



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	April 29, 2026
AGENDA ITEM:	ORDINANCE NO. 26-06 - CONSIDERATION OF AN ORDINANCE OF THE CITY OF TAYLORSVILLE ADOPTING A ZONING TEXT AMENDMENT TO SECTION 13.44.040, RELATED TO THE MANNER OF HEIGHT MEASUREMENT FOR SINGLE-FAMILY ATTACHED BUILDINGS WITHIN THE SSD-R TAYLOR VILLAS ZONING DISTRICT
FILE #:	4Z26- DCA-000604-2026
PUBLIC HEARING REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ORDINANCE REQUIRED:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RESOLUTION REQUIRED:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	<p>Chapter 13.44 SSD-R Taylor Villas Zoning District was approved by the city council in 2025 and provides the development standards for the properties located at approximately 4000 W. 6200 S., now referred to as the Taylor Villas subdivision. Building permit review and construction have been underway since August 2025. Detached single-family homes are complete with townhouse buildings in various stages of permit review or construction. Recently, the developer's permit team submitted revised plans for a townhouse building which brought two points to attention:</p> <ol style="list-style-type: none">1. Height of townhouses was measured from top of foundation to peak of roof. The method in the governing section of code states that height shall be measured from average grade to peak of roof.2. Since foundation protrudes above grade, and grade varies across the site, the actual height of buildings when measured according to current code results in townhouses ranging from a few inches to two feet taller than currently permitted in the SSD text. <p>To comply with code, roofs of existing buildings could be removed for the installation of flat roofs to keep buildings at 35 feet from grade to peak of roof, which would create significant cost increases for plan revisions, structural alterations, and reconstruction, etc. Instead, the city has initiated a zoning text amendment application proposing to amend the manner of measuring the attached townhouse buildings. A graphic illustrating the difference in methods is below. The proposed change:</p>

- Was developed based on language used in the 2021 International Residential Code.
- Amends the method of measuring height for townhouse buildings only.
- Applies only to those townhouses that are located within the Taylor Villas subdivision (does not apply city-wide).
- Allows a different method of measuring townhouse buildings, so approved and in-review plans meet ordinance and can be considered legally approved.

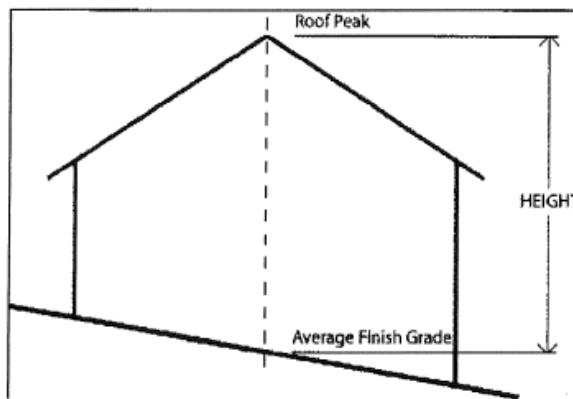


Figure 1 Current method to measure building height.
(Taylorsville LDC §13.36.030 Building Height)

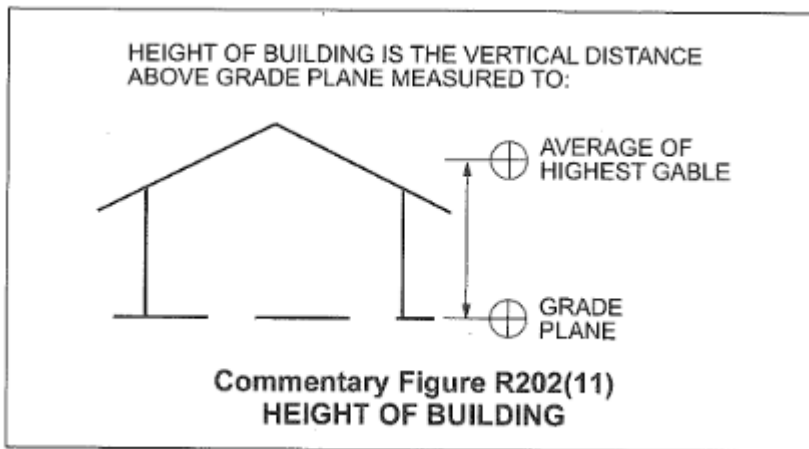


Figure 2 Proposed measurement method for Taylor Villas townhouses, from 2021 IRC.

The matter was presented to the Taylorsville planning commission at a properly noticed public hearing on April 28, 2026. Several residents inquired and sought more information, but no comments were received before or during the public hearing. The planning commission voted 6-0 to forward a positive recommendation to the city council.

STAFF RECOMMENDATION:	Staff recommends approval of Ordinance No. 26-06 based on the information outlined in this report and exhibits.
PLANNING COMMISSION RECOMMENDATION:	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
PLANNING COMMISSION VOTE:	6-0

SUMMARY OF PUBLIC COMMENTS:	No public comments were received.
ATTORNEY'S OFFICE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ATTACHMENTS:	Ordinance No. 26-06 Exhibit A: Proposed amendment

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-06

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING
TEXT AMENDMENT TO TITLE 13 OF THE TAYLORSVILLE MUNICIPAL CODE,
AMENDING SECTION 13.44.040 RELATING TO THE MANNER OF HEIGHT
MEASUREMENT FOR SINGLE-FAMILY ATTACHED BUILDINGS WITHIN THE
SSD-R TAYLOR VILLAS ZONING DISTRICT**

WHEREAS, the Taylorsville City Council (“Council”) is the governing body of the City of Taylorsville and is authorized to enact and amend land use ordinances pursuant to Utah Code Annotated § 10-9a-101 et seq. and the Taylorsville Municipal Code; and

WHEREAS, Chapter 13.44 of the Taylorsville Municipal Code establishes the Site Specific Development – Residential – Taylor Villas (SSD-R Taylor Villas) Zoning District to govern development standards for the Taylor Villas subdivision located at approximately 4002 W. Festivus Ln.; and

WHEREAS, Section 13.44.040 of the Taylorsville Municipal Code currently provides that building height for all buildings in the district is measured from average finished grade to the highest point of the roof; and

WHEREAS, during building permit review and construction of single-family attached townhouse buildings in the Taylor Villas subdivision, it was determined that the current height measurement method, when applied to varying site grades, results in certain townhouse buildings exceeding the maximum permitted height of thirty-five feet (35’); and

WHEREAS, requiring structural modifications or roof redesigns to achieve compliance with the current measurement method would impose significant unnecessary costs on the developer and delay completion of the project for no tangible benefit; and

WHEREAS, the proposed amendment would modify the method of measuring building height for single-family attached townhouse buildings only within the SSD-R Taylor Villas Zoning District to align with the measurement method contained in the 2021 International Residential Code, while leaving the general height measurement provisions of § 13.36.030 unchanged for all other buildings and districts; and

WHEREAS, the Taylorsville Planning Commission held a properly noticed public hearing on the proposed zoning text amendment on April 28, 2026, at which no public comments in opposition were received, and the Planning Commission voted 6-0 to recommend approval of the amendment; and

WHEREAS, the Council has reviewed the recommendation of the Planning Commission, the staff report, Exhibit A (Proposed Amendment), and all other relevant

information, and finds that the proposed amendment is consistent with the General Plan and is in the best interest of the health, safety, and welfare of the residents of Taylorsville; and

WHEREAS, the Council desires to approve the zoning text amendment as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council as follows:

Section 1. Approval of Zoning Text Amendment. The zoning text amendment to Title 13 of the Taylorsville Municipal Code, specifically amending Section 13.44.040 as set forth in Exhibit A attached hereto, is hereby approved.

Section 2. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect immediately upon passage, approval by the Mayor, and publication or posting as required by law.

ADOPTED by the Taylorsville City Council this ___ day of _____, 2026.

PASSED AND APPROVED by the City Council of Taylorsville, Utah, this _____ day of _____, 2026.

TAYLORSVILLE CITY COUNCIL

Bob Knudsen, Council Chair

SEAL

VOTING:

Anna Barbieri	_____ Yea	_____ Nay
Ernest Burgess	_____ Yea	_____ Nay
Curt Cochran	_____ Yea	_____ Nay
Meredith Harker	_____ Yea	_____ Nay
Bob Knudsen	_____ Yea	_____ Nay

PRESENTED to the Mayor of the City of Taylorsville for approval this _____ day _____, 2026.

APPROVED this ____ day of _____, 2026.

ATTEST:

Mayor Kristie S. Overson

Jamie Brooks, City Recorder

DEPOSITED in the office of the City Recorder this __ day of _____, 2026.

RECORDED this ____ day of _____, 2026.

EXHIBIT A

Proposed Zoning Text Amendment to § 13.44.040

13.44.040: ARCHITECTURAL DESIGN:

A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement. Building masses shall respond to “human scale” with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

B. Single-Family Attached (townhomes): Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2A, “SSD-R-Taylor Villas Architectural Design,” of this chapter. For the four (4) end units (outer units) identified in Section 13.44.120, figure 3C, “SSD-R-Taylor Villas Site Plan - Product Location,” of this chapter, the exterior elements on the sides of those single-family attached units (calculated for each building façade) shall be comprised of no more than fifty percent (50%) stucco finish, and shall have at least twenty percent (20%) brick/stone coverage and at least thirty percent (30%) Hardie (or similar product) coverage. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the average height of the highest roof surface.

C. Single-Family Detached: Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family detached dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2C, “SSD-R-Taylor Villas Architectural Design - Single Family Detached Homes,” of this chapter. No single family detached home shall have the same elevation style as any other home on the same row (block face) of single family detached homes. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. ~~D.~~ Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the highest point of the roof.

E. Mechanical Units: Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

F. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in section 13.11.200 of this title. (Ord. 25-02, 1-22-2025)