

**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**

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**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 1<sup>st</sup> City Council meeting, after which Chair Young reported on the April 15<sup>th</sup> meeting.

Assignments were made for attending and reporting on May 6, May 20 and June 3<sup>rd</sup> 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.

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

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

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

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

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

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

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

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

**MOTION: Commissioner Wright moved to forward a positive recommendation to the City Council for File No. 4Z26-DCA-000604-2026, 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 based on the findings outlined in the staff report. The motion was seconded by Commissioner McElreath and carried unanimously.**

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**Work Session – 6:45 p.m. or Immediately Following the General Meeting**

**4. Detached Accessory Dwelling Unit Ordinance Preparation**

The work session began at approximately 6:52 p.m. The topics discussed were:


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

B. Murphy departed at 8pm.

**ADJOURNMENT**

**MOTION: Commissioner Muñoz moved to adjourn. The motion was seconded by Commissioner Russell and passed unanimously.**

The meeting adjourned at 8:22 pm

  
Jamie Brooks, MMC  
City Recorder

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