

**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

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.

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

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

