

City of Taylorsville
Planning Commission Meeting Minutes
August 13, 2024
Pre-meeting – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance-

Planning Commission

Cindy Wilkey (Chair)
Don Russell (Vice Chair)
Marc McElreath
Don Quigley
Lynette Wendel
Gordon Willardson
David Young (Alternate)

Community Development Staff

Jim Spung – Senior Planner
Terryne Bergeson - Planner
Jamie Brooks – City Recorder

Excused: Commissioner David Wright

Others Present: Ernest Burgess, John E. Gidney, Meredith Harker, Robert Knudsen, Andy Tripplett and several unidentified individuals.

BRIEFING SESSION – 6:00 P.M.

Chair Wilkey called the meeting to order at 6:02 p.m. and turned the time over to Senior Planner Jim Spung.

1. Mr. Spung outlined some upcoming training opportunities such as an American Planning Association (APA) conference in Provo, and the Utah Land Use Institute in Sandy. Both events would take place in October. He also pointed out that there were several training videos available on the APA website as well as some other training opportunities that he summarized.
2. Mr. Spung explained that the minutes for July 9, 2024 had inadvertently been left out of the agenda packet materials sent via email to the planning commissioners. It was determined that item would be tabled until the next meeting.

Planner Terryne Bergeson provided an overview of Agenda Item #4, explaining that on behalf of Summit Vista, KG-RW Associates sought to develop parcel #5 as Phase 2 of the Summit Vista Master Planned Community. She explained that the independent apartment units that were proposed was listed as a non-administrative conditional use. Ms. Bergeson indicated that Building #RB2.1 would be a 6-story residential building.

Commissioner Wendel wished to confirm that it would be six stories and not five. Ms. Bergeson explained that there would be one level of parking which at times

would be underground (depending on elevation) and then five residential levels. So there would be 5-6 levels, depending on where you were on the property.

The layout of #RB2.1 had changed from what was in the original development agreement, so the site plan differed from what was approved in 2015. Staff reviewed the changes and did not find them to be significant. The density had been reduced slightly and the applicant could address that when he spoke to the Planning Commission later in the meeting.

After briefly reviewing the proposed circulation and parking of the project, Ms. Bergeson recommended approval of the conditional use.

Mr. Spung then addressed Agenda Item #5—a zoning text amendment drafted in response to a mandate from the Utah state legislature. The Planning Commission had heard the matter at their previous meeting but had tabled it due to what they felt was the state's over-reach into municipal authority. The city attorney had indicated to Mr. Spung that he would be sending some information to the commissioners but apparently, he had not.

Commissioner Wright had sent the other commissioners a written synopsis of the City Council meeting of July 17 which Commissioner Russell briefly summarized.

GENERAL MEETING – 6:30 P.M.

Chair Wilkey opened the regular meeting at 6:30 p.m. and read the welcome statement.

CONSENT AGENDA

3. Review/Approval of the Minutes for the July 9, 2024 Planning Commission meetings.

The above item was rescheduled for the next meeting of the planning commission.

CONDITIONAL USE PERMIT

4. Public Hearing and Preliminary Conditional Use Site Plan Review for Phase 2 of the Summit Vista Master Planned Community at 6020 South Summit Vista, in Taylorsville, Utah. (File 20C24 – CUP-000469-2024; Terryne Bergeson, Planner)

 Planner Terryne Bergeson explained that the applicants had applied for a non-administrative conditional use permit to begin developing phase 2 (Neighborhood 2) of the Summit Vista Master Planned Community. The project first received approvals in 2015 with the adoption of the SSD-X Bennion Point Zoning District and Development

Agreement, along with conditional use approvals for Phase 1 and the Welcome Center. Neighborhood 2 would be located on the northern parcel #5 (28.42 acres), located at 6020 South Summit Vista Blvd. At its completion, it would consist of five independent-living senior apartment buildings and one mixed-use community building with the associated amenities and site improvements.

The first phase of Neighborhood 2 would be the construction of RB2.1, an independent senior apartment building with 105 units (see table below). "Independent apartment units" was a non-administrative conditional use in the SSD-X Bennion Point Zoning District and required Planning Commission approval. Detailed plans for RB2.1 had been provided for site plan review and were intended to serve as the concept plans for future development of Neighborhood 2. Exhibit K included the architectural plans and renderings for the future community building. She expected completed plans by the end of 2024/early 2025.

Building Type	Square Feet	Units	Height (Stories)
Residential Building 2.1	171,531	105	5
Residential Building 2.2	134,000	95	5
Residential Building 2.3	153,500	100	5
Residential Building 2.4	151,000	100	5
Residential Building 2.5	242,500	150	5
Community Building 2.0	98,600	20	3/4
Maintenance Shed	4,000	0	1
Garden Shed	150	0	1
TOTAL (PHASE 2)	955,281	570	

Adjacent uses listed below:

North	South	East	West
Residential (R-1-6 and R-1-7)	Retirement Community (SSD-X Bennion Point District)	Residential (R-1-6)	Retirement Community (SSD-X Bennion Point District) and Residential (R-1-6)

Any development in the city must comply with applicable standards based on the underlying zone. The Summit Vista retirement community was being developed on the "Retirement Community Parcel" as described in the SSD-X Bennion Point Zoning District and subject to those standards in Chapter 13.38. Staff had reviewed the complete application and provided the applicant with the first round of comments.

Ms. Bergeson indicated that staff recommended the Planning Commission approve the Preliminary Conditional Use Permit for File #20C24 subject to the following conditions:

1. Development shall comply with the requirements of all reviewing agencies.

2. Final approval and issuance of building permits shall not take effect unless and until the text amendment, file #DCA-000479-2024 was approved by the Taylorsville City Council.
3. The applicants shall continue to work with staff to address outstanding comments. Staff was authorized to complete the Final Conditional Use Permit review.
4. The remaining Neighborhood 2 buildings (RB2.2, 2.3, 2.4, 2.5 and CB2.0) were to be of equal quality and design of architectural articulation, color, and materials. Site improvements such as landscaping and lighting shall be similar to or equal in quality to those shown in plans submitted for RB2.1.
5. The community building for Phase 2 must be started prior to the issuance of a building permit for RB2.2.
6. Construction of future subphases for Neighborhood 2 shall require staff site plan review and approval.

Chair Wilkey invited the applicant to address the planning commission.

Robert Weaver of KG-RW Associates was present on behalf of Summit Vista and introduced himself. Regarding an earlier question about the proposed occupancy, he explained that there were 470 units planned for Phase 3.

He explained that the market had changed in the last few years, and there was a greater desire for larger, 2–3-bedroom apartments with assisted living. Fewer 6-story buildings than the original plan which was approved years ago.

Chair Wilkey asked Mr. Weaver to outline the anticipated timing. He responded that Phase 2 would be built one building at a time. The first building would be #RB2 with the clubhouse to be built shortly thereafter. The remaining buildings would be built according to market demand.

Commissioner Quigley asked if a previously planned shuttle system had been implemented. Summit Vista's CEO Walter Klein responded, explaining that there were two vehicles on property that currently provided transportation to various locations.

Commissioner Quigley pointed out that it appeared that some water features that had originally been planned were no longer going to be included. Mr. Weaver explained that they had learned that over time, water features could become challenging to maintain. They had also heard from residents who expressed concern about water conservation.

Commissioner Wendel asked that they seriously look at how to create the same density they had originally promised, if not even increase it. She felt there was nowhere else in Taylorsville that was better suited for high-density housing.

Commissioner Russell asked if there were any lessons learned in Phase 1 that would be incorporated into Phase 2. Mr. Weaver responded that there was more interest in health and fitness than originally anticipated, so that figured into their updated design. Water

conservation had also been taken into account. The biggest thing they learned was the importance of having an indoor space large enough for a variety of activities.

Chair Wilkey opened the public hearing.

Meredith Harker explained that Summit Vista was in her district, and the residents were great neighbors. She felt it was a beautiful development and was excited about their continued development.

Andy Triplett's house was located adjacent to the property. He disagreed that they were good neighbors, saying they had failed to be responsive to the concerns of those that lived just outside the development. He explained that they were pleasant enough on the phone, but never actually did anything to help. Water suppression had been horrible, and this aggravated the asthma that he and his wife suffered from. He also expressed concern that storm drains were not remaining clear and accessible.

There was no one else who expressed a desire to speak, so Chair Wilkey closed the public hearing.

Commissioner Quigly was grateful that Mr. Triplett had taken the time to attend the meeting and outline his concerns. He encouraged Summit Vista to sit down with Mr. Triplett and his neighbors to discuss their concerns and come up with some solutions.

Chair Wilkey acknowledged the nod and "thumbs up" she received from the Summit Vista representatives, that they were willing to work with the concerned neighbors.

MOTION: Commissioner McElreath moved to approve File #20C24 for a conditional use permit for Phase 2 of the Summit Vista Master Planned Community, subject to the findings and conditions outlined in the staff report. The motion was seconded by Commissioner Willardson.

Commissioner Russell:	Aye
Chair Wilkey:	Aye
Commissioner Wright:	Absent
Commissioner Quigley:	Aye
Commissioner Wendel:	Aye
Commissioner McElreath:	Aye
Commissioner Willardson:	Aye
Commissioner Young:	Aye

Motion passed 7-0

ZONING TEXT AMENDMENT

5. Continued from July 9, 2024: Recommendation to the City Council for a Zoning Text Amendment to Several Sections of the Taylorsville Municipal Code, to Align City Standards with Utah Senate Bill 13 Related to Home-Based Microschool and Micro-education Entities; File #2Z24 / DCA-000435-2024, Jim Spung, Senior Planner

 Mr. Spung reminded the commissioners that this item had been addressed at the July 9th meeting, and they had opted to table the matter at that time.

The primary changes proposed by this text amendment were:

- New land use types and definitions for “home-based microschool” and “micro-education entity.”
- Updated land use tables to allow home-based microschool and micro-education entities, and charter schools as a permitted use in all zoning districts (except open space zones).
- New special use standards for home-based microschool and micro-education entities.
- New and updated minimum vehicle parking standards for education uses.
- Updated definition for “charter school” to align with the state definition

The Planning Commission had raised the following concerns in July:

- Lack of curriculum oversight and accountability by state for the proposed use types
- State-mandated standards preempt local land use authority
- Requested an opinion from the city’s legal department regarding the legislation and proposed amendments

Chair Wilkey expressed alarm that no one was measuring the effectiveness of these institutions.

Commissioner Wendel hoped the City Council would understand that there were concerns about the legislature’s over-reach into city government regarding what it could and could not regulate.

MOTION: Commissioner Quigley moved to send a positive recommendation to the City Council regarding File #2Z24/DCA-000435-2024 which would amend the Taylorville Municipal Code related to education entities, as specified in Exhibit A of the staff report. The motion was seconded by Commissioner Russell.

Commissioner Wendel: Aye
Commissioner Wright: Absent

Commissioner Quigley: Aye
Chair Wilkey: Aye
Commissioner Russell: Aye
Commissioner Willardson: Aye
Commissioner McElreath: Aye
Commissioner Young: Aye

Motion passed 7-0

CITY COUNCIL MEETING DISCUSSIONS

Commissioner Wright to report on the City Council meeting held on July 17, 2024

Commissioner Russell reported on this meeting during the briefing session.

Commissioner Russell to report on the City Council meeting held August 7, 2024



Commissioner Russell had been unable to attend the meeting. However, he asked Mr. Spung to summarize the item regarding vehicles and trailers on larger residential lots which he did.

ADJOURNMENT

MOTION: Commissioner Wendel moved to adjourn. The motion was seconded by Commissioner Willardson and Chair Wilkey declared the meeting adjourned.

The meeting adjourned at 7:37 p.m.

Jamie Brooks, City Recorder