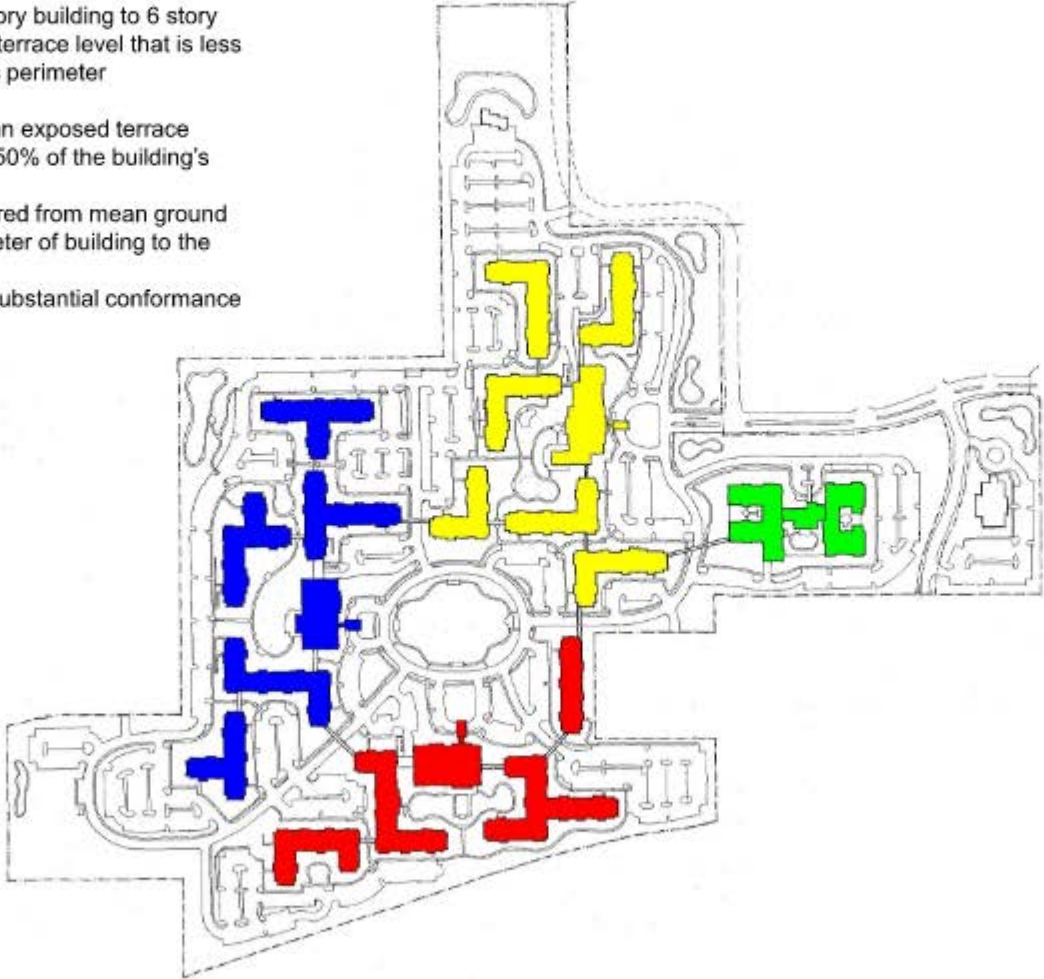


F. Specific Development Standards and Regulations Continued

- 5. Maximum Density: 1,750 Independent Living Units; 300 Extended Care Units (ie, Assisted Living through Skilled Nursing)
- 6. Height, location, arrangement and configuration of buildings :
 - a. Range in height from 1 story building to 6 story building plus an exposed terrace level that is less than 50% of the building's perimeter
 - b. Height Limit:
 - i. Stories: 6 story plus an exposed terrace level that is less than 50% of the building's perimeter
 - ii. Height: 80' as measured from mean ground elevation along perimeter of building to the mid-point of the roof
 - c. Location, arrangement: substantial conformance with submitted plan



Building Type, Occupancy, Height, and Square Footage

Residential Buildings		Stories
Occupancy Group - Residential Apartments - R-2		
Construction Type 1B		
RB 1.1	146,800	6
RB 1.2	147,500	5/6
RB 1.3	160,950	5/6
RB 1.4	99,350	4
RB 1.5	165,400	6
RB 1.6	146,750	6/7
RB 2.1	215,200	6/7
RB 2.2	156,300	5
RB 2.3	135,900	4/5
RB 2.4	196,200	5/6
RB 2.5	144,650	6
RB 3.1	218,900	5/6/7
RB 3.2	186,700	6/7
RB 3.3	211,600	4/5
RB 3.4	130,900	6/7
Total Residential Building Square Footage		2,463,100

Community Buildings		
Occupancy Group - Mixed Occupancy, Non-Separated A-2, A-3, B, E, & M		
Most Restrictive A-3		
Construction Type 2B		
CB 1.0	59,950	2
CB 2.0	54,800	2
CB 3.0	50,050	2
Total Community Building Square Footage		164,800

Extended Care Center		
Occupant Group - Nursing Home - I-2		
Construction Type 1B		
ECC 1.0	239,800	4/5
Total Extended Care Building Square Footage		239,800

Accessory Buildings		
Welcome Center - A-3, CT 5B	19,900	2
Gatehouse - U, CT 5B	120	1
Maintenance Shed - S-1, CT 5B	4,000	1
Garden Shed - U, CT 5B	150	1
Total Accessory Buildings Square Footage		24,170

Total Square Footage of All Structures 2,891,870
Note: All numbers are projected maximums subject to market demand.

EXHIBIT B, Updated proposal 2024

SUMMIT VISTA BUILDING DATA AND PARKING

PHASE 1				Bldg Height	Bldg Height	Underground	Underground	Surface	Total
Building Type	ILU Count	Building Square Feet	Stories	Typical Grade to Mean Roof	Lowest Grade to Top of Roof	Structured Parking SF	Parking Count	Parking Count	Parking Count
Residential Building 1.1	114	165,076	5	60	79	18,667		56	89
Residential Building 1.2	100	138,363	5	60	79	27,668		69	58
Residential Building 1.3	95	134,325	5	60	79	25,831		57	55
Residential Building 1.4	109	148,856	5	60	79	18,850		48	126
Residential Building 1.5	90	127,553	5	60	79	25,601		56	49
Residential Building 1.6	96	145,906	6	70	89	23,296		51	39
Welcome Center		0	0						
Gatehouse		120	1						
Community Building 1.0		59,950	2	36	45				30
TOTAL (PHASE 1)	604	920,149				139,913		337	446

PHASE 2					Underground Structured Parking SF	Underground Parking Count	Surface Parking Count	Total Parking Count	
Building Type		Building Square Feet	Stories						
Residential Building 2.1	105	171,531	5	61	82	22,614	57	61	118
Residential Building 2.2	95	134,000	5	61	82	26,800	55	53	108
Residential Building 2.3	100	153,500	5	61	82	22,000	55	57	112
Residential Building 2.4	100	151,000	5	61	82	22,000	55	53	108
Residential Building 2.5	150	242,500	5	61	82	30,000	85	97	182
Community Building 2.0	20	98,600	3/4	47	70	10,000	20	37	57
Maintenance Shed		4,000	1						0
Garden Shed/Pickle Ball area		150	1					40	40
TOTAL (PHASE 2)	570	955,281				133,414	327	398	725

PHASE 3					Underground Structured Parking SF	Underground Parking Count	Surface Parking Count	Total Parking Count	
Building Type	Building Square Feet	Stories							
Residential Building 3.1	95	149,500	5	61	82	22,000	57	61	118
Residential Building 3.2	135	189,000	5	61	82	30,000	55	53	108
Residential Building 3.3	130	192,500	5	61	82	30,000	55	57	112
Residential Building 3.4	110	161,000	5	61	82	22,000	55	53	108
Community Building 3.0		50,050	2	36	45		85	97	182
TOTAL (PHASE 3)	470	742,050				104,000	307	321	628

ILU NHD Totals	1,644	2,617,480	377,327	971	1,165	2,136
----------------	-------	-----------	---------	-----	-------	-------

EXTENDED CARE				Structured Parking SF	Underground Parking Count	Surface Parking Count	Total Parking Count
Building Type	Square Feet	Stories					
Extended Care Building	147,892	3					
TOTAL	147,892			0	0	0	0

PROJECT TOTAL	1,644	2,765,372	377,327	971	1,165	2,136
---------------	-------	-----------	---------	-----	-------	-------

Note: Building SF does not include Underground Structured Parking SF

EXHIBIT C

13.38.030: LAND USE AND DENSITY:

—A. Matrix Explanation: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this Development Code, the application procedures for development, and any overlay districts as applicable.

1. Development of a new phase on the Retirement Community Property shall require approval of a concept master plan by the Taylorsville Planning Commission. The Commission may review and approve a complete site plan for construction of individual buildings.

2. The construction of future buildings, roads, and amenities shall comply with the approved master plan and is subject to review according to the table below.

3. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.

~~Future development may propose an expansion of uses pursuant to the provisions of subsections 13.19.010C and E of this title. The approval of any additional land uses beyond those allowed in the table below, shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council. Please refer to subsection 13.38.020A of this chapter for definitions of these subdistricts.~~

P = Permitted

AC = Administrative conditional

NC = Nonadministrative conditional

S = Special use permit

N = Not permitted

—B. Table Of Uses:

Land Use	
Land Use	
Accessory structure	P
Animals (household pets)	P
Assisted living unit	~~NCAC~~
Continuing care retirement community	~~NCAC~~
Continuing care retirement community accessory uses	~~NCAC~~
Home occupation	P
Independent apartment unit	~~NCAC~~

EXHIBIT C

Parking, structure/terrace	AC
Parking, underground	P
Parks, public and private	P
Professional office	NC
Senior apartment units	~~NC~~ AC
Skilled nursing care unit	~~NC~~ AC
Solar equipment	AC
Wireless telecommunications facility	NC

C. Expansion of Uses

1. An expansion of uses may be requested for those parcels with frontage along 6200 South for uses such as commercial retail sales and services, cosmetic services, hotel, healthcare facility or medical offices, mixed use structures, restaurants, or other uses as deemed appropriate by the City Council.
2. The request for the addition of any allowed land uses beyond those in the table shall include proposed development standards and regulations as listed in subsection 13.19.010 F of this title. The request must be approved pursuant to the provisions of subsections 13.19.010 C and E. Approval shall be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council.

GD. Density:

1. Allowable dwelling units per acre shall apply to parcels designated Retirement Community Property and developed with residential units. ~~are maximums based upon suitable design and compliance with the standards in the City Code.~~
2. Density shall be calculated by dividing the total number of dwelling units by the combined acreage of those parcels on which units are developed.
3. The Director is authorized to approve development that results in density within five percent of the allowable units per acre listed below that meets all other standards in this chapter and that achieves the overall intent of the community.

	Minimum Allowable Units Per Acre	Maximum Allowable Units Per Acre
Retirement community property	~~23~~ 22	30

(Ord. 15-08, 10-21-2015, eff. 7-25-2017)

EXHIBIT D

City of Taylorsville
Planning Commission Meeting Minutes
September 10, 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
David Wright
Gordon Willardson
David Young (Alternate)

City Staff

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

CITIZEN’S/GUESTS PRESENT: Ernest Burgess, David Canas, Elias Canas, Richard Canas, Bob Knudsen, and Jackie Larsen

BRIEFING SESSION

1. Briefing Session to Review the Agenda. (Jim Spung)

The briefing began at 6:01 p.m. Mr. Spung discussed the upcoming conference of the American Planning Association as well as a speech to be presented by Charles Marohn, author of *Escaping the Housing Trap*.

He also provided an update regarding the Station Area Plan.

Planner Terryne Bergeson provided an overview of Agenda Items #3 and #4.

Regarding Item #3, she explained that the parcel which once housed *Incredible Toy* had been vacant since 2021. The applicant was not the property owner but instead was the new tenant who wished to open a used car lot, which required a zone change. Chair Wilkey expressed concern that there was insufficient room for people to move about on the north side of the property. Ms. Bergeson responded that issue would be addressed during the site plan review. Also, on the second page of the staff report, there was a reference to a notice that was sent to the public on April 28, 2024. It was actually done on *August 28th*.

45 In response to an earlier question from Chair Wilkey, Mr. Spung indicated that the lot was
46 approximately 80' wide and roughly 320' deep. The roadway leading to the back of the
47 property was about 20'-21' wide.

48
49 Commissioner Wilkey commented that Redwood Road was starting to "look a lot like
50 State Street." She wondered what that would mean 20, 30 or 40 years in the future.

51
52  Regarding Item #4, Ms. Bergeson indicated the amendments related to density,
53 landscaping and the table of uses. The original development agreement was adopted in
54 2015. Since then, some changes became necessary based on resident preferences and
55 market feedback, but these changes resulted in the number of units falling below the
56 minimum density at completion. Therefore, staff had proposed some changes to clarify
57 the standards and also allow some flexibility so that it would still comply with Taylorsville
58 Municipal Code Chapter 13.38.

59
60 Rather than returning to the planning commission before constructing each building, it
61 was being recommended that staff provide the review once the Commission approved
62 the master plan. It was determined that the minimum density was not being met because
63 it was being calculated only using the parcels which would be developed with residential
64 units because the front undeveloped parcel would never have any residential units, and
65 the extended care facility should not be included in the calculations. Therefore, new
66 language was being added to clarify that the density was to be calculated using any
67 property that was designated as retirement community property and also had residential
68 units on it.

69
70 Commissioner Wendel felt this was like "double-dipping," if just a percentage of the overall
71 acreage was being considered and they did not wish to account for any other structures
72 or open space which might be there. But then they still came in below our density even
73 when we reduced the number of acres we were using in the calculation.

74
75 Commissioner Young pointed out that the minimum density could be reached if an
76 additional story was added. He wondered if the planning commission could ask that they
77 do that. If so, he would like to.

78
79 Commissioner Wendel felt that the developer should be held to their original agreement
80 regarding the density. The city had held onto the property for 25 years while they searched
81 for the right project, and now there was double-dipping—similar to smoke and mirrors.
82 Additionally, she wished for the planning commission to retain its authority to review future
83 proposed changes.

84 85 **GENERAL MEETING**

86
87 Chair Wilkey called the meeting to order at 6:31 p.m. She read the welcome statement to
88 those who were present.

90 **Consent Agenda**

- 91
- 92 2. Review and Approval of the Meeting Minutes from July 9, 2024 and August 13, 2024
- 93

94 **MOTION: Commissioner Wendel moved to approve the minutes as presented from**
95 **the July 9, 2024 and August 13, 2024 Planning Commission meetings.**
96 **The motion was seconded by Commissioner Russell and passed**
97 **unanimously.**

Zoning Map Amendment

- 98
- 99 3. Public Hearing and Recommendation to the City Council for a Zoning Map
100 Amendment for the Property at 4768 S Redwood Road in Taylorsville, Utah
101 from Community Commercial (CC) to Boulevard Commercial (BC); Applicant:
102 Elias Canas (5Z24 - DCA-000481-2024 / Terryne Bergeson, Planner)

103  Ms. Bergeson explained that the property located at 4768 South Redwood Road
104 was a deep commercial lot with a small building that had been used for small retail-- most
105 recently Incredible Toy. Applicant Elias Canas contacted the city to inquire about opening
106 a used car dealership at the location. The property was zoned Community Commercial
107 which prohibited that type of use. The applicant (potential tenant) had applied for a zoning
108 map amendment with the permission of the property owner, and requested the property
109 zoning designation be changed from Community Commercial to Boulevard Commercial,
110 which would allow the operation of a used car dealership with the approval of a non-
111 administrative conditional use permit and business license.

112 The subject property was a single parcel fronting Redwood Road and containing
113 approximately 25,700 square feet. An existing 1,800 square foot building with an attached
114 rear garage fronted on Redwood Road, 30 feet from the property line. The back half of
115 the parcel was undeveloped and was an open lot screened by fencing. The front half of
116 the lot was paved and striped, used in the past as parking for the retail use. Required
117 improvements would be determined during a site plan review process. The application
118 did not seek any change to the General Plan designation. The application was not for
119 permission to open a used car lot. Instead, it was for a rezone. If the rezone were to
120 eventually be approved by the city council, the applicant could *then* apply to operate such
121 a business. Ms. Bergeson pointed out that forwarding a positive recommendation
122 regarding the zoning request would not approve the concept development plan. Instead,
123 a zoning change simply established the legal mechanism for the applicant to pursue
124 development approvals based on the underlying zoning.

125 Commissioner Quigley asked how soon the applicant could try again if the city council did
not approve the rezone once it got to them. Mr. Spung responded that it would be one
year.



Applicant Elias Canas addressed the planning commission along with his two brothers Richard and David Canas. They explained that the property was currently vacant, and they wished to put it to good use and make it look nice. They also hoped to sell cars at more reasonable prices than were currently available.

Commissioner Russell asked if the applicant currently had a car dealership, or if there was another dealership anywhere nearby. They did not currently have a dealership, but their cousin had recently opened one at 1820 W 2300 S.

Commissioner Quigley pointed out that this was a zoning change application. They were not yet addressing whether a used car lot should be approved. Chair Wilkey agreed.

Chair Wilkey opened the public hearing. However, there was no one (in person or online) who expressed a desire to speak, so she closed the public hearing.

Commissioner Wright felt the proposed zoning designation seemed in harmony with the rest of the neighborhood.

Commissioner Wendel was concerned about the area remaining stagnant for future generations.

MOTION: Commissioner Quigley moved to forward a negative recommendation to the City Council for File #5Z24 – DCA-000481-2024, a Zoning Map Amendment for the Property Located at 4768 S Redwood Road a presented.

The motion died for lack of a second.

MOTION: Commissioner McElreath moved to forward a positive recommendation to the City Council regarding on File #5Z24 – DCA-000481-2024, a Zoning Map Amendment for the Property Located at 4768 South Redwood Road in Taylorsville, Utah, from Community Commercial to Boulevard Commercial, Subject to the Information and Findings in the Staff Report. The motion was seconded by Commissioner Willardson.

Commissioner Willardson: Yes

Commissioner Russell: Yes

Commissioner Quigley: No

Commissioner McElreath: Yes

Commissioner Wright: Yes

Chair Wilkey: Yes

Commissioner Wendel: Yes

Motion passed 6-1

172
173
174

Zoning Text Amendment

- 175
- 176 4. Public Hearing and Recommendation to the City Council for a Zoning Text
177 Amendment to Chapter 13.38 of the Taylorsville Municipal Code, Updating
178 Regulations in the SSD-X Bennion Point District (Summit Vista), Related to Density,
179 Landscaping, and the Table of Uses; Applicant: Andy Hubbard of Great Basin
180 Engineering; (File 4Z24 – DCA-000479-2024; Terryne Bergeson, Planner)

181  Ms. Bergeson explained that the Summit Vista retirement community project first
182 received approvals in 2015 through the adoption of a Development Agreement and site-
183 specific development standards, Chapter 13.38 SSD-X Bennion Point Zoning District.
184 Construction on the project had continued since then, with the final building for phase one
185 almost complete. Permitting for phase two was now underway, with the property owner's
186 agents receiving preliminary approval for a non-administrative conditional use permit on
187 August 13, 2024. The applicants were working through the building permit process for the
188 first neighborhood 2 building, RB2.1. Construction was anticipated to begin at the end of
189 2024.

190 As the project had incrementally developed over the years, the developers had made
191 changes in response to market feedback and resident preferences such as providing
192 larger gathering spaces and redesigning some landscaping. One significant change had
193 been an increased demand for 2-bedroom units, resulting in the total unit count falling
194 below the minimum density.

195 Updated information for the overall project was provided with the non-administrative
196 conditional use permit application. Staff review determined that the new anticipated
197 density at full build-out would not be achieved. To comply with the minimum density listed
198 in the ordinance, a very significant increase in unit count would be needed in phase three.
199 After discussion with applicants and staff, it had been determined that the minimum
200 density listed in the governing ordinance could be amended so the project would be on
201 track to comply with density requirements at completion, while still maintaining the
202 commitment to create a quality, high-density senior living project. Amendments to the
203 SSD that were proposed were intended to allow an easier application process for
204 development of future phases, clarification and flexibility for the overall density and future
205 development, and minor updates to landscaping.

206 Currently, each time a change was proposed, a review was conducted by the planning
207 commission. Staff wished to streamline the process so that the commission would
208 approve the master plan for each phase, but then allow sub-phases would be reviewed
209 and approved by staff.

210 Although Commissioner Wendel understood that Summit Vista was not considered
211 "affordable housing," she wondered if there was any reason to believe that if the density
212 were to be increased, the costs could be lowered.

Mr. Spung responded that would be a reasonable thing to consider, although staff had not spoken to the developer about that possibility. However, the buildings themselves were quite expensive, so adding a floor would certainly increase the costs.

Chair Wilkey asked if the applicant was present, but he was not. She then opened the public hearing.

Jackie Larsen asked if any public roadways would be blocked off once this phase was complete. Ms. Bergeson responded in the negative. Then in response to an earlier statement made by Commissioner Wendel, Ms. Larsen commented that increasing density would not make the housing units more affordable. Instead, it would merely increase the profits of the developers.

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

Commissioner Wright expressed concern about the recommended administrative changes in the review process, and said he could not recommend approval of the application because of those.

Mr. Spung wished to clarify that the draft would still require the planning commission to approve each phase as a master plan, but instead of returning for each building within those phases, staff would provide future approvals.

Commissioner Wendel was very adamant that the planning commission retain their current approval authority. Since Summit Vista tended to add only one building per year, she pointed out that it would not be overly burdensome for the commission. She also felt the city should hold firm on the density requirement as it was what was agreed upon.

Commissioner Quigley felt that the proposal was in opposition to what Mark McGrath had previously told the commission regarding the city's needs. Ms. Bergeson responded that the entire community development had reviewed the proposal, including Mr. McGrath.

Chair Wilkey commented that when the developer appeared the previous month, it was made very clear that there were concerns about the density. So for them to not even attend this meeting "kind of feels like we got blown off."

Commissioner McElreath said he was leaning towards requiring that the developer maintain the original agreement.

When the possibility of modifying the recommendation was raised, Commissioner Wright recommended **not** removing the planning commission's oversight.

MOTION: Commissioner Wendel moved to forward a negative recommendation to the City Council for a Zoning Text Amendment to Chapter 13.38 of the Taylorsville Municipal Code Amending Regulations in the SSD-X

Bennion Point Zoning District. The motion was seconded by Commissioner Wright.

Commissioner McElreath wished to confirm that the motion was to not approve *any* part of the application. Commissioner Wendel indicated that was correct. She pointed out that there were three different components of the application and there appeared to be issues with each of the three. Because she was concerned both with the density and the suggested removal of commission authority, she was not interested in amending her motion.

Commissioner McElreath asked about the likelihood that the city council would be made aware of their concerns. Mr. Spung explained that their concerns were typically shared with the city council.

Commissioner Quigley:	No
Commissioner Wendel:	Yes
Commissioner McElreath:	Yes
Chair Wilkey:	No
Commissioner Willardson:	No
Commissioner Wright:	Yes
Commissioner Russell:	No

Motion failed 3-4

Commissioner Quigley commented that unlike in 2015, they now had some familiarity with this developer. He said they did good work, and he had no problem with what they were now proposing.

Chair Wilkey stated she was less concerned about the proposed density than she was about allowing administrative approval. She wished for the planning commission to continue to review each sub-phase.

Commissioner Wendel pointed out that Summit Vista helped to shift ownership of single-family homes in Taylorsville.

Commissioner Quigley reiterated that the developer was doing good work, and he did not wish for the city to get in the way.

Commissioner Wendel pointed out that Taylorsville's need for density had increased since 2015, so she hated to see the project's density decrease at all.

MOTION: Commissioner Wright moved to forward a positive recommendation to the City Council for File #4Z24 – DCA-000479-2024, a Zoning Text Amendment to Chapter 13.38 of the Taylorsville Municipal Code Amending Development Regulations in the SSD-X Bennion Point

304 **Zoning District, except for the land use components in Sections A, B**
305 **and C. The motion was seconded by Commissioner Russell.**
306

307 **Commissioner Russell: Yes**
308 **Commissioner Wright: Yes**
309 **Chair Wilkey: Yes**
310 **Commissioner Quigley: Yes**
311 **Commissioner Wendel: No**
312 **Commissioner McElreath: Yes**
313 **Commissioner Willardson: Yes**
314

315 **Motion passes: 6-1**
316

317 **CITY COUNCIL MEETING DISCUSSION**
318

319 Commissioner McElreath updated the rest of the commission on the items discussed at
320 the August 21st city council meeting, after which Commissioner Young reported on the
321 September 4, 2024 meeting. He asked Council Member Ernest Burgess to share
322 information regarding the Taylorsville Dayzz report.
323

324 **ADJOURNMENT**
325

326 **MOTION: Commissioner McElreath moved to adjourn. The motion was**
327 **seconded by Commissioner Wright and passed unanimously.**
328

329 The meeting adjourned at 8:05 p.m.
330