

# Planning Commission Staff Report

## File # 6Z24-DCA-000485-2024

Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, Adopting Standards for the SSD-R Taylor Villas Zoning District

## File # 7Z24 - DCA000484-2024

Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for Approximately 5.3 Acres of Property at 4027 and 4035 W. 6200 S., from Single-Family Residential (R-1-40) to Site-Specific Development Residential (SSD-R)



## Department of Community Development

<b>Date:</b>	November 8, 2024
<b>Meeting Date:</b>	November 12, 2022
<b>Agenda Item:</b>	[noted in title blocks above]
<b>Subject Property Address:</b>	4027 and 4035 W. 6200 S.
<b>Applicant:</b>	Paxton Guymon, PKEG Investments LLC
<b>Author:</b>	Jim Spung, AICP, Senior Planner
<b>Parcel #:</b>	21-19-200-052-0000; 21-19-200-027-0000
<b>Applicable Ordinances:</b>	Including, but not limited to Chapters 13.05 and 13.19
<b>Agenda Item #:</b>	4 & 7

### Attachments:

<b>Exhibit A:</b> Zoning Map	<b>Exhibit G:</b> Landscape Plan
<b>Exhibit B:</b> General Plan Map	<b>Exhibit H:</b> Street Cross-Sections
<b>Exhibit C:</b> Aerial Image of Subject Property	<b>Exhibit I:</b> Exterior Elevations
<b>Exhibit D:</b> Vicinity Map	<b>Exhibit J:</b> 3D renderings
<b>Exhibit E:</b> Proposed Concept Site Plan	<b>Exhibit K:</b> Chapter 13.43: <i>SSD-R Taylor Villas Zoning District</i>
<b>Exhibit F:</b> Applicant Letter	<b>Exhibit L:</b> Staff Review Comments - November 6, 2024

## Summary:

Paxton Guymon, PKEG Investments LLC, is requesting a Site-Specific Development Residential (SSD-R) Zoning Map and Zoning Text amendment. The requested zoning amendments would establish the regulatory framework for future development of the 5.318-acre subject property located at 4027 and 4035 W. 6200 S. in Taylorsville. The proposed development plan includes 42 single-family attached (townhouse) units and 11 single-family detached building lots (Exhibit E).

## Site Description

The subject property is in the Single-Family Residential (R-1-40) zoning district and consists of two (2) parcels with a cumulative area of approximately 231,670 square feet (5.318 acres). Existing development on the property includes a single-family home, several accessory buildings, vehicles, trailers, and improvements for horses as depicted in the aerial image in Exhibit C.

The property is bounded on the north by 6200 South and on the west by Fairwind Drive, both public rights-of-way. Existing single-family homes on Lots 914 – 918 of the Misty Hills No. 9 Plat B are immediately south and existing single-family homes on Lots 17 – 21 of the Misty Hills No. 8 Plat C subdivision are immediately east. Surrounding zoning designations are as follows:

North	South	East	West
6200 South (City of Kearns)	Single-Family Residential (R-1-7)	Single-Family Residential (R-1-7)	Fairwind Drive (City of Kearns)

## General Plan Analysis

The Taylorsville General Plan is intended to guide land use and development decisions that address the present and future needs of the City and to accomplish coordinated, efficient, and harmonious growth and development within the City.

The subject property is currently designated as "*Low Density Residential*" on the Proposed Land Use Map. The following statement describes the intent of the Low Density Residential designation (pg 3-4):

*"Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER [Agricultural/Estate Residential] districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single family dwellings."*

The applicant's development proposal of 10 units per acre exceeds the density thresholds established for the "*Low Density Residential*" designation, requiring a General Plan Map amendment prior to approval of the SSD zoning applications. Mr. Guymon has filed a companion application for a General Plan Map amendment (#2G24 – GPLAN-000486-2024) to accompany these SSD-R Zoning Text and Zoning Map amendment requests. The General Plan Map amendment, along with additional information, will also be presented in the November 12, 2024 Planning Commission meeting.

## Staff Analysis

The purpose of the SSD zone is established in [§13.19.010](#) of the Taylorsville Land Development Code(LDC):

*"The SSD Zone is created to establish the enabling legislation and procedure for developing site specific development within the City. The SSD District designation is provided in order to allow the most efficient and creative development of lands that have unique or unusual characteristics. The SSD District is intended to be used for development when it can be shown that no other zone classification would be adequate or appropriate for reasonable development. The SSD District is used when the uses on a specific parcel of property are appropriate for the location, but may not be appropriate for a community wide land use ordinance. The SSD Zone shall:*

1. *Develop uses and development standards as described in subsection F of this section;*
2. *Clearly articulate rules for how an area will develop;*
3. *Build in flexibility beyond that allowed by the typical land use ordinances;*
4. *Contain more precise linkages between density, land use and public facility requirements;*
5. *Contain provisions that will respond to changing conditions without the need for a zone change or amendment;*
6. *Contain regulations which apply to a particular area without changing Citywide ordinances;*
7. *Be used as the basis for a development agreement; and*
8. *Contain comprehensive and cohesive integration of all aspects of development and guidance that need to be administered for the development of the site."*

The proposed development form and scale would not neatly fit into existing base zoning districts available in Taylorsville. The development package submitted by the applicant illustrate the following development characteristics:

### **Land Use and Density**

Proposed land use for the project is residential, including 42 single-family attached (townhouse) units and 11 single-family detached units on lots ranging in size from 4,100 square feet to 5,700 square feet. The townhouse units are proposed along 6200 South, Fairwind Drive, and internal to the subject sit. Single family detached lots are proposed along the east and south edges of the development and adjacent to existing single-family homes. The development plan includes 53 dwelling units on 5.318 acres, creating an overall residential density of 10 units per acre.

### **Access**

Vehicle access to the proposed project will be from two points on Fairwind Drive. One of the new streets will align with the existing Cheltonham Way (6265 South) and extend eastward, terminating in a guest parking area in the southeast corner of the subject property. Another access will be provided farther north and dead-end at the east side of the subject property.

A traffic impact study has been conducted and is provided as part of this report. No significant impacts are proposed as a result of the proposed development project.

Internal auto circulation will be provided by the east/west streets referenced above as well as two north/south connectors. The north/south street farthest east will provide access to four single family lots and 9 courtyard-facing townhouse units, while the north/south connector farther west will function as an alleyway providing rear garage access to townhomes fronting Fairwind Drive and 9 courtyard-facing townhomes internal to the project. All streets and vehicle access internal to the project will be privately owned and maintained.

Convenient pedestrian access will also be provided for each unit. The fronts of townhouse dwelling units adjacent to 6200 South and Fairwind Drive will face those streets and provide sidewalk connections from the public sidewalk to the front door. The new single-family detached lots will have a sidewalk along the private streets as well as pedestrian connections to the front doors of each unit. Courtyard-facing townhome units will face inward toward a common green with a sidewalk that connects to the larger sidewalk network within the project. A new sidewalk connection is also proposed allowing units access to the existing sidewalk along 4000/3975 West.

### **Architectural Design**

The proposed architectural design for both the attached and detached single-family units resemble traditional style buildings with pitched roofs. The exterior materials for the townhouse units include two variations, as illustrated in Exhibit I. Exterior building elevations for proposed single-family lots are also included for reference. Staff recommends that street-facing façades (particularly sides of units), be emphasized to increase overall architectural quality and character.

### **Site Design**

The current layout of the site could be characterized as pedestrian-oriented design. The site features typical elements of high-quality walkable places, such as rear-loaded units, wide 6-foot sidewalks, park strips and street trees, a relatively narrow street cross section, some on-street parallel parking, and buildings orientated towards the public realm and internal streets. The townhouse units facing 6200 South and Fairwind Drive will be rear-loaded, with garages and vehicle parking areas concealed behind the unit and internal to the project.

There are several landscaped areas identified on the site plan, including an approximately 8,500 square foot stand-alone open space on the southeast portion of the site featuring two pavilions with picnic tables and a children's playground. This shared common area makes up approximately 4.6 percent of the site area (excluding area for streets). Given the compact nature of the project and limited yard space, staff recommends the open space amenity be increased to a minimum of 10 percent of the site area to enhance the quality of life for the residents.

To minimize impacts on existing residential properties immediately south and east and to provide a more gentle transition of uses, the development plan includes single family lots in these areas. The minimum rear yard setback for the proposed single-family lots is 15 feet, matching the rear setback of adjacent existing homes. The maximum building height would

also match the existing single-family development at 35 feet, measured from finished grade to the highest point of the roof structure.

The development proposal also includes replacing the existing park strip and sidewalk along 4000/3975 West, 6200 South, and Fairwind Drive with a new 6-foot park strip and 6-foot sidewalk. These improvements would also require the dedication of some private land to the public right-of-way. The park strip is proposed to include street trees planted at regular intervals, as well as drought-tolerant landscaping.

### **Parking**

The proposed development plan includes a two-car garage and a two-car driveway for each unit. The project also includes 13 parallel vehicle parking spaces along internal private streets and a 16-space guest parking area at the southeast corner of the site. In total, there are 241 vehicle parking spaces provided on-site. As proposed, the development plan provides 4.5 vehicle parking spaces per unit.

### **Review Process**

The SSD zoning tool requires that specific development regulations be adopted in conjunction with a SSD zoning map amendment. Exhibit K includes a draft zoning text amendment that would create a new Chapter 13.43: *SSD-R Taylor Villas Zoning District*. This chapter would include the regulatory language, exhibits, and other information specific to the development project. Staff would refer to this Chapter to reference development standards required for this property. For this reason, much more detail regarding the project design is required at this phase of the project, as summarized in LDC [§13.19.010\(F\)](#). The exhibits included in this staff report are the elements that have been provided to-date and that would be included in the proposed SSD text amendment.

Since this is a legislative action, the Planning Commission serves as an advisory body to the City Council, who will ultimately take final action on the applications in accordance with LDC [Chapter 13.05](#) and Utah Code.

### **Discussion Items**

Staff has provided the applicant with several review comments and recommendations (Exhibit L). Mr. Paxton has verbally committed to incorporating these elements into the project. For discussion purposes, staff would like to discuss the following elements with the Planning Commission:

- Rental limitations and homeownership.
- State incentives for first-time homebuyers and starter homes.
- Open space amenities.
- Street and streetscape design.
- Architectural design.
- Fencing and buffering.

### **Public Comment**

A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024. Additionally, a notice was published on the Utah State Notice Website and the City's website.

As of November 8, 2024, staff has not received public comment regarding this application.

## Findings

1. This application was initiated by Paxton Guymon, PKEG Investments LLC.
2. Mr. Guymon is requesting a Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, adopting standards for the SSD-R Taylor Villas zoning district.
3. Mr. Guymon is requesting a Zoning Map amendment for the properties identified in Exhibit C from "*Single Family Residential (R-1-40)*" to "*Site Specific Development Residential (SSD-R Taylor Villas)*"
4. The subject property is made up of two parcels with a cumulative area of approximately 231,670 square feet (5.318 acres).
5. The subject property is in the Single Family Residential (R-1-40) zoning designation and does not permit the planned development as proposed.
6. The proposed development plan (Exhibit E) includes 42 single-family attached (townhouse) units and 11 single-family detached lots.
7. Chapters [13.05](#) and [13.19](#) and of the Taylorsville Land Development Code include standards and requirements for rezoning a property to the SSD zoning district.
8. The current General Plan Map designation for the property is "*Low Density Residential*" and is not compatible with the planned development as proposed.
9. Mr. Guymon has filed a companion application to amend the City's General Plan Map for the subject property (File #2G24 – GPLAN-000486-2024).
10. Staff has provided the applicant with several review comments and recommendations (Exhibit L) and recommends the Planning Commission review and discuss the merits of the project prior to making a formal recommendation.
11. A public notice was sent to all affected entities and residents within 300 feet of the property on November 1, 2024, and published on the Utah State Notice Website and the City's website.
12. As of November 8, 2024, staff has not received public comment regarding this application.
13. The City Council is the decision-making authority for a Zoning Map and Text amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Chapters [13.05](#) and [13.19](#), and other applicable sections of the Taylorsville City Code.

## Conditions

N/A.

## Staff Recommendation

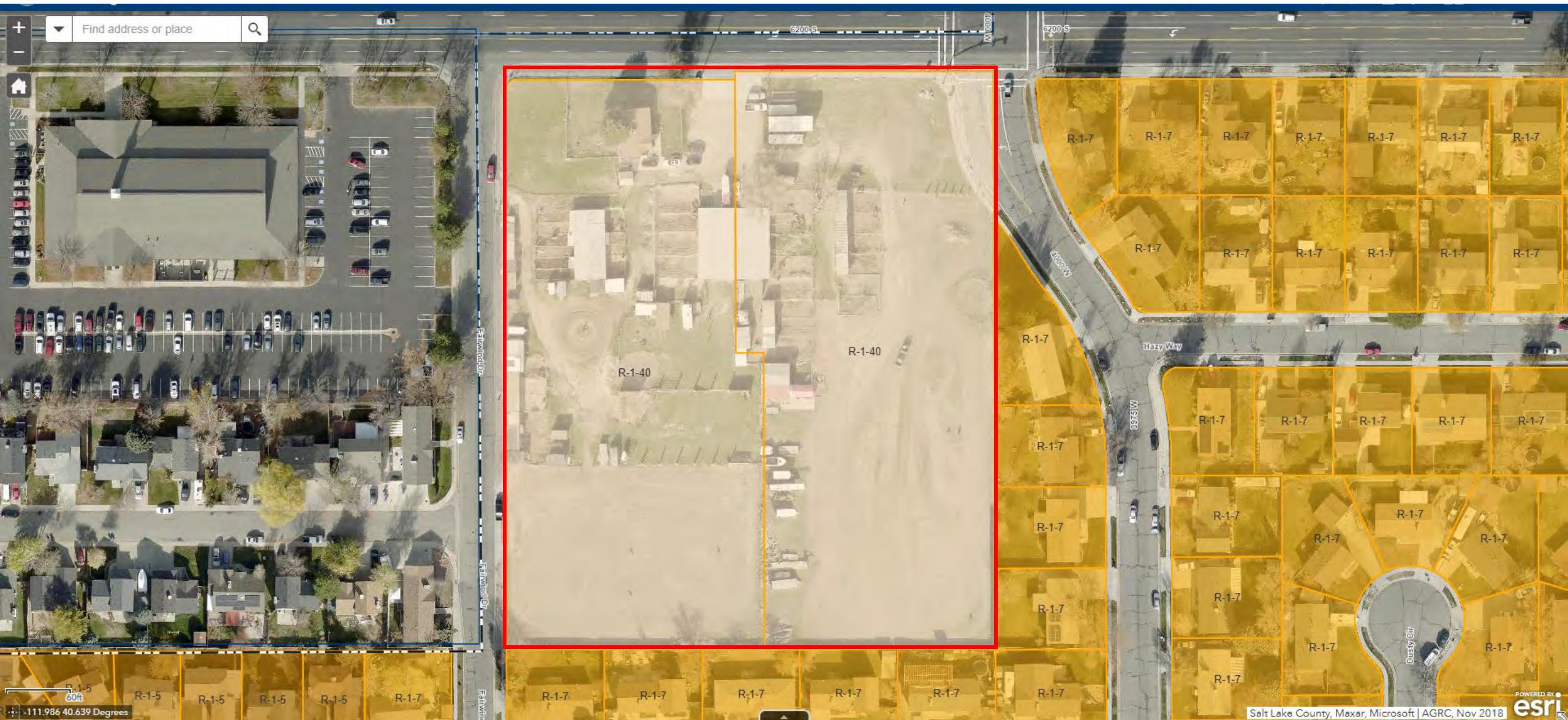
Staff recommends the Planning Commission review and discuss the proposal and make a formal recommendation to the City Council at a future meeting.

## Recommended Motion

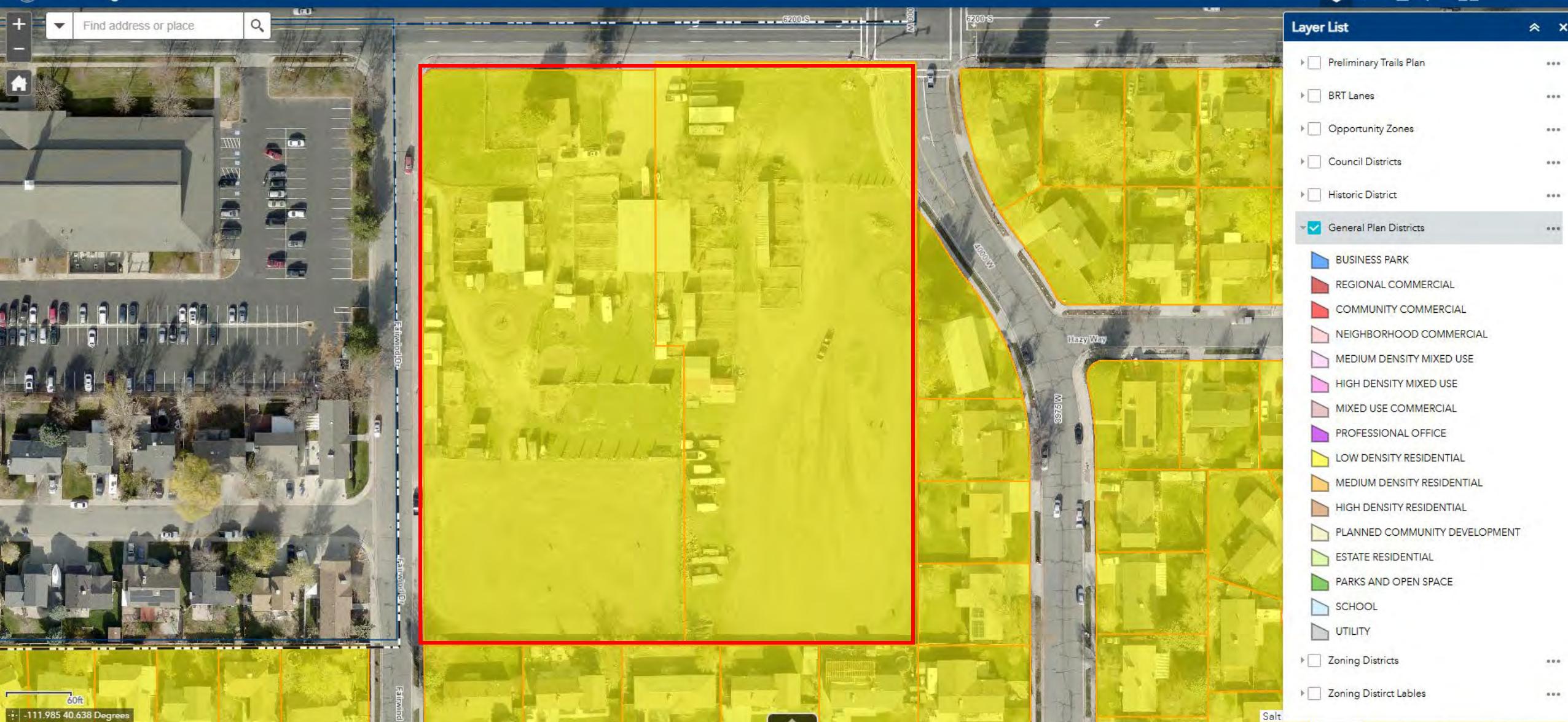
I move that we continue File #6Z24-DCA-000485-2024 and #7Z24 – DCA000484-2024 to the [insert date] Planning Commission meeting for the following specific reasons

\_\_\_\_\_.

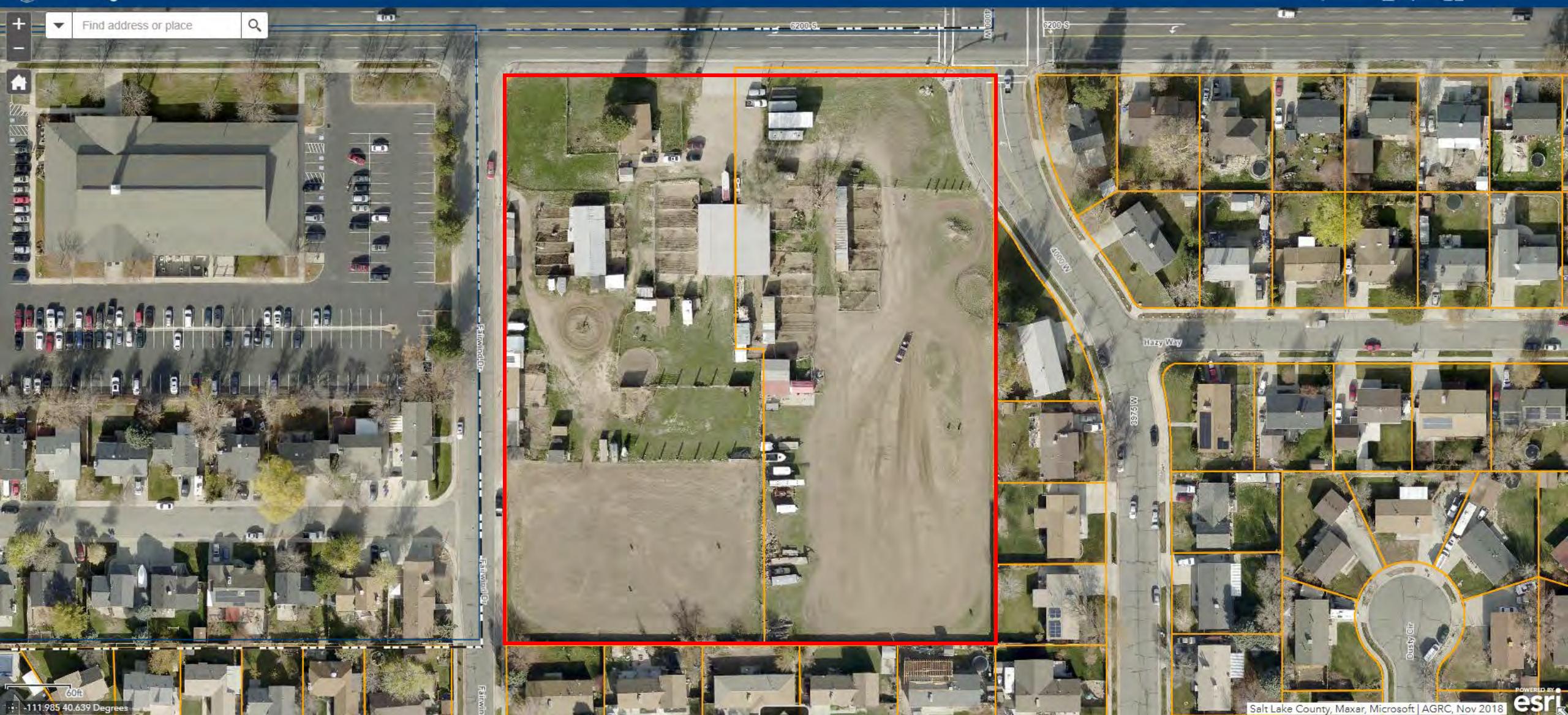
## ZONING MAP – SINGLE-FAMILY RESIDENTIAL (R-1-40)



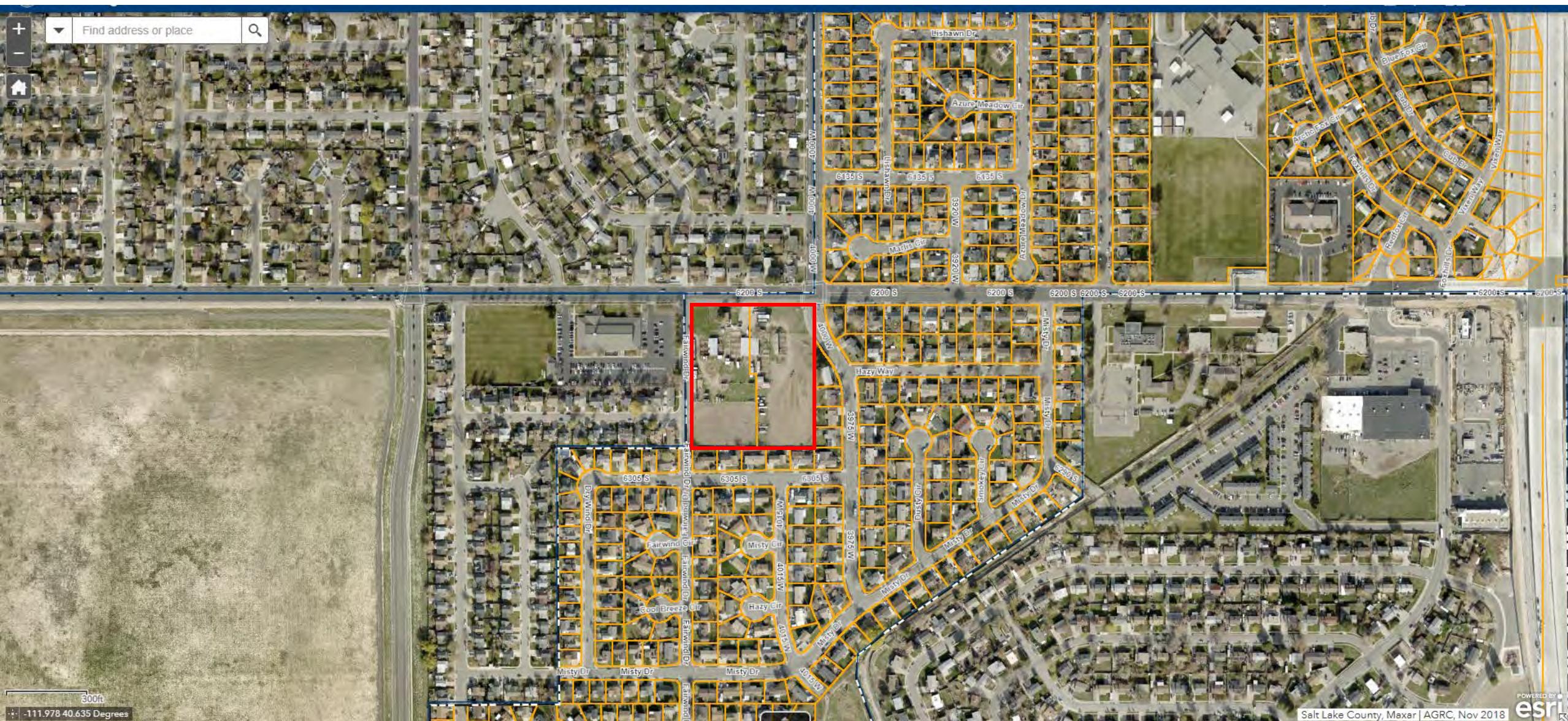
# GENERAL PLAN MAP – LOW DENSITY RESIDENTIAL



## AERIAL VIEW



# VICINITY MAP







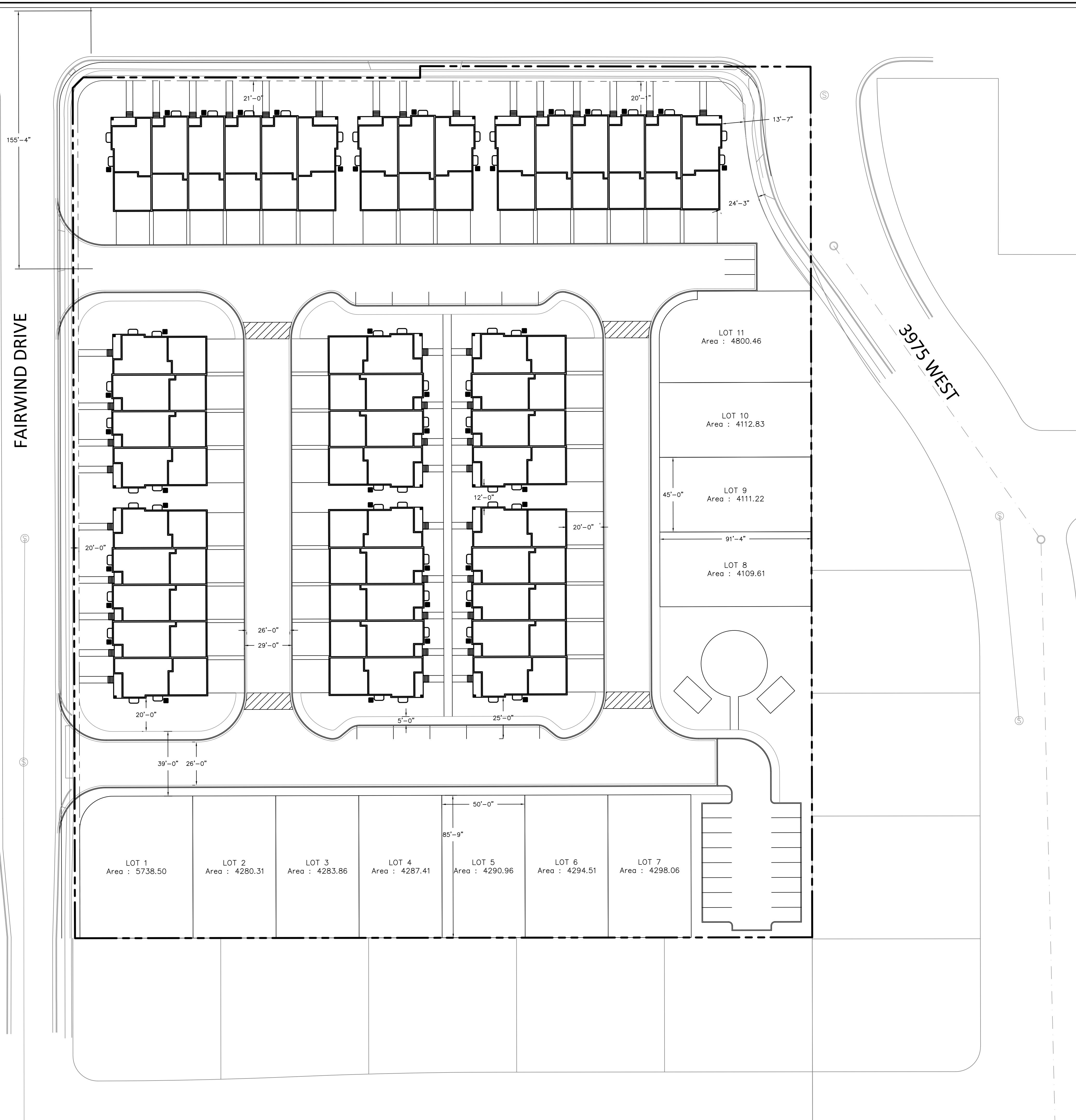
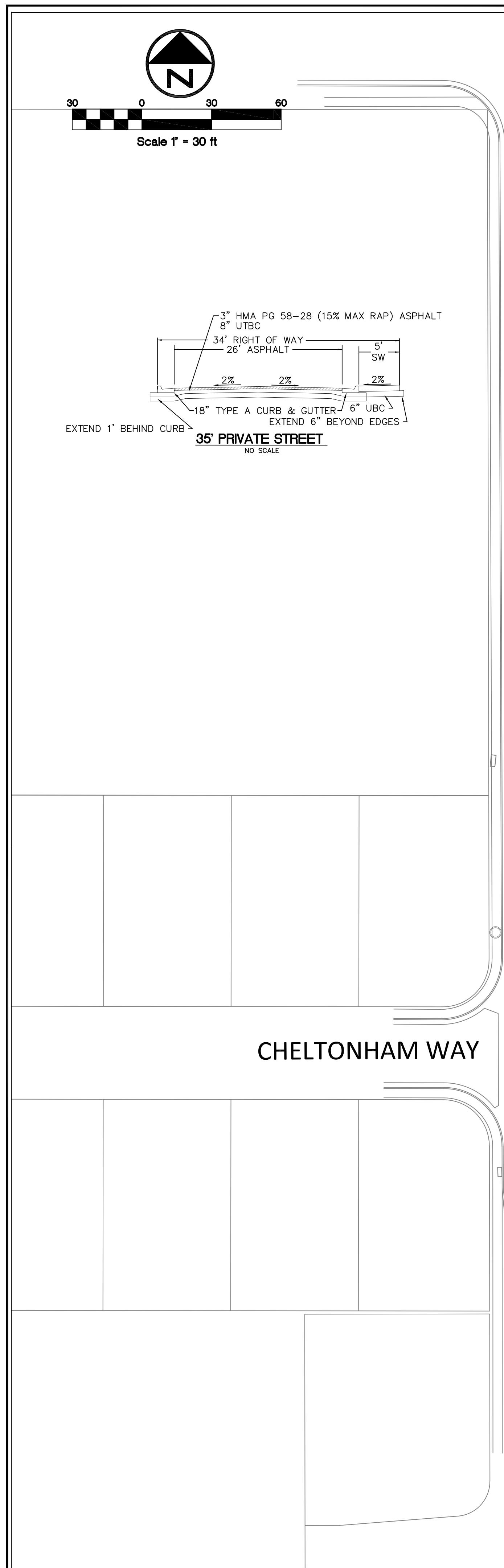
**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BL 100, UT 84065  
801.655.8112  
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 53  
-42 REAR LOADING UNITS  
-11 SINGLE FAMILY LOTS
2. VISITOR PARKING: 26 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT - 168 TOTAL
4. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

G:\DATA\4453\Garmon Taylorsville\dwg\Concept\_Plans\Taylorsville Concept New Layout.dwg  
PLOT DATE: Oct 16, 2024



NO.	REVISION	DATE
PROJECT INFORMATION		
TAYLOR VILLAS		
CONCEPT PLAN		
TAYLORSVILLE, UTAH		
DRAWN KCW	CHECKED GDW	PROJECT # 24253
DATE 10/16/2024		
SCALE 1" = 30'		
SHEET C101		
ENGINEER'S STAMP		



30 0 30 60  
Scale 1" = 30 ft

= SINGLE FAMILY

= CAROLINE TOWNHOME

= CHATELLE TOWNHOME



**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE CREST WAY  
BL 1, L1, L2, L3, L4, L5  
801-558-8112  
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

1. TOTAL NUMBER OF UNITS: 53  
-42 REAR LOADING UNITS  
-11 SINGLE FAMILY LOTS
2. VISITOR PARKING: 26 STALLS
3. TOWNHOUSE RESIDENT PARKING: 4 PER UNIT - 168 TOTAL
4. TYPICAL DRIVEWAY DIMS: 20' WIDE X 20' DEEP
5. 5' PARKSTRIP AND 6' SIDEWALK TO BE INSTALLED ALONG FAIRWIND DRIVE AND 6200 SOUTH

FARWIND DRIVE

CHELTENHAM WAY

3975 WEST

155'-4"

14'-7"

25'-3"

19'-0"

20'-0"

26'-0"

35'-0"

6'-0"

25'-0"

12'-0"

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October 24, 2024

City of Taylorsville  
Attn: Wayne Harper  
Community and Economic Development Director  
[wharper@taylorsvilleut.gov](mailto:wharper@taylorsvilleut.gov)  
Attn: Jim Spung, Senior Planner  
[jsprung@taylorsvilleut.gov](mailto:jsprung@taylorsvilleut.gov)

Re: Proposed Residential Project – “*Taylor Villas*”

Dear Wayne and Jim:

My wife and I are the owners of PKEG Investments, LLC (the “**Applicant**”), which owns Salt Lake County Tax Parcel 21-19-200-052 (2.64 acres) and is under contract to purchase the adjacent parcel, Tax Parcel 21-19-200-027 (2.68 acres). Together, these parcels comprise 5.3 acres adjacent to the south side of 6200 South. Historically, the parcels have been used for agricultural purposes and boarding horses/animals. The parcels are run down and unsightly, with dilapidated old structures. County Assessor maps of these parcels are enclosed as Exhibit A.

As you know, the Applicant has applied for a General Plan amendment and to rezone these parcels to allow for a new residential community (the “**Project**”). We have also requested approval under the SSD Zone (Site Specific Development) with a base zoning designation of RM-12 (maximum of 12 units per acre). Per Section 13.20.060 of the City Code, we understand the parcels are required to be developed as a “site-specific development” since the Project has more than 5 acres. Enclosed as Exhibit B is our proposed Concept Plan (Project layout) for what will become a vibrant, beautiful new residential community in your City.

There are many positive attributes of our Project that we hope you, the Planning Commission, and the City Council will take into account, including the following:

1. The Project provides a functional mixture of single family homes (11 lots for single family detached homes) and attached townhomes (42 rear loaded townhome units).
2. The single family lots in our Project are located next to the backyards of existing single-family homes in the surrounding neighborhood. This provides a buffer that reduces our Project’s impact on the neighboring property owners. A church meetinghouse is located to the west of our Project.
3. We held a well-attended neighborhood meeting regarding our Project on July 15, 2024. More than fifty (50) neighbors attended. Based on the feedback received from those neighbors, we made certain changes to our Concept Plan to provide increased on-site parking and to reduce the density from 59 units to 53 units.

4. Our objective is for the townhome units in this Project to qualify for Utah's first-time homebuyer assistance program pursuant to which the State of Utah provides grants of \$20,000.00 (interest free and payment free until the home is sold or refinanced). To qualify for this program, the base sales prices of the townhomes will be \$450,000 or less.
5. We will tear out the existing park strip (including the stamped, colored concrete) and existing sidewalks along those sections of 6200 South and Fairwind Drive that border our Project. In their place, we will install new landscaped park strips (5 feet wide) and a new pedestrian sidewalk (6 feet wide). This will significantly improve the appearance of the perimeter of the Project.
6. The Concept Plan exemplifies contemporary urban design principles with the fronts of the townhomes (having attractive architectural features) facing the public streets (6200 South and Fairwind Drive).
7. Contrary to many projects with attached housing products, our Project will have more than sufficient parking. Each residential unit will have a 2-car garage, and all driveways will be at least 20-feet in length (with some driveways being 22 feet long). In addition, extra parking is provided where shown on the Concept Plan in the southeast corner, the northeast corner, and on the north and south curbs of the center housing area.
8. The Project will have a nice open space area with a playground and two (2) covered pavilion seating areas where shown on the Concept Plan (south of Lot 8).
9. The Project has snowshed storage areas on the north side of Lot 11 and on the south side of the playground area.
10. As confirmed by the Traffic Impact Study performed by Hales Engineering dated October 11, 2024, the surrounding roads and intersections will operate at acceptable levels of service with the additional traffic from our Project. No traffic mitigation measures are needed to accommodate our Project.
11. The Project will be beautified with professional landscaping and plants as shown in the Landscape Plan prepared by PKJ Design Group (licensed landscape architects).
12. The private internal roads, open space amenities, and landscaping features of the Project will be maintained by a homeowners association (HOA), thus eliminating the need for the City to maintain such improvements or provide road maintenance and snow plowing services.
13. Historically, the northwest portion of Tax Parcel 21-19-200-027 was supposed to be dedicated to the City (where the street and public improvements are located) but that dedication never occurred. As a result, those public improvement encroach on private property. When this Project is approved and platted, the necessary dedication will be included to fix this problem.

Concurrent with the submission of this letter, I have uploaded through the City's online portal updated Project renderings, designs, and elevations. Please let me know if you have any questions about this letter or the materials provided through the City's online portal.

We look forward to working through the project approval process with you.

Sincerely,



Paxton R. Guymon, Esq.

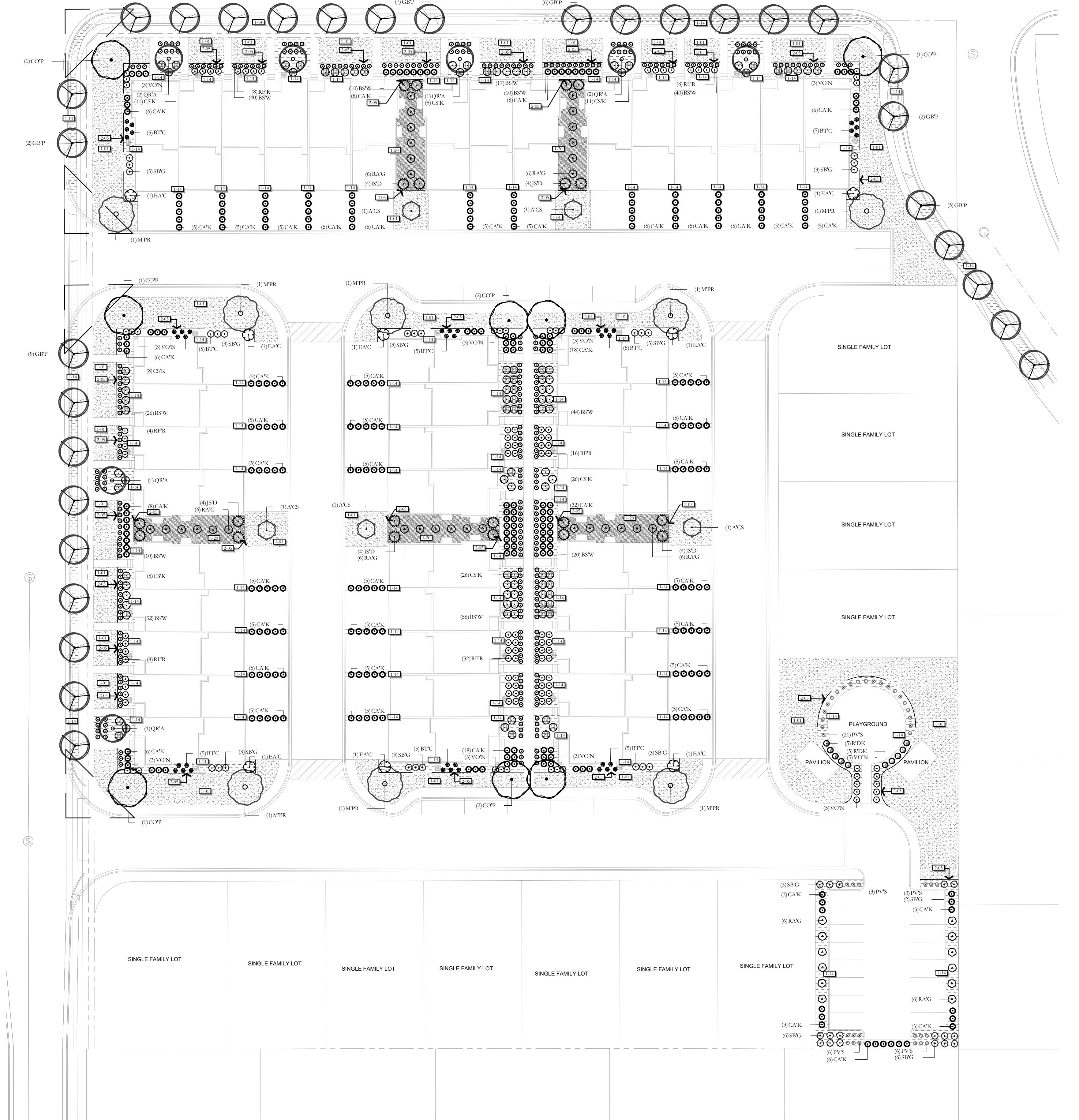
Land Use Attorney

Email: [Paxton.guymon@gmail.com](mailto:Paxton.guymon@gmail.com)

Phone: (801) 706-6725

Enclosures

cc: Kelly Ellis Guymon (PKEG Investments LLC)

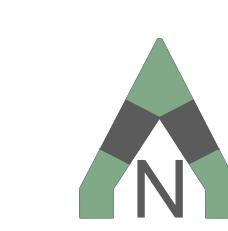


ISSUE DATE

10/25/2024

UT24105

811  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC  
1-800-662-4111  
www.bluestakes.org



# TAYLOR VILLAS

6200 SOUTH AND FAIRWIND DR.  
TAYLORSVILLE, UTAH

0' 15' 30' 60' 120'  
GRAPHIC SCALE: 1" = 30'

## SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PREFERENCE.)

### 1 LANDSCAPE

1-01	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT KENTUCKY BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	21,920 sf
1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	19,527 sf
1-20	2.4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	3,478 sf

### 2 HARDCAPE

2-05	5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	1,373 lf
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## SHEET INDEX

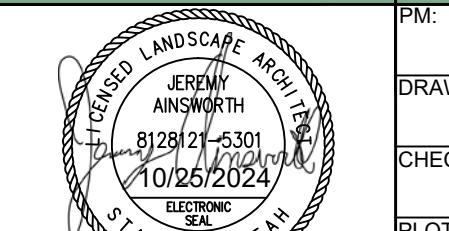
SHEET LP 102
SHEET LP 103

## PLAN 1 LEGEND

(IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PREFERENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
<b>DECIDUOUS TREES</b>					
	A'CS	5	Acer platanoides 'Crimson Sentry' Crimson Sentry Norway Maple Moderate; 30' tall x 12'-15' wide; sun; z4	B & B	2"Cal
	C'OP	8	Celtis occidentalis 'Prairie Pride' Prairie Pride Hackberry	B & B	2"Cal
	GB'P	31	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Gingko Tall; 50x15; AV 70%; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	M'PR	8	Malus x 'Prairie Rose' Prairie Rose Crabapple low; 20x8; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	QR'A	7	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak Tall; 45x14; AV 17%; sun; z4	B & B	2"Cal
<b>SHRUBS</b>					
	C'SK	98	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	5 gal	
<b>DECIDUOUS SHRUBS</b>					
	BT'C	40	Berberis thunbergii 'Concorde' Concorde Japanese Barberry Sd3; 2x2; AV 12.5; sun to part sun; z4; Utah Lake water tolerant	5 gal	
	EA'C	8	Euonymus alatus 'Compactus' Compact Burning Bush moderate to high; 6x8; sun to part sun; z4	5 gal	
	RA'G	42	Ribes aureum Golden Currant Sd2; 4x4; AV 12.5; sun to part shade; z3; Utah Lake water tolerant	5 gal	
	RF'R	76	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal	
	SB'G	41	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea moderate; 3x 3-4; sun to part sun; z3	5 gal	
	VO'N	34	Viburnum opulus 'Nanum' Dwarf European Cranberrybush moderate; 2x3; sun to part shade; z3; Utah Lake water tolerant	5 gal	
<b>EVERGREEN SHRUBS</b>					
	BS'W	305	Buxus sempervirens 'Woodburn Select' Woodburn Select Dwarf Boxwood moderate; 1-2 x 1-2; sun to part shade; z5; Utah Lake water tolerant	5 gal	
	J'SD	20	Juniperus sabina 'Monard' TM Moor-dense Juniper low; 1x6; sun; z3; Utah Lake water tolerant	5 gal	
<b>GRASSES</b>					
	CA'K	299	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tall; 4x3; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	P'V'S	39	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass Tall; 4x2-3; AV 3; sun; z4; Utah Lake water tolerant	1 gal	
<b>ROSES</b>					
	R'DK	10	Rosa x 'Radtko' Double Knock Out Rose moderate; 3.4 x 3-4; sun; z5; Utah Lake water tolerant	5 gal	

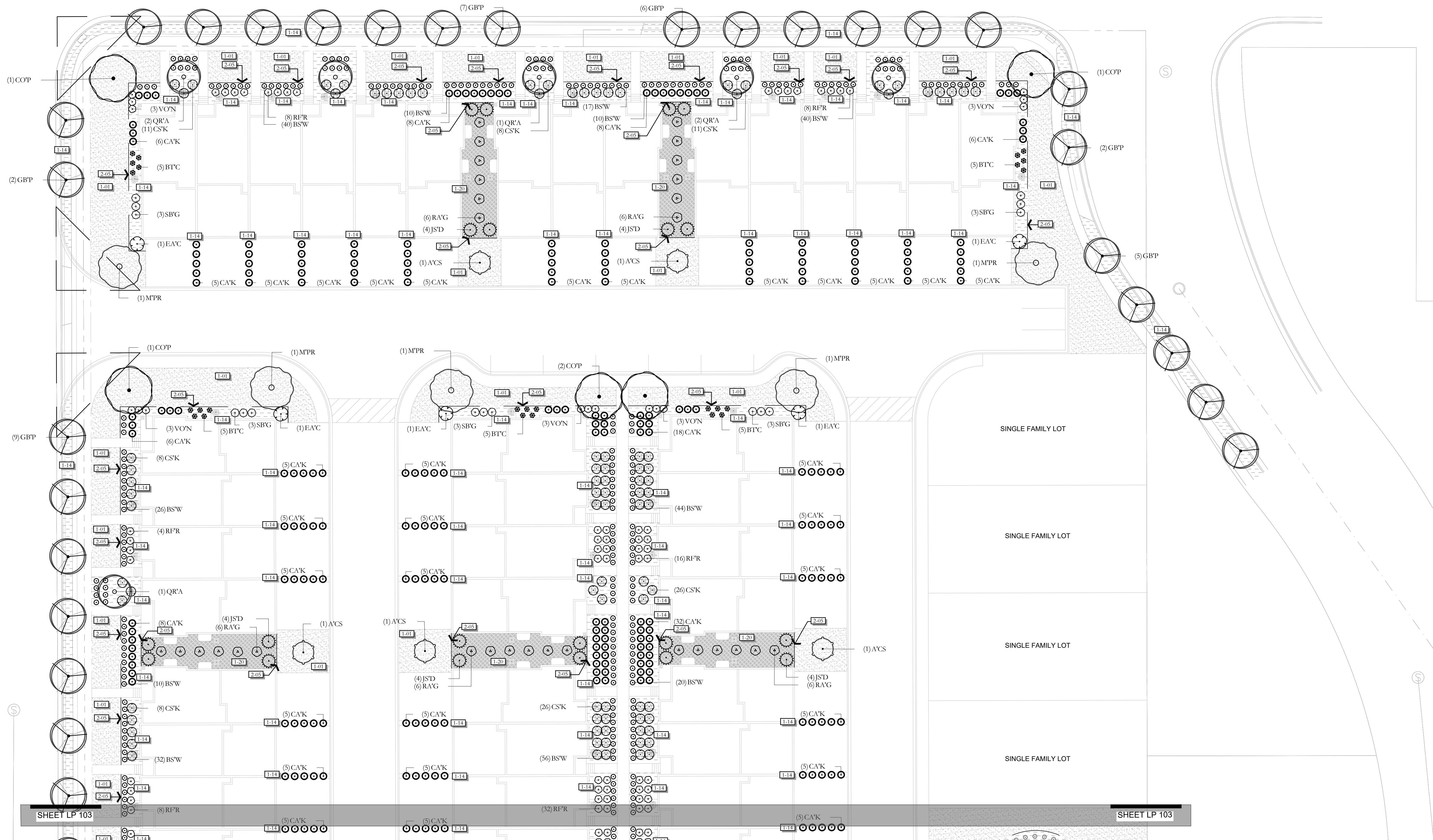
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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	10/25/2024
<b>PKJ DESIGN GROUP</b>	
Landscape Architecture / Planning & Visualization	
3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	
<b>LANDSCAPE OVERALL PLAN</b>	
<b>CITY PERMIT SET</b>	



LANDSCAPE OVERALL PLAN  
CITY PERMIT SET

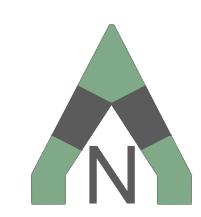
LP-100





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10/25/2024	UT24105	 <b>811</b> BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 <a href="http://www.bluestakes.org">www.bluestakes.org</a>	 <b>PKJ</b> <b>DESIGN GROUP</b> Landscape Architecture Planning & Visualization 3450 N. TRIUMPH BLVD SUITE 102 LEHI, UTAH 84043 (801) 753-5444 <a href="http://www.pjdesigngroup.com">www.pjdesigngroup.com</a>	<b>PKEG INVESTMENTS, LLC</b> <b>PAXTON GUYMON</b> 801-706-6725	 <b>TAYLOR VILLAS</b> 6200 SOUTH AND FAIRWIND DR. <b>TAYLORSVILLE, UTAH</b>		DRAWN: <b>JMA</b> CHECKED: <b>JMA</b> PLOT DATE: <b>10/25/2024</b>
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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7							
 GRAPHIC SCALE: 1" = 20'							

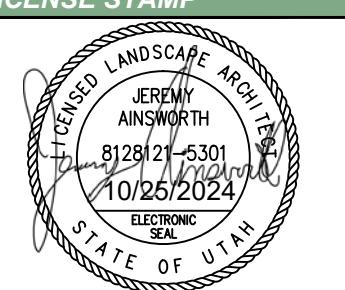
TAYLOR VILLAS  
6200 SOUTH AND FAIRWIND DR.  
TAYLORSVILLE, UTAH



GRAPHIC SCALE: 1" = 20'

PKEG INVESTMENTS, LLC  
PAXTON GUYMON  
801-706-6725

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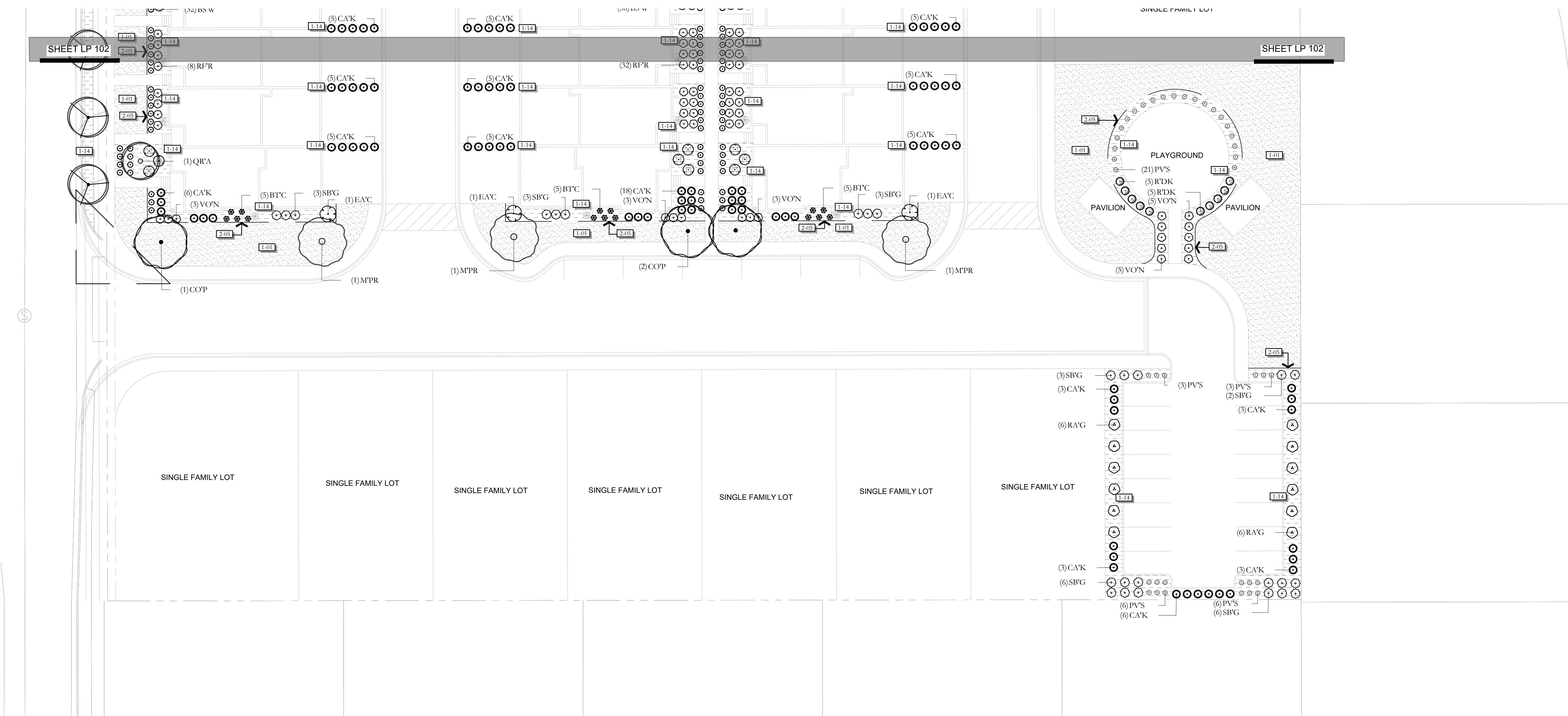


# LANDSCAPE PLAN

## CITY PERMIT SET

LP-102

LP-102



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
10/25/2024	UT24105	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org	TAYLOR VILLAS 6200 SOUTH AND FAIRWIND DR. TAYLORSVILLE, UTAH	PKEG INVESTMENTS, LLC PAXTON GUYMON 801-706-6725	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 10/25/2024
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
2							
3							
4							
5							
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811  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC  
1-800-662-4111  
www.bluestakes.org



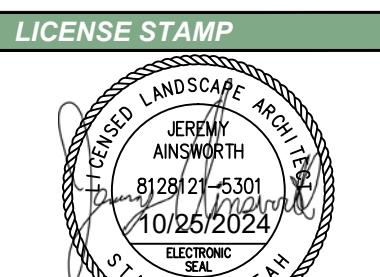
0' 10' 20' 40' 80'  
GRAPHIC SCALE: 1" = 20'

TAYLOR VILLAS  
6200 SOUTH AND FAIRWIND DR.  
TAYLORSVILLE, UTAH

LP-102

LP-103

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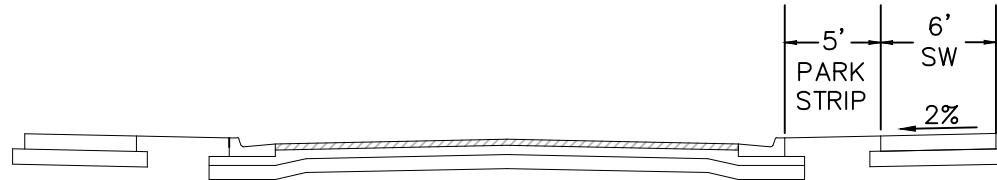
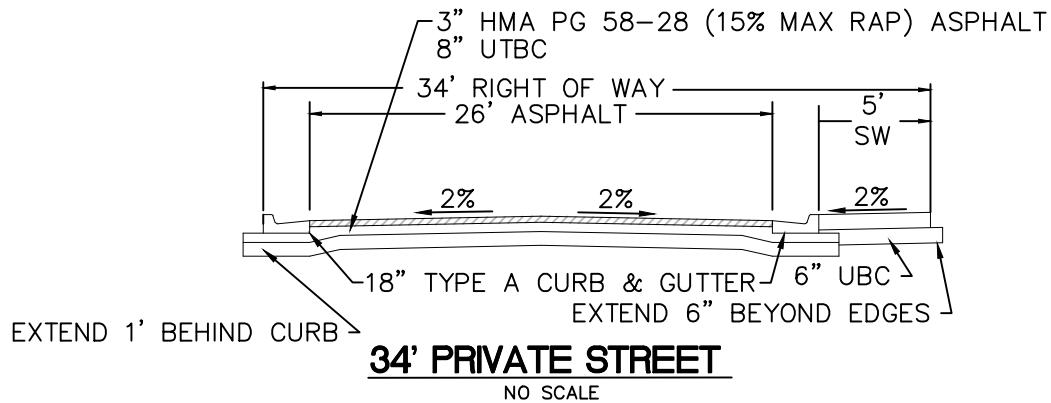


LANDSCAPE PLAN  
CITY PERMIT SET

LP-103



# TAYLOR VILLAS ROW CROSS-SECTIONS





Kate-B  
38' x 51'-5"  
Sq.Ft. 2,238



Ethan  
40' x 49'-6"  
Sq.Ft. 1,432



Jesse  
35' x 41'  
Sq.Ft. 1,969



Nathan  
35' x 51'  
Sq.Ft. 2,408



Drew  
40' x 49'-6"  
Sq.Ft. 1,408



Cooper  
40' x 50'  
Sq.Ft. 1,334



Nicole  
29'-10" x 56'-6"  
Sq.Ft. 2,402



Kate  
38' x 43'-5"  
Sq.Ft. 2,158



Lauren  
38' x 49'  
Sq.Ft. 2,276



Jordan  
29'-10" x 50'  
Sq.Ft. 2,005



Natalie  
40' x 49'  
Sq.Ft. 2,466



Jaden  
29'-10" x 50'  
Sq.Ft. 1,986



Morgan  
38'x48'-3"  
Sq.Ft. 2,323



Lucas  
29'-10" x 58'  
Sq.Ft. 2,219



Caleb-A  
40' x 50'  
Sq.Ft. 1,937



Orlando  
47'-6" x 54'  
Sq.Ft. 2,517



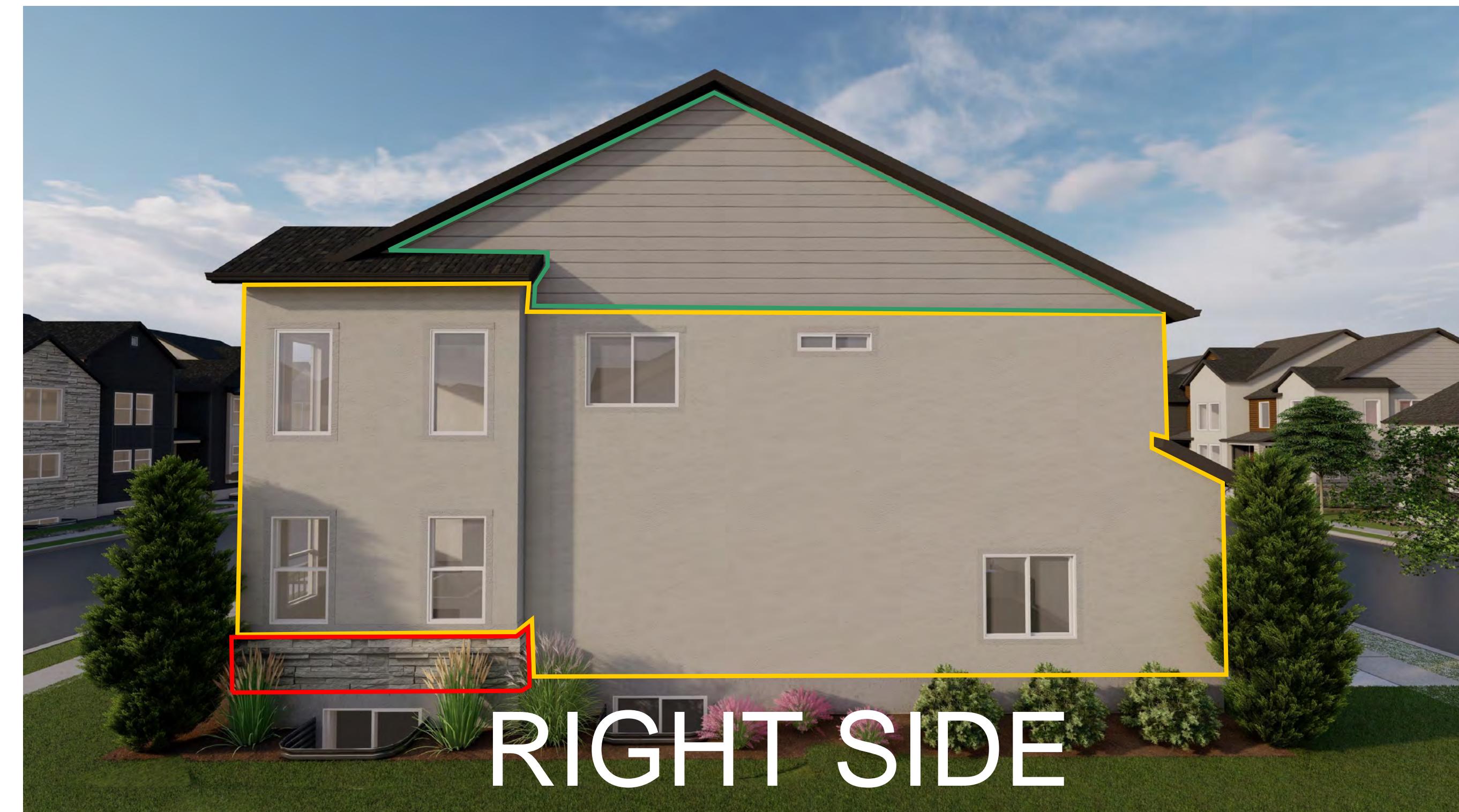
Nora  
35' x 49'  
Sq.Ft. 2,438

All single family will have a minimum of 3 different elevation styles. All styles are shown on this exhibit.

# SINGLE FAMILY



**CAROLINE 2 TOWNHOME**  
3 Plex



# CAROLINE 2 TOWNHOME

## Palette A

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT  
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

# CAROLINE 2 TOWNHOME

## Palette B

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER  
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

# CAROLINE 2 TOWNHOME

## Palette C

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH  
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE



**CAROLINE 2 TOWNHOME**  
4 Plex



# CAROLINE 2 TOWNHOME

## Palette A

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT  
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

# CAROLINE 2 TOWNHOME

## Palette B

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER  
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

# CAROLINE 2 TOWNHOME

## Palette C

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH  
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE



FRONT

## CAROLINE 2 TOWNHOME

5 Plex



LEFT SIDE



BACK



RIGHT SIDE

# CAROLINE 2 TOWNHOME

## Palette A

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: MIDNIGHT SOOT  
SIDING TRIM: MIDNIGHT SOOT
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: BLACK

# CAROLINE 2 TOWNHOME

## Palette B

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: STONE PAVER  
SIDING TRIM: STONE PAVER
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

# CAROLINE 2 TOWNHOME

## Palette C

- STUCCO: EXTRA WHITE  
STUCCO TRIM: EXTRA WHITE
- STONE: WHITE SAND DEVINO  
STUCCO TRIM: EXTRA WHITE
- SIDING 1: PEPPERY ASH  
SIDING TRIM: PEPPERY ASH
- SIDING 2: RUGGED PINE  
SIDING TRIM: RUGGED PINE
- SIDING 3: STONE PAVER  
SIDING TRIM: STONE PAVER
- BEAMS: EXTRA WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: DARK BRONZE

# Caroline Townhome

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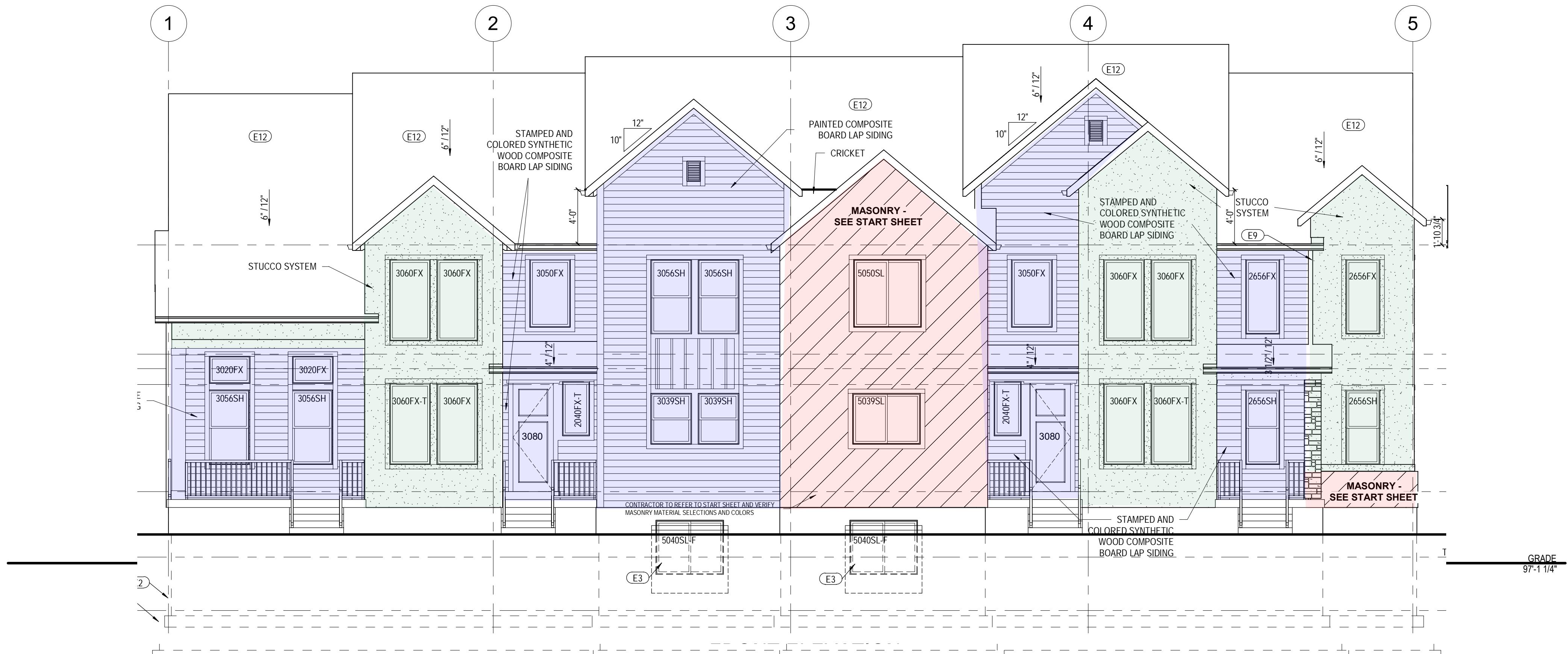
## Front Elevation - 3 Plex



Brick/Stone Square Footage = 349 - 25%  
Hardie Square Footage = 478 - 34%  
Stucco Square Footage = 580 - 41%  
Total = 1,407

# Caroline Townhome

## Front Elevation - 4 Plex



Brick/Stone Square Footage = 361 - 18%  
Hardie Square Footage = 995 - 50%  
Stucco Square Footage = 653 - 32%  
Total = 2,009

# Caroline Townhome

## Front Elevation - 5 Plex



Brick/Stone Square Footage = 361 - 15%  
Hardie Square Footage = 1,193 - 48%  
Stucco Square Footage = 913 - 37%  
Total = 2,467

# Caroline Townhome

## Front Elevation - 6 Plex



Brick/Stone Square Footage = 361 - 12%  
 Hardie Square Footage = 1,510 - 51%  
 Stucco Square Footage = 1,079 - 37%  
 Total = 2,950



FRONT

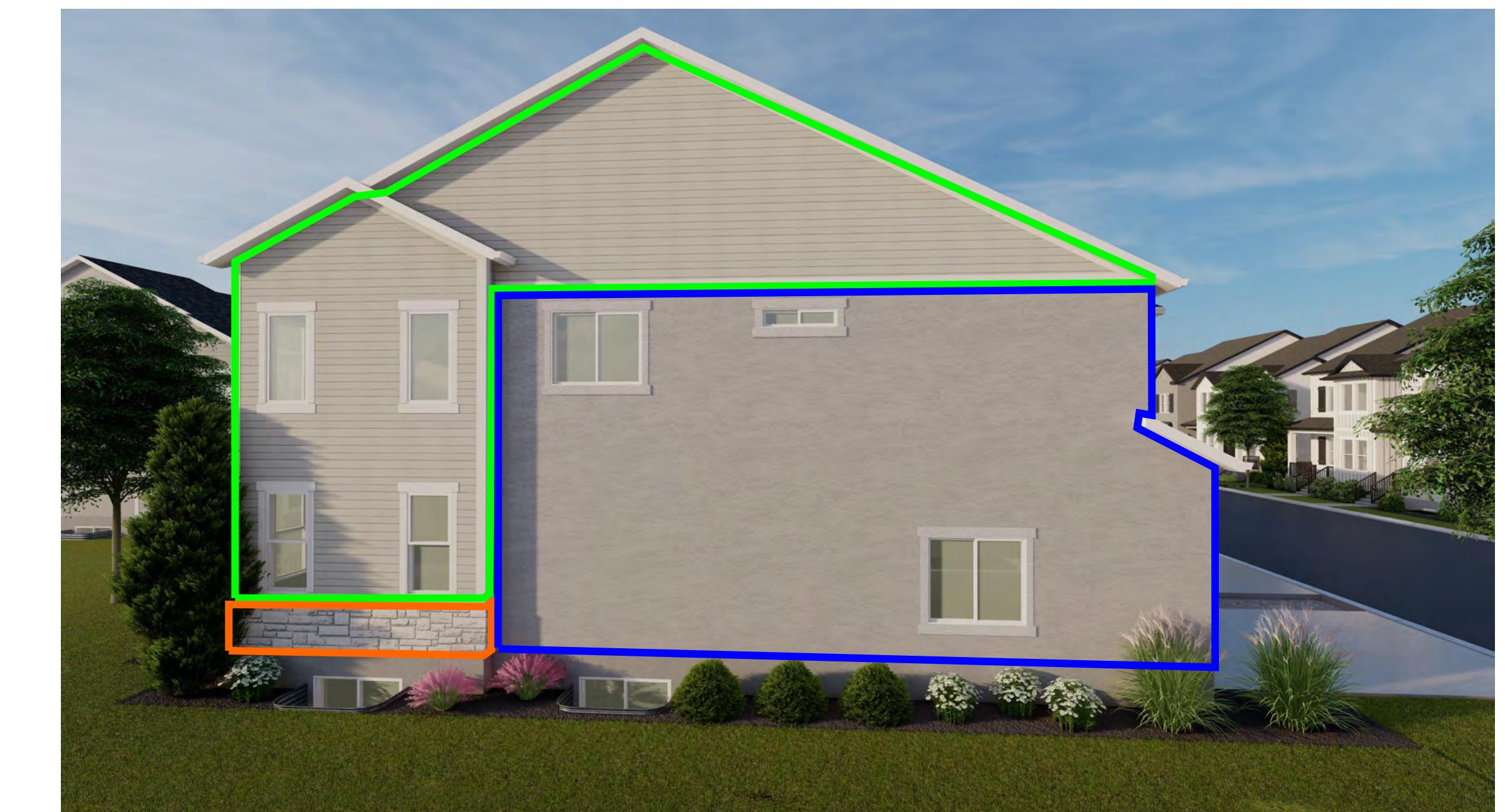
**Chantelle 2 Townhome**  
4 Plex



SIDE



BACK



## CHANTELLE 2 TOWNHOME PALETTE J

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: LIGHT MIST
- SHAKE: LIGHT MIST
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- SIDING 3: COBBLESTONE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: INTELLECTUAL GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME PALETTE K

- SIDING 1: NIGHT GRAY
- B&B 1: NIGHT GRAY
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: CHARCOAL NORMAN SMOOTH
- B&B 2: ARCTIC WHITE
- SIDING 3: LIGHT MIST
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: DORIAN GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME PALETTE L

- SIDING 1: COBBLESTONE
- B&B 1: COBBLESTONE
- SIDING 2: NIGHT GRAY
- SHAKE: NIGHT GRAY
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: MAHOGANY
- B&B 2: ARCTIC WHITE
- SIDING 3: AGED PEWTER
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: AMAZING GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME

---

### PALETTE KK

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: DARTMOUTH
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: CEILING BRIGHT WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

## CHANTELLE 2 TOWNHOME

---

### PALETTE LL

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: MISTY SUMMIT
- BRICK: MISTY SUMMIT
- B&B 2: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: ZIRCON
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

## CHANTELLE 2 TOWNHOME

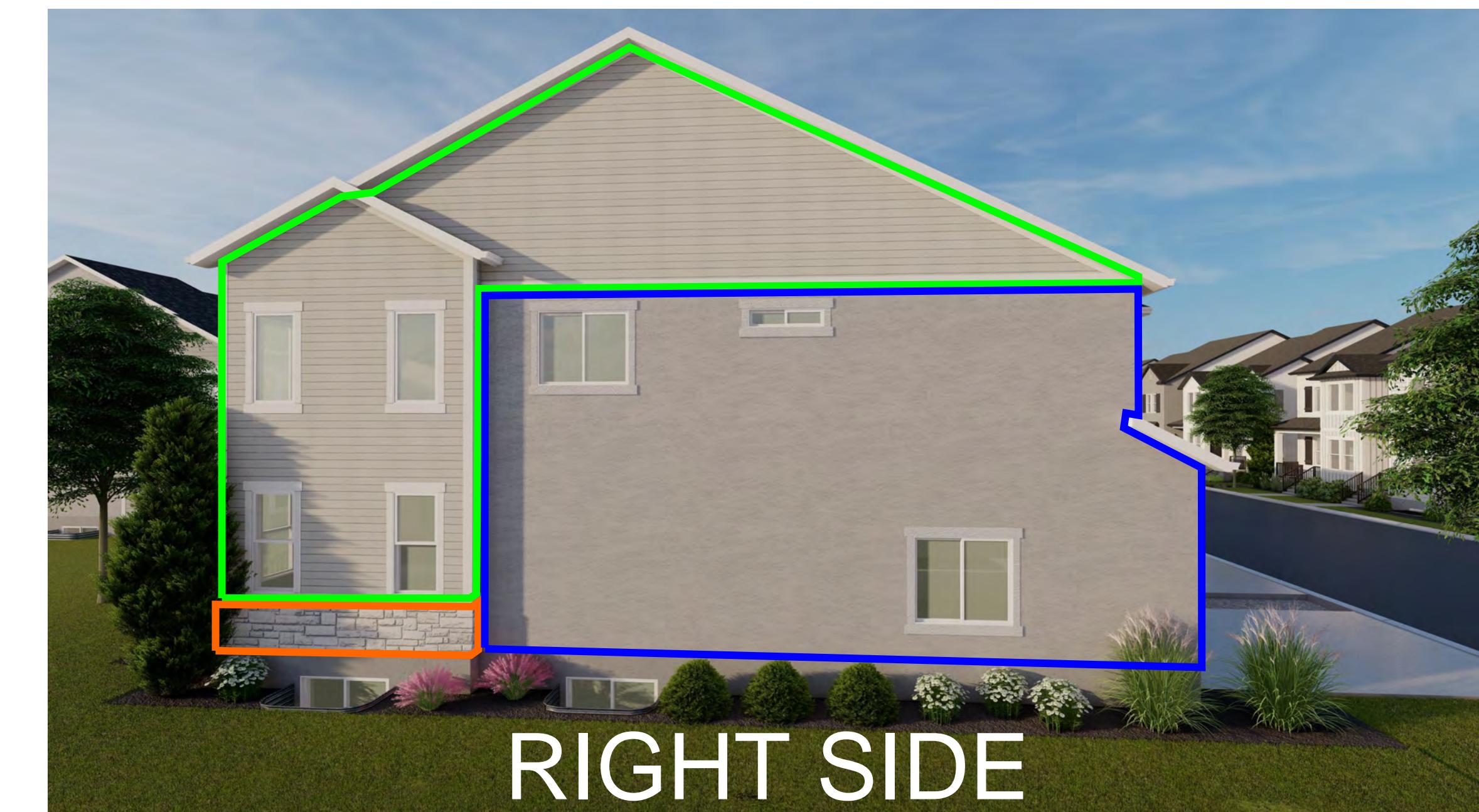
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### PALETTE MM

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
- BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
- B&B 2: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: REPOSE GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY



**Chantelle 2 Townhome**  
**5 Plex**



## CHANTELLE 2 TOWNHOME

---

### PALETTE J

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: LIGHT MIST
- SHAKE: LIGHT MIST
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- B&B 3: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- SIDING 4: COBBLESTONE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: INTELLECTUAL GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME

---

### PALETTE K

- SIDING 1: NIGHT GRAY
- B&B 1: NIGHT GRAY
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: CHARCOAL NORMAN SMOOTH
- B&B 2: ARCTIC WHITE
- B&B 3: COBBLESTONE
- SIDING 3: COBBLESTONE
- SIDING 4: LIGHT MIST
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: DORIAN GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME

---

### PALETTE L

- SIDING 1: COBBLESTONE
- B&B 1: COBBLESTONE
- SIDING 2: NIGHT GRAY
- SHAKE: NIGHT GRAY
- STONE: WHITE SAND DIVINO, DRYSTACK
- BRICK: MAHOGANY
- B&B 2: ARCTIC WHITE
- B&B 3: AGED PEWTER
- SIDING 3: AGED PEWTER
- SIDING 4: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: AMAZING GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: WHITE

## CHANTELLE 2 TOWNHOME PALETTE KK

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: DARTMOUTH
- BRICK: DARTMOUTH
- B&B 2: ARCTIC WHITE
- B&B 3: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- SIDING 4: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: CEILING BRIGHT WHITE
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

## CHANTELLE 2 TOWNHOME PALETTE LL

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: MISTY SUMMIT
- BRICK: MISTY SUMMIT
- B&B 2: ARCTIC WHITE
- B&B 3: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- SIDING 4: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: ZIRCON
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

## CHANTELLE 2 TOWNHOME PALETTE MM

- SIDING 1: ARCTIC WHITE
- B&B 1: ARCTIC WHITE
- SIDING 2: ARCTIC WHITE
- SHAKE: ARCTIC WHITE
- BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
- BRICK: STRAIGHT EDGE KING - CEILING BRIGHT WHITE
- B&B 2: ARCTIC WHITE
- B&B 3: ARCTIC WHITE
- SIDING 3: ARCTIC WHITE
- SIDING 4: ARCTIC WHITE
- COLUMNS AND BEAMS: ARCTIC WHITE
- STUCCO: REPOSE GRAY
- ROOF: CHARCOAL
- SOFFIT/ FACCIA: CHARCOAL GRAY

# Chantelle Townhome

## Front Elevation



# Chantelle Townhome

## Front Elevation



Brick/Stone Square Footage = 540 - 23%  
 Hardie Square Footage = 1,770 - 77%  
 Stucco Square Footage = 0 - 0%  
 Total = 2,310













## Jim Spung

---

**From:** Jim Spung  
**Sent:** Wednesday, November 6, 2024 5:36 PM  
**To:** Paxton Guymon  
**Subject:** File 6Z24; 7Z24; 2G24 - SSD Proposal at 4035 W 6200 S - Review Comments 11/06/2024

Paxton,

This transmittal contains City and review agency comments for the proposed Zoning Text Amendment (6Z24); Zoning Map Amendment (7Z24); and General Plan Map Amendment (2G24) for the property located at 4035 W. 6200 S. in Taylorsville, Utah. Rather than sending separate emails for each application, this email will serve as the city's response to all three applications. Please contact the individual reviewer directly with any questions you have.

### **Taylorsville Engineering Department:**

Reviewer: Ben White, City Engineer, [bwhite@taylorsvilleut.gov](mailto:bwhite@taylorsvilleut.gov), 801-293-8344

1. Cheltonham Way (6265 South) to the newly proposed street should be aligned with each other.

### **Taylorsville Building Department:**

Reviewer: Steve Porten, Building Official, [sporten@taylorsvilleut.gov](mailto:sporten@taylorsvilleut.gov), 385-379-5495

2. Comments will be provided with building permit application.

### **Taylorsville-Bennion Improvement District:**

Reviewer: Tammy North, District Engineer, [tnorth@tbid.org](mailto:tnorth@tbid.org), 801-968-9081

Please keep these comments in mind as they will be applicable during subdivision review:

3. Easements are required for water and sewer mains. Sewer easements are to be 20' wide, 10' either side of the main and 10' beyond any manhole or dead end. Water easements are to be 16' wide, 8' either side of the main and 8' beyond any dead end such as a fire hydrant.
4. Water and sewer mains shall maintain 10' separation from edge of pipe to edge of pipe.
5. Individual water meters and sewer laterals are required for each unit. Meter boxes should be placed in landscaped areas.
6. The water will need to be looped from two separate lines. One connection can be from Fairwind Drive, but the other connection will need to come from a different water line.

### **Unified Fire Authority:**

Reviewer: Tom Smolka, Fire Marshal, [tsmolka@unifiedfire.org](mailto:tsmolka@unifiedfire.org), 801-743-7236

7. Two new fire hydrants required.

### **Taylorsville Community Development Department:**

Reviewer: Jim Spung, Senior Planner, [jsprung@taylorsvilleut.gov](mailto:jsprung@taylorsvilleut.gov), 801-955-2092

#### **General Comments**

8. Comments and recommendations previously provided by staff still apply – including preference for the concept plan submitted September 13th.
9. Will this project be constructed/entitled in phases? If so, please provide details.
10. Provide important elements proposed to be included in CCRs. A more thorough review of CCRs will take place during the subdivision review phase.
11. Are there proposed rental restrictions and/or homeownership requirements associated with the project? Will this project participate in state incentives for starter homes and/or first-time homebuyers? Further discussion required to determine the best mechanism to include specific standards (e.g., development agreement, zoning code text, etc.).

## **General Plan Map**

12. The following are density calculations that correspond with the land use categories in the General Plan (assuming a total site area of 5.183 acres). Based on the information below, the proposed project (53 units) requires the “High-Density Residential” General Map designation:
  - a. High-Density Residential (9 to 12 du/acre) = 48 to 62 units
  - b. Medium-Density Residential (6 to 8.9 du/acre) = 33 to 47 units
  - c. Low-Density Residential (less than 6 du/acre) = 32 units or less
13. Note, suggested review criteria for amending the General Plan Map is on Page 3-6 of the [Taylorsville General Plan](#), and [Chapter 13.06](#) of the Land Development Code.

## **Landscape & Open Space**

14. A centrally located prominent open space amenity is an important site feature to improve the quality of the neighborhood and to justify the increased density. Staff recommends a minimum 10-15 percent of the net development area (excluding street area) be reserved for a centrally located common open space amenity. This standard is derived from the Muirhouse SSD project, Traditional Neighborhood Overlay Zone standards in LDC Section [13.12.070](#), and the Mixed Use Zone standards in LDC Section [13.23.260\(C\)\(1\)](#).
15. Provide shade trees in the park/amenity area.
16. Show proposed curb, gutter, and park strip improvements along 6200 South and 3975 West where existing curb cuts will be abandoned.
17. Show proposed park strip and sidewalk improvements along Fairwind Drive (adjacent to Lot 1), including the transition to match the existing condition south of the project.

## **Access, Connectivity, and Circulation**

18. Driveway depths for all single-family attached (townhouse) units should be a min. 22 feet to avoid vehicles overhanging in fire lane/right-of-way.
19. If desired, the north/south road providing access to the townhouses fronting onto Fairwind Drive could be narrowed to 24 feet wide (if UFA approves that width). This stretch would function more like a parking lot drive aisle, curbing wouldn’t be required.
20. Provide sidewalk connection from interior of project to 3975 West.
21. Staff recommends a minimum 5-foot park strip and 5-foot sidewalk be provided along the frontages of the single-family lots. This is the minimum city standard. Staff recommends all other internal sidewalks/pathways where no park strip is provided be a minimum of 6 feet in width.

## **Architectural Design**

22. Side building façades facing streets and public ways need equal architectural treatment and design articulation as front façades.
23. Recommend more even distribution and higher percentages of high-quality finishes (stone, masonry) for townhouse products to enhance architectural quality and aesthetics.
24. Recommend alternating the “Caroline” and “Chatelle” products throughout to avoid monotony and a “cookie-cutter” appearance.
25. Each single-family lot should have a unique elevation style – no duplicates.

## **Fences & Walls**

26. Are fences/walls proposed along the east and south project boundaries? If so, provide details. Staff recommends a consistent and durable fencing approach for the entire project (e.g., decorative 6-foot masonry privacy wall or similar).
27. If fencing/wall is proposed north of Lot 11 along 3975 West, staff recommends it be decorative open fencing (steel/wrought iron or similar) with a gate/opening for pedestrian access.
28. Recommend installing a masonry/concrete wall along the eastern property line of Lot 7 (adjacent to guest parking) and southern property line of Lot 8 (adjacent to park area). Wall height not to exceed 3 feet in front setback area, then maximum of 6 feet.

29. Recommend replacing proposed landscaping adjacent to guest parking stalls with 6-foot sidewalk (adjacent to east property line of Lot 7 and eastern property line of project). Landscaping along south of guest parking is still encouraged.

#### **Exterior Lighting**

30. Provide details for proposed exterior lighting. Staff recommends use of pedestrian bollard lighting (or similar) to illuminate pedestrian pathways. Landscape lighting and other enhancements are encouraged.
31. Coordinate with staff to determine placement and style of public streetlights (if new units are required).
32. Exterior lighting should be downlit and shielded from adjacent properties to avoid nuisance.

Please let me know if you'd like to discuss these comments further and we can set up a time to meet in-person, via phone, or electronically. All three applications are scheduled for a Public Hearing at the November 12<sup>th</sup> Planning Commission meeting. The meeting will be held at the Taylorsville City Hall Council Chambers at 6:30pm.

City staff is not recommending the Planning Commission make a formal recommendation to the Council at next week's meeting. Instead, this meeting will be an opportunity to introduce the project to the Commissioners, hold the public hearing, and allow the Commissioners to engage in dialog with the applicant and city staff. We will provide you with the meeting agenda and staff reports by the end of this week. Please reach out directly with any questions.

Best,

**Jim Spung, AICP**

Senior Planner



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