business.

When the applicant's daycare was first established under Salt Lake County jurisdiction the zoning allowed for commercial daycares in single family residential areas. Incorporation and subsequent updates to the City's zoning ordinances have removed this approval, making the applicant's business a legal non-conforming use. This status makes it difficult to expand or enlarge the business.

Changing the zoning on the property to Limited Commercial (LC) would allow commercial daycares as an administrative conditional use and allow the applicant to enlarge or extend his business. The LC zone is the least intensive of the commercial zones available and is intended to support businesses that enhance and blend into surrounding residential neighborhoods.

The General Plan indicates this area as low-density residential; however, Ordinance 15-14 on this same agenda proposes changing the designation to Neighborhood Commercial. This change allows the area to be zoned LC. The applicant is currently working with Salt Lake County to consolidate the three parcels into one lot.

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 zoning map amendment.

RECOMMENDED MOTION: I move that we approve Ordinance Number 15-15 amending the zoning map for property located at 3325 West 6200 South, 3337 West 6200 South, and 3361 West 6200 South from R-1-8 to Limited Commercial (LC)

TAYLORSVILLE, UTAH
ORDINANCE NO. 15-15

AN ORDINANCE OF THE CITY OF TAYLORSVILLE TO AMEND THE CITY OF TAYLORSVILLE ZONING MAP FROM R-1-8 TO LIMITED COMERCIAL (LC) 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 26th, 2015 a notice of public hearing regarding the Taylorsville Zoning 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 Zoning 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 Zoning 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 Zoning Map; and

WHEREAS, the Taylorsville City Council met in a regular session on December 2, 2015 to consider, among other things, the proposed City of Taylorsville Zoning 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 Zoning Map.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that this document be adopted to amend the Taylorsville Zoning Map from R-1-8 to Limited Commercial (LC) 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. 15-15, 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.