

**City of Taylorsville
Planning Commission Meeting Minutes
April 28, 2026
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

David Young, Chair
Barbara Muñoz, Vice Chair – arrived at 6:23 pm
Marc McElreath
B. Murphy (Alternate)
Cindy Wilkey
Don Russell
David Wright – arrived at 6:04 pm

Staff

Grant Allen – Senior Planner
Terryne Bergeson – Planner
Dina Blaes – Strategic Engagement
Brittany Kempff – Dep. Recorder

Excused: Commissioner Gordon Willardson and Jamie Brooks, City Recorder

Others Present: Ernest Burgess and five unidentified members of the public

BRIEFING SESSION – 6:00 P.M.

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| 1. City Council Meeting Discussion |
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Commissioner Wilkey reported on the April 1st City Council meeting, after which Chair Young reported on the April 15th meeting.

Assignments were made for attending and reporting on May 6, May 20 and June 3rd City Council meetings.

Commissioner Wilkey asked if going forward, the briefing session could be live streamed in addition to the regular meeting. Ms. Blaes agreed.

The briefing session adjourned at 6:15 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Young called the meeting to order at 6:30 p.m. at which time he read a statement explaining the role of the planning commission.

Consent Agenda:

2. Approve Minutes from the March 24, 2026 Planning Commission Meeting

MOTION: Commissioner Wright moved to approve the minutes from the March 24, 2026 meeting as presented. The motion was seconded by Commissioner Wilkey and passed unanimously.

Main Agenda:

3. Public Hearing and Recommendation to the City Council for 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 – ***Terryne Bergeson***

Terryne Bergeson provided background on the Taylor Villas Subdivision, which received its general plan map amendment, zoning text adoption, and rezone in 2024. Site preparation and single-family home permit approvals followed in 2025, with townhouse building permits reviewed concurrently and construction ongoing into 2026.

The issue prompting the amendment was identified when Edge Homes resubmitted revised architectural plans for one of the townhouse buildings, at which point staff noticed building height of 36.5 feet. Upon closer review, staff determined that the elevations on the submitted plans had been measured from the top of the foundation rather than from finished grade, as required by Section 13.44.040 of the Taylorsville Municipal Code. This provision established a 35-foot maximum building height measured from average finished grade to the highest point of the roof — consistent with the manner of measurement applied to single-family homes throughout the rest of the city.

Ms. Bergeson explained that, because the foundation extended above grade across the sloped site, the buildings as constructed were slightly over the permitted height in most cases — in some instances by only a few inches, and in others by up to approximately one foot. She noted that the oversight occurred because staff initially read the plan dimensions as compliant, since they reflected measurements from the top of the foundation, which were under 35 feet.

Staff reviewed three potential remedies: removing and replacing the roofs with flat roofs to achieve compliance, undertaking major grade alterations (thought to be infeasible given that foundations and footings were already in place), or pursuing the proposed zoning text amendment. Staff recommended the text amendment approach, drawing on the measurement methodology found in the International Residential Code (IRC), which measured building height from the average grade plane to the average height — or midpoint — of the highest roof surface. Under this methodology, the buildings in question measured approximately 31 feet rather than 37 feet, placing them within the proposed standard.

73 The proposed amendment would apply the IRC-based measurement method exclusively
74 to single-family attached townhouse buildings within the SSD-R Taylor Villas Zoning
75 District, while retaining the existing grade-to-peak-of-roof standard for single-family
76 detached homes within the subdivision. Ms. Bergeson confirmed that all detached homes
77 had been verified as compliant with the existing 35-foot standard.

78 Notice of the public hearing had been mailed on April 14 to all property owners within 300
79 feet of the subdivision and was posted on the city and state websites. Staff received
80 inquiries from nearby residents, responded to their questions, and received no objections
81 following those communications.

82 Commissioner McElreath asked for clarification on how the discrepancy arose. Ms.
83 Bergeson explained that Edge Homes, as a builder operating across multiple jurisdictions,
84 had presented their plans using measurements from the top of the foundation — a
85 practice that is common with larger builders who encounter varying standards in different
86 cities. She noted that some cities do in fact use that measurement basis, and the building
87 official had confirmed as much.

88 Commissioner Wilkey asked if there were standard measurement convention developers
89 were expected to follow. Ms. Bergeson confirmed that there was no universal standard
90 across jurisdictions, as cities could adopt their own, and developers must conform to
91 whichever standard applied locally.

92 Commissioner Wright observed that the oversight was shared across multiple reviewing
93 parties, including the Planning Commission, building department, and staff, and
94 expressed the view that penalizing the developer for a mutual error would be
95 unreasonable. Deputy City Attorney Ryan Richards responded that while technically
96 ignoring the known violation would achieve a functionally similar outcome, it would create
97 risks of selective enforcement claims if other code provisions were later enforced. He
98 confirmed that the cleanest legal path was the proposed text amendment, noting that the
99 amendment was site-specific to the Taylor Villas Zoning District and did not affect the
100 broader municipal code.

101 Commissioner Wright sought confirmation that the amendment was limited to Chapter
102 13.44, which applied exclusively to the Taylor Villas Subdivision. Ms. Bergeson affirmed
103 this, clarifying that while the chapter was part of the Taylorsville Municipal Code, its
104 application was limited solely to that subdivision.

105 Commissioner Muñoz noted that in prior discussions, a key concern had been whether
106 the amendment would set a precedent applicable to other projects citywide, and
107 expressed comfort with the knowledge that it would not. She also asked about the height
108 restrictions applicable to adjacent residential properties, specifically whether neighboring
109 homeowners adding a second story would be subject to different requirements. Ms.
110 Bergeson confirmed that the standard 35-foot grade-to-peak-of-roof measurement would
111 continue to apply to all single-family detached homes throughout the city, including within
112 the Taylor Villas Subdivision under the proposed amendment.

113 Chair Young opened the public hearing. However, there was no one present either online
114 or in person who expressed a desire to speak. He then closed the public hearing.

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116 **MOTION: Commissioner Wright moved to forward a positive recommendation to**
117 **the City Council for File No. 4Z26-DCA-000604-2026, a zoning text**
118 **amendment to Section 13.44.040 related to the manner of height**
119 **measurement for single-family attached buildings within the SSD-R**
120 **Taylor Villas Zoning District based on the findings outlined in the staff**
121 **report. The motion was seconded by Commissioner McElreath and**
122 **carried unanimously.**
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126 **Work Session – 6:45 p.m. or Immediately Following the General Meeting**
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130 **4. Detached Accessory Dwelling Unit Ordinance Preparation**
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132 The work session began at approximately 6:52 p.m. The topics discussed were:

- 133 ▪ Review of feedback from previous planning commission and city council
- 134 ▪ A brief overview of the history of zoning and setback regulation
- 135 ▪ Discussion about lots and yards (front, side and rear)
- 136 ▪ Discussion about primary and accessory units as well as dwelling unit setbacks
- 137 ▪ Discussion about detached accessory structures and setbacks
- 138 ▪ Discussion about setbacks with scaled map and brick pieces

139 B. Murphy departed at 8pm.

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141 **ADJOURNMENT**
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143 **MOTION: Commissioner Muñoz moved to adjourn. The motion was seconded by**
144 **Commissioner Russell and passed unanimously.**
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146 The meeting adjourned at 8:22 pm
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150 Jamie Brooks, MMC
151 City Recorder