



City of Taylorsville Utah
Planning Commission Meeting Agenda
Tuesday, July 14, 2026
Council Chambers, Room No. 140
2600 West Taylorsville Boulevard
Taylorsville, UT 84129

Please Turn All Mobile Devices to Silent or Vibrate While in Council Chambers

NOTICE IS HEREBY GIVEN THAT THE CITY OF TAYLORSVILLE WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING IN THE CITY COUNCIL CHAMBERS LOCATED AT 2600 WEST TAYLORSVILLE BLVD., TAYLORSVILLE, UTAH

ELECTRONIC MEETING INFORMATION:

Join Zoom Meeting

<https://us02web.zoom.us/j/88608670594?pwd=LBqjYlxdw5S4QbOFecQa60mUpJPap.1>

Meeting ID: 886 0867 0594

Passcode: 190732

Join instructions

https://us02web.zoom.us/join/88608670594/invitations?signature=nF2_PmD6L51orDY0U0R18pr3Gyk0UoEolhbgVgZgmls

BRIEFING SESSION – 6:00 P.M.

1. DADU Recap & Ordinance Workplan
2. CITY COUNCIL MEETING DISCUSSION:
 - a. Gordon Willardson to report on the City Council meeting scheduled for June 17, 2026.
 - b. David Young to report on the City Council meeting scheduled for July 1, 2026.
 - c. Assign Barbara Munoz to report on the City Council meeting scheduled for July 15, 2026.
 - d. Assign Cindy Wilkey to report on the City Council meeting scheduled for August 5, 2026.

GENERAL MEETING – 6:30 P.M.

CONESNT AGENDA

3. Approve Minutes from the May 12, 2026, Planning Commission meeting.

MAIN AGENDA

4. Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Construct a Utility Facility at 1298 W. 4800 S. in Taylorsville, Utah.
File: 12C26 – CUP-000608-2026
Applicant: Angela Barber (representing Enbridge Gas)
Subject Property: 1298 W. 4800 S.
5. Consideration of a Reasonable Accommodation Request for a Recovery Residence at 1427 W Stern Dr., in Taylorsville, Utah.
File: 02SI26 - SI-RA-000616-2026

6. Applicant: Brock Smith
Location: 1427 W Stern Dr.
Presenter: Grant Allen AICP, Senior Planner
7. Consideration of a Continued Nonadministrative Conditional Use Permit to Operate a Used Car Dealership at 1661 W 4800 S
File: 9C26 - CUP-000596-2026
Applicant: Bernabe Ojeda Crus, Owner of Prosperity Cars
Location: 1661 W 4800 S
Presenter: Grant Allen AICP, Senior Planner
8. Public Hearing and Consideration of Preliminary Plat to create 2 single family residential lots at 4795 S Simper Lane
File: 1S26 - SUB-000576-2025 - 4795 S Simper Ln
Applicant: Ana Ruiz
Location: 4795 S Simper Lane
Presenter: Grant Allen AICP, Senior Planner
9. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment Request, Amending Chapter 13.38 SSD-X Bennion Point (Summit Vista) to Reduce the Height-Setback Ratio for Buildings Exceeding Thirty-Five Feet in Height.
File: 7Z26 - DCA-000620-2026 - Summit Vista Height Text Amendment
Applicant: Rob Weaver, KGRW & Associates (representing Summit Vista)
Subject Properties: 6084; 6040; 6020; 6030; 6133; 6139 S Summit Vista Blvd, 6100, 6160, 6170 S 3200 W, 3220 W 6200 S & 3455 W 6135 S
Presenter: Terryne Bergeson, Planner II
10. Public Hearing and Consideration of a General Plan Map Amendment Request, Amending Chapter 3 of the Taylorsville General Plan, and Future Land Use Map from Mixed Use High Intensity to Residential High Density, located generally at 3855 W 5400 S.
File: 1GP26 - GPLAN-000609-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen AICP, Senior Planner
11. Public Hearing and Consideration of a Zoning Text Amendment Request Repealing Chapter 13.42 SSD-X-West Point Zoning District and Enacting 13.43 SSD-R-Solstice at 54th Zoning District located generally at 3855 W 5400 S.
File: 5Z26 - DCA-000610-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen AICP, Senior Planner
12. Public Hearing and Consideration of a Zoning Map Amendment Request, Amending the Taylorsville Zoning Map from SSD West Point to SSD Solstice at 54th located generally at 3855 W 5400 S.
File: 6Z26 - DCA-000611-2026
Applicant: Edge Homes
Location: 3855 W 5400 S
Presenter: Grant Allen AICP, Senior Planner

ADJOURNMENT

I, Brittany Kempff, do hereby certify that I am the duly appointed and qualified City Recorder for the City of Taylorsville, State of Utah, and do further certify that a true and correct copy of the Taylorsville Planning Commission was posted at Taylorsville City Hall, on the City's website at www.taylorsvilleut.gov and on Utah's Public Notice website at <http://pmn.utah.gov> at least 24 hours prior to the meeting.

Brittany Kempff

Brittany Kempff, Deputy City Recorder



Posted: July 1, 2026

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of the agenda if necessary. In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling (801) 963-5400 at least 3 business days in advance of the meeting to be held.