

Planning Commission Staff Report

File #7Z26 – DCA-000620-2026

Public Hearing and Recommendation to the City Council for a Zoning Text Amendment Request to Chapter 13.38 SSD-X Bennion Point Zoning District (Summit Vista) to Reduce the Setback Height Ratio for Buildings Exceeding Thirty-Five Feet.



Department of Community Development

Staff Report Date:	July 2, 2026
Meeting Date:	July 14, 2026
Agenda Item:	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 Setback Height Ratio for Buildings Exceeding Thirty-Five Feet in Height.
Applicable 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
Applicant:	Rob Weaver, KGRW & Associates
Author:	Terryne Bergeson, Planner II
Applicable Ordinances:	Including but not limited to Chapter 13.05, 13.38
Agenda Item #:	9

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Site Map
Exhibit D: Vicinity Map

Exhibit E: Applicant Proposal
Exhibit F: Proposed Draft
Exhibit G: Public Comments

Summary

The Summit Vista team is seeking to provide an increased number of senior living units as design and construction of residential buildings continues. To accommodate the increase of units, the team would like to construct six-story residential buildings, rather than five-story. Summit Vista is governed by standards adopted in the site-specific zoning text, Chapter 13.38. The code contains two standards that relate to height:

- Buildings may be up to 90' tall and/or 7 stories (whichever is lower).
- Buildings over 35' in height are subject to certain setbacks to height ratios.
 - The applicable height to setback ratio for phase two buildings is 2.25 feet from residential for every 1 foot of height.

Two buildings are located so that their distance to neighboring existing residential does not allow the height needed for a sixth story. The applicants are requesting an amendment to the height-setback ratio from 2.25 feet of distance for each foot of height, to 1.90 feet of distance for each foot of height.

Background

The Summit Vista project was approved in 2015 with the adoption of Chapter 13.38 SSD-X Bennion-Point Zoning District (SSD), rezone, and resolution to enter into a Development Agreement. The project is separated into 3 phases or neighborhoods. Neighborhood 1 is complete and the concept plan for Neighborhood 2 was presented to and received conditional approval by the planning commission in 2024. As the team was designing N2, they found that market demand was higher for two-bedroom units as opposed to one-bedrooms. The building locations and floor area remained similar to original concepts, but floor area was redistributed to provide more two-bedroom floor plans and fewer one-bedroom units. With those changes, unit count at full build-out was projected to be *below* the minimum density. A text amendment to decrease the minimum was approved by the City Council in 2024.

Site Description

Summit Vista is comprised of parcels with a total area of approximately 105 acres. Phase one contains two parcels approximately 26 acres. Phase two will be approximately 28 acres and is in the construction phase. Phase 3 is planned on the undeveloped 18-acre parcel adjacent to Bangerter Highway. Bordering land uses are as follows:

North	South	East	West
Single-family residential (R-1-6, R-1-7)	Single-family residential (R-1-5) and 6200 South	3200 West	Single-family residential and Bangerter Highway

General Plan Analysis

The city's adopted long-term vision is reflected in the General Plan and the future land use classifications. The Summit Vista parcels are classified as "Mixed Use High Intensity" which is

described as density of 30+ units per acres with apartments, condominium, restaurants, retail, and so on. The request, which will allow increased units, aligns with the General Plan designation.

Staff Analysis

The increase in dwelling units aligns with the long-term vision for the area and fulfills a growing need for senior housing. The table below illustrates the updated unit counts that initiated the amendment request:

Neighborhood 2 – New Proposed Units

Building	2024 Units	2026 Units	Change
CB 2.0	20	20	-
RB 2.1	105	105	-
RB 2.2	95	114	+19
RB 2.3	100	120	+20
RB 2.4	100	120	+20
RB 2.5	150	180	+30
Total	570	659	+89

Development in the Summit Vista area is governed by Chapter 13.38 SSD-X Bennion-Point zoning district and the associated Development Agreement. The governing section of city code reads:

13.38.040: ARCHITECTURAL DESIGN:.... C. Building Heights: *Appropriate measures shall be taken into consideration to ensure building heights are compatible with adjacent development (existing or planned). Buildings over thirty five feet (35') in height shall comply with the setback height ratios, established by measuring the ratio of the horizontal distance between any part of a building or structure and the nearest adjacent property line at grade:*

Property Line Adjacent To

***Height Setback Ratio
Horizontal: Vertical***

Residential land use (where the building face is parallel to the adjacent residential property line for a distance greater than 90 feet) (see figures 4 and 5 of this section)

2.25:1 feet

Residential land use (where the building face is perpendicular to the adjacent residential property line for a distance less than 90 feet) (see figures 6 and 7 of this section)

1.75:1 feet

Nonresidential land use

0.5:1 feet

Open space

0.5:1 feet

Bangerter Highway

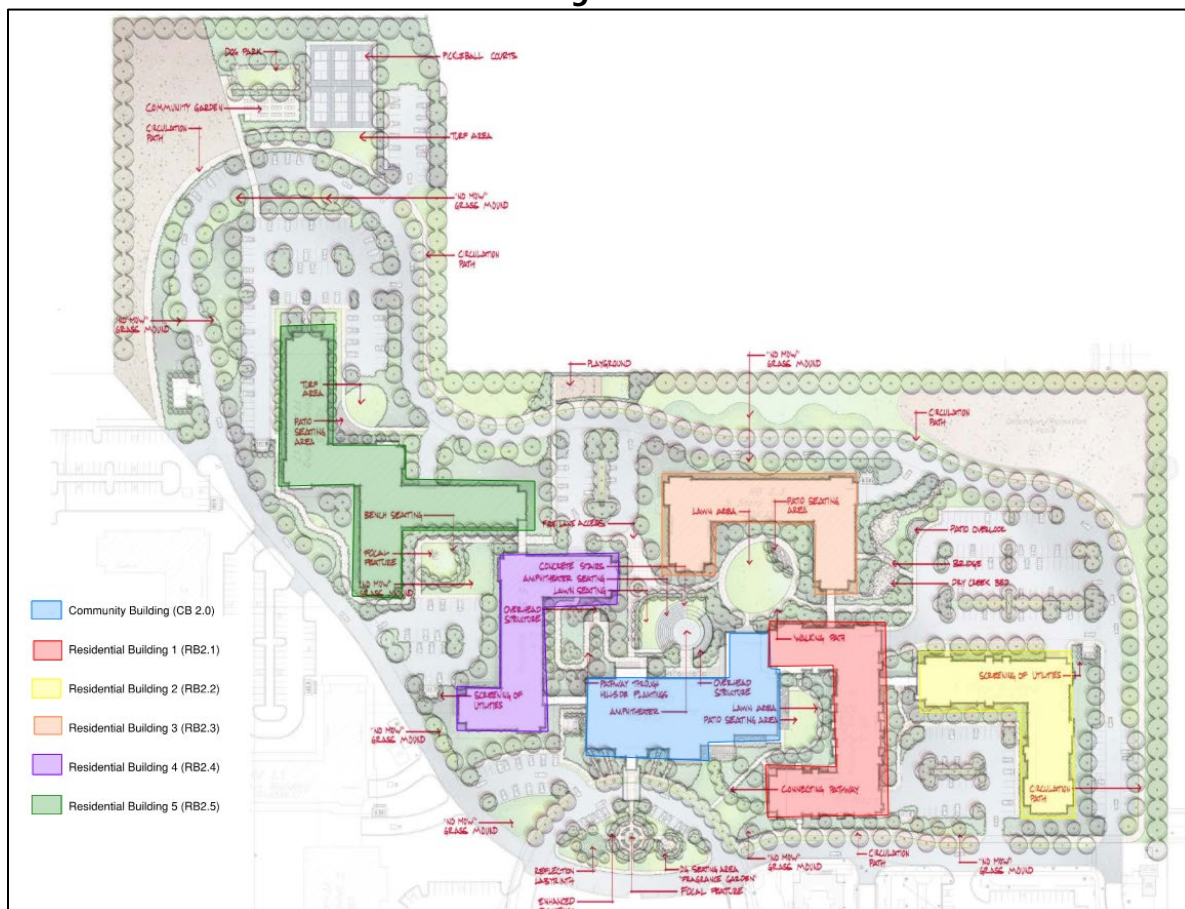
0.5:1 feet

The ratios are intended to provide a buffer for existing single-family from tall buildings and encourage incremental height increases. As shown in the table below, the proximity of two buildings to residential, RB 2.2 (yellow) and possibly RB2.3 (orange) subjecting the buildings to the 2.25: 1 height: setback ratio does not allow the height necessary for a sixth story. Submitted narrative (Exhibit E) states that RB2.5 is subject to the 2.25 ratio, but the portion of the building subject to the 2.25 ratio is sufficient distance for six stories. RB2.3 is a few inches taller than the ratio permits; design may be able to be adjusted to enable the additional sixth story. RB 2.4 and 2.5 could be designed with six stories and possibly a seventh, with no changes to the zoning text.

Neighborhood 2 – Heights and Ratios

Building	Distance from residential	2024 Stories, Height	Max allowed stories, height (current SSD)	2026 Stories, Height	Max allowed stories, height (proposed SSD)
CB 2.0	389'	2, 47'	7, 90'		
RB 2.1	381'	5, 61'	7, 90'		
RB 2.2	138'	5, 61'	7, 61.3'	6, 70.25'	7, 72'.6
RB 2.3	147'	5, 61'	7, 65.3'	6, 65.8'	7, 77.3
RB 2.4	260'	5, 61'	7, 90'	6, 71'	7, 90'
RB 2.5	169'	5, 61'	7, 75.1'	6, 65.8'	7, 88.9'

Building Locations



The applicants provided renderings to illustrate the view from neighboring properties (exhibit E). The submitted narrative also describes techniques used in the architectural design intended to break up the massing of the buildings, if the text amendment is approved and all Neighborhood 2 buildings are constructed at six stories.

The associated development agreement contains several exhibits such as Chapter 13.38 text and a table containing proposed building areas and stories. These exhibits will need to be updated as well and will be presented to the city council with the planning commission's recommendation for the requested amendment.

Public Comment

A public notice was sent to all affected entities and property owners of residences located within 300 feet of the subject property on June 29, 2026. A notice was posted at City Hall and on the city and state notice on July 1, 2026.

As of July 9, seven residents have reached out requesting more information with three providing comments:

- Councilwoman Harker communicated that residents have personally reached out and communicated that they are not in favor of height increases.
- Two residents states that they feel the existing heights are much taller and block current residents' views of the mountains. Increased heights will further restrict views for more residents.

Findings

1. Summit Vista is a senior community development comprised of several parcels at and around 6020 S. summit Vista Blvd.
2. The properties are zoned SSD-X Bennion Point.
3. The Summit Vista senior development is governed by Chapter 13.38 SSD-X Bennion-Point zoning district.
4. Summit Vista design team seeks to increase the number of units in the project.
5. The increase complies with the adopted density of 22- 30 units per acre in §13.38.030.
6. The properties are designated Mixed Use – High Intensity in the General Plan.
7. The increase in units brings the density of the project at full buildout closer to aligning with the 30+ density described for Mixed Use – High Intensity in the General Plan.
8. To provide more dwelling units, the design team seeks to add additional stories to future buildings.
9. Heights of buildings within the Summit Vista development area are governed by standards in §13.38.040, including setback: height ratio, and exhibits within the associated Development Agreement.
10. Due to proximity to existing single-family residential, RB 2.2, 2.3 and 2.5 are subject to a setback: height ratio of 2.25 feet: 1 foot.
11. Proximity to neighboring residential and current zoning code restrict building RB2.2 from being constructed at a height that will support six stories.
12. Rob Weaver, authorized agent for Summit Vista, has requested a text amendment to amend the ratio to 1.90 feet : 1 foot.
13. A public notice was mailed to all property owners within 300 feet and to all affected entities on June 28, 2026.
14. Notice of the public hearing was posted on the state's public notice website on June 29, 2026.

15. Two public comments have been received by July 9, expressing opposition to increased height due to concerns relating to obstruction of residents' views and heights of current Summit Vista buildings.
16. Chapter 13.05 states that the planning commission shall consider a request for a zoning text amendment at a public hearing and forward a recommendation to the city council.
17. The city council shall consider the request and the planning commission's recommendation at a public meeting.

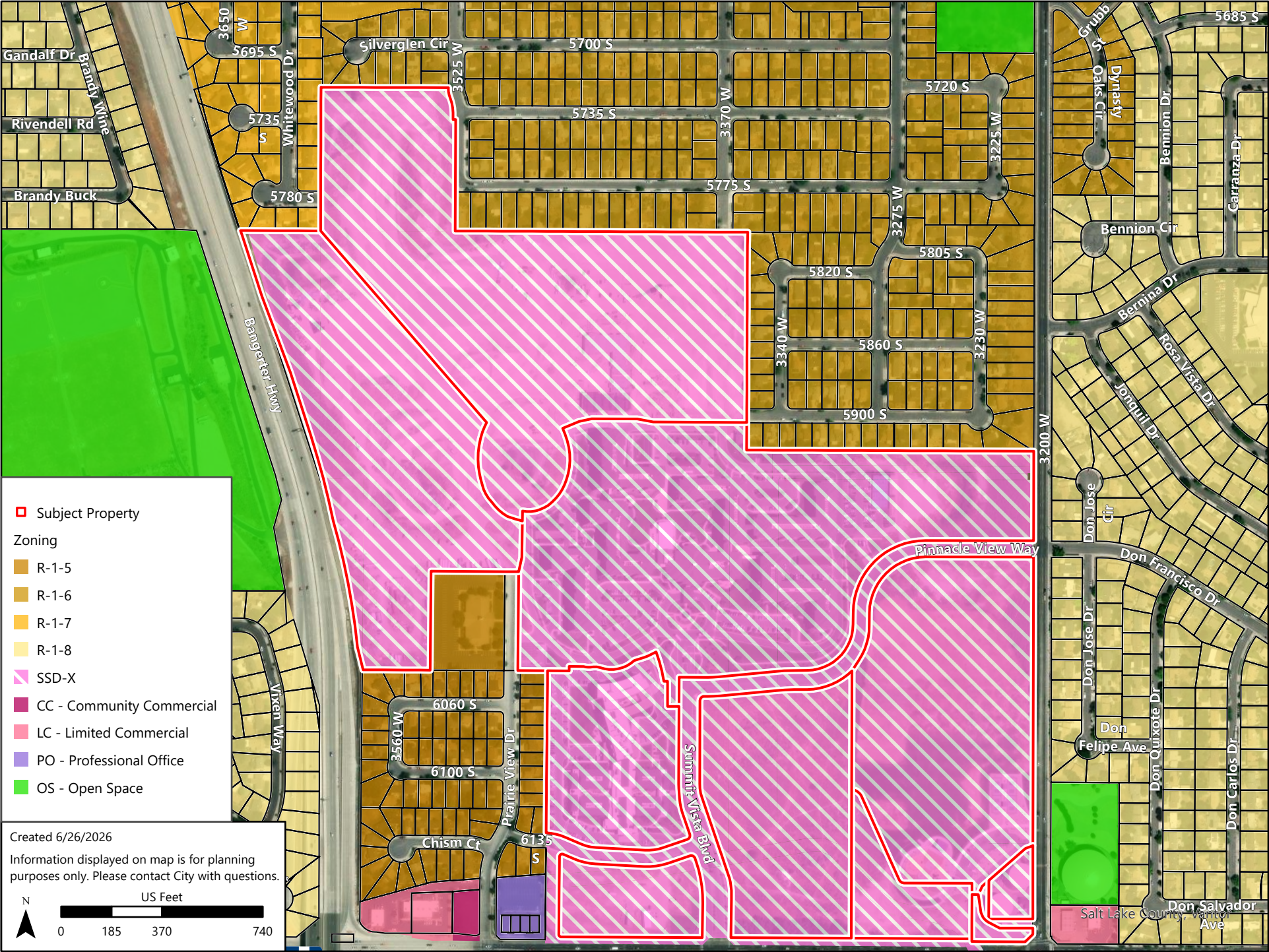
Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend Section 13.38.040(C) related to the setback: height ratio for buildings over thirty-five feet (35') in height within the SSD-X Bennion Point zoning district.

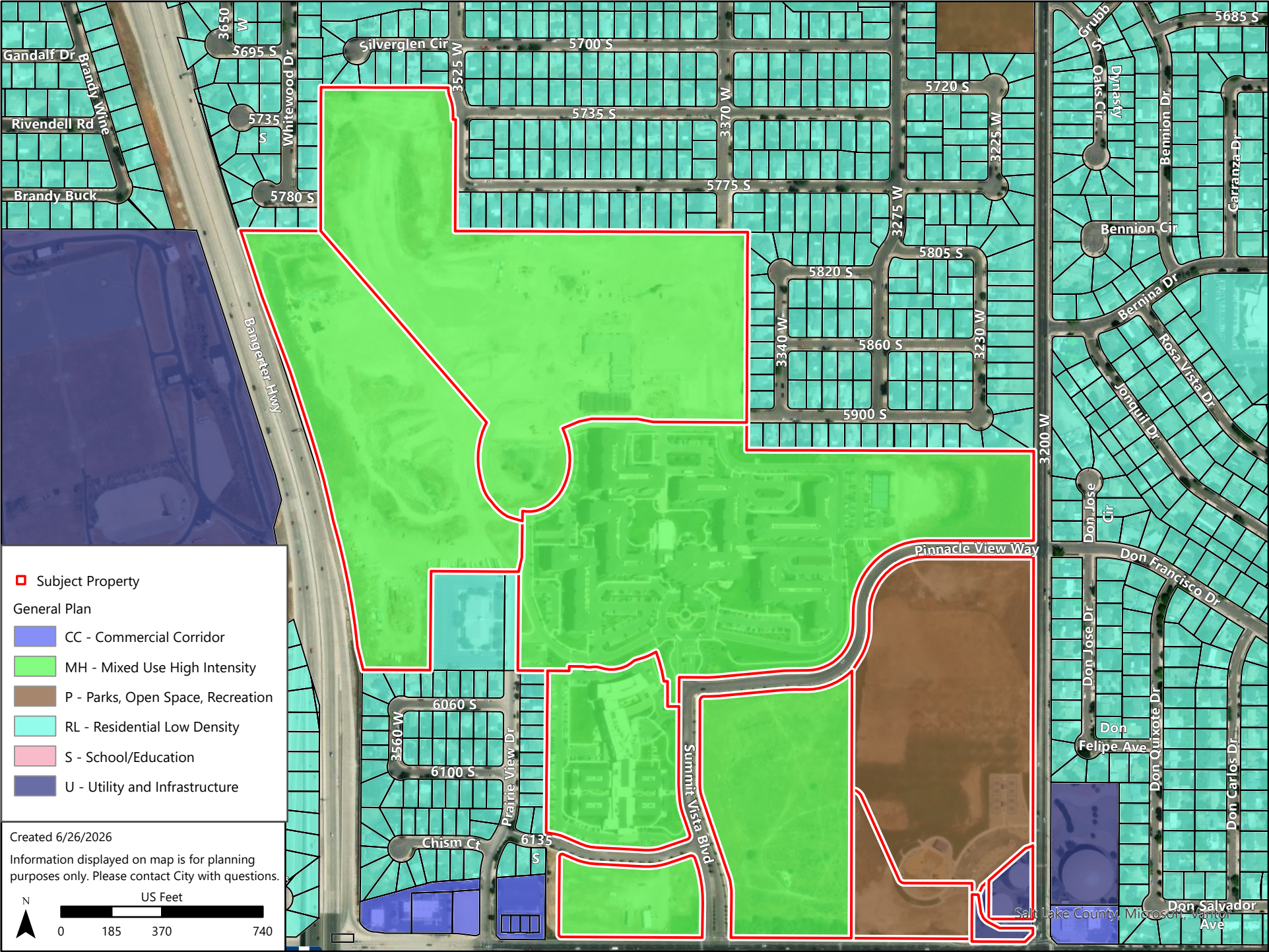
Recommended Motion

I move that we send a positive recommendation to the City Council for File #7Z26-DCA-000620-2026 for a zoning text amendment request amending Chapter 13.38 SSD-X Bennion Point (Summit Vista) to reduce the setback: height ratio for buildings exceeding thirty-five feet in height.

Zoning Map: 6040 S SUMMIT VISTA BLVD



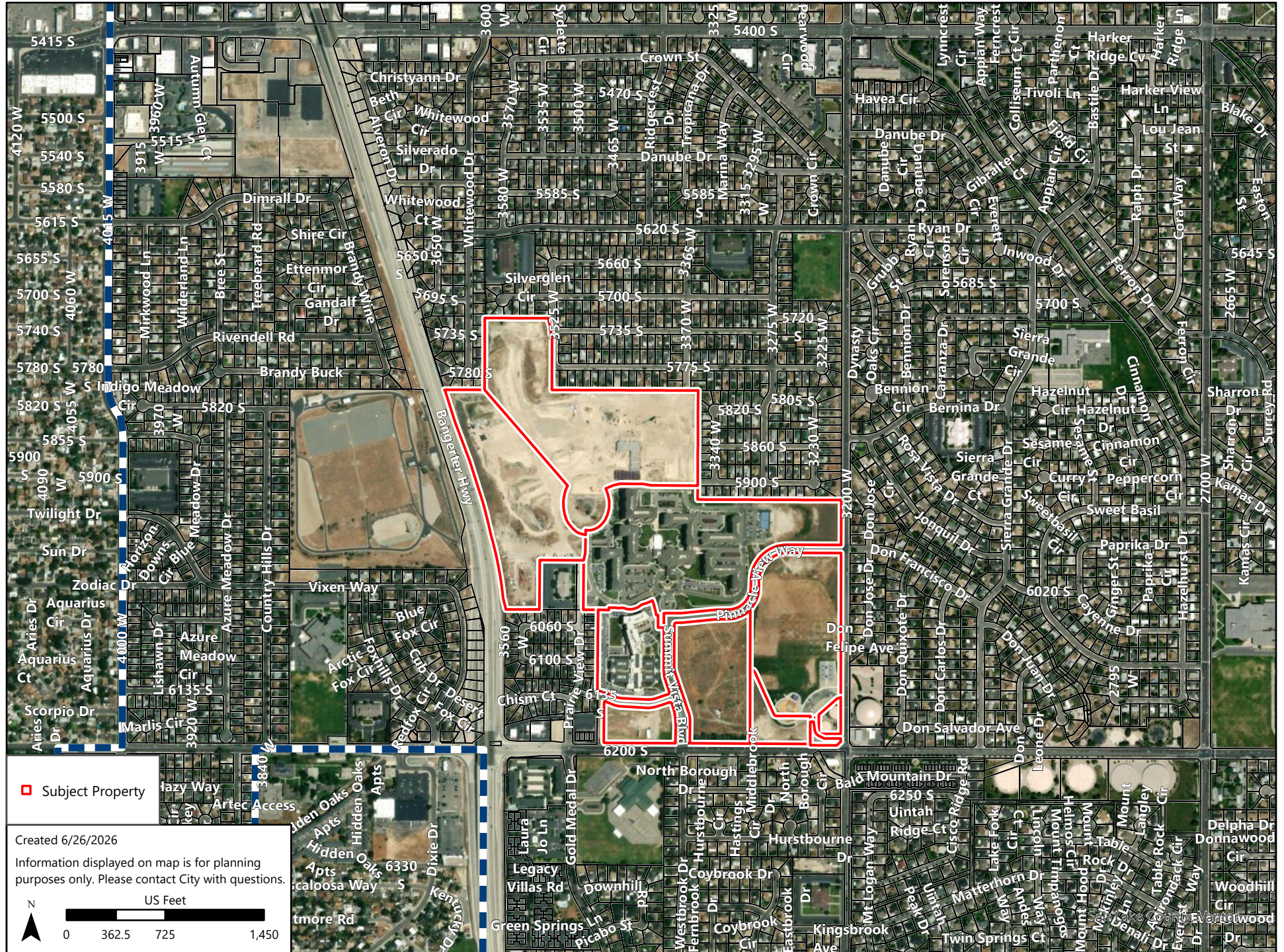
General Plan Map: 6040 S SUMMIT VISTA BLVD



Site Map: 6040 S SUMMIT VISTA BLVD



Vicinity Map: 6040 S SUMMIT VISTA BLVD



June 12, 2026

City of Taylorsville
2600 Taylorsville Blvd
Taylorsville, UT 84129

Dear Members of the Planning Commission, Planning Staff, and City Council:

Please consider the following zoning amendment request regarding building height and setbacks for Summit Vista.

Summit Vista proposed zoning amendment: Revise building height and setback ratio along residential property lines from the current requirement of 2.25: 1.0 ratio of horizontal setback/vertical building height from property line and changing to a reduced ratio of 1.90: 1.0, thereby allowing greater building height relative to setback distance.

Goal of the amendment: this will allow the 3 proposed buildings along the northern and eastern property lines of Neighborhood 2 to be 6 story buildings instead of 5 story buildings. This will increase the unit count for the Summit Vista community.

Rationale/explanation:

1. Summit Vista is one of the properties/zones in the City of Taylorsville that has been targeted for a high density of units by the City in its planning for future growth. Due to market feedback early in the project, larger 2 Bedroom apartments were more desirable than 1 Bedroom units, a trend that is expected to continue. This resulted in a loss of unit count, especially when projected over the course of the remainder of the project. A zoning amendment in 2024 reflected a reduction in units for the project. Although the Planning Commission stated a preference for not losing the unit count, it was approved based on current market conditions and cost evaluations. This current text amendment which allows for an additional floor of units aligns more closely with the stated preferences of the City.
2. Summit Vista has determined that it is viable to recover lost units by constructing 6-story buildings instead of 5-story buildings.
3. There are 3 residential buildings (RB 2.2, 2.3 and 2.5) that are close enough to the property line of adjacent residential neighborhoods that would require a zoning amendment to add the sixth story. A slight reduction in the diagonal massing setback ratio (2:25:1 to 1.90:1) would allow this change to occur.
4. The proposed increase in building height relative to the setback is visually minimal when the 5 story and 6 story building elevations are compared to each other. See attached exhibit that shows perspective views of the building when it is 5 vs. 6 stories in height. The distance from the property line is quite significant whether it is a 5 or 6 story building, so the massing of the building appears to be relatively similar from adjacent properties.
5. Various architectural features have been utilized to break down the massing of the building. The roofline is broken by projections at the ends and at intervals within the



main portion of the building. Balconies are articulated differently between floor levels to create different elements and scale. Some stacks of balconies are articulated as a shorter 4 story projecting mass, with the balconies above it appearing to be more of a floating element to reduce the scale of the building. The materials of the building are varied as well. The height of the stone veneer base varies along the building elevation, and several types of cementitious siding patterns and colors are used to provide visual interest and reduce the scale of the building.

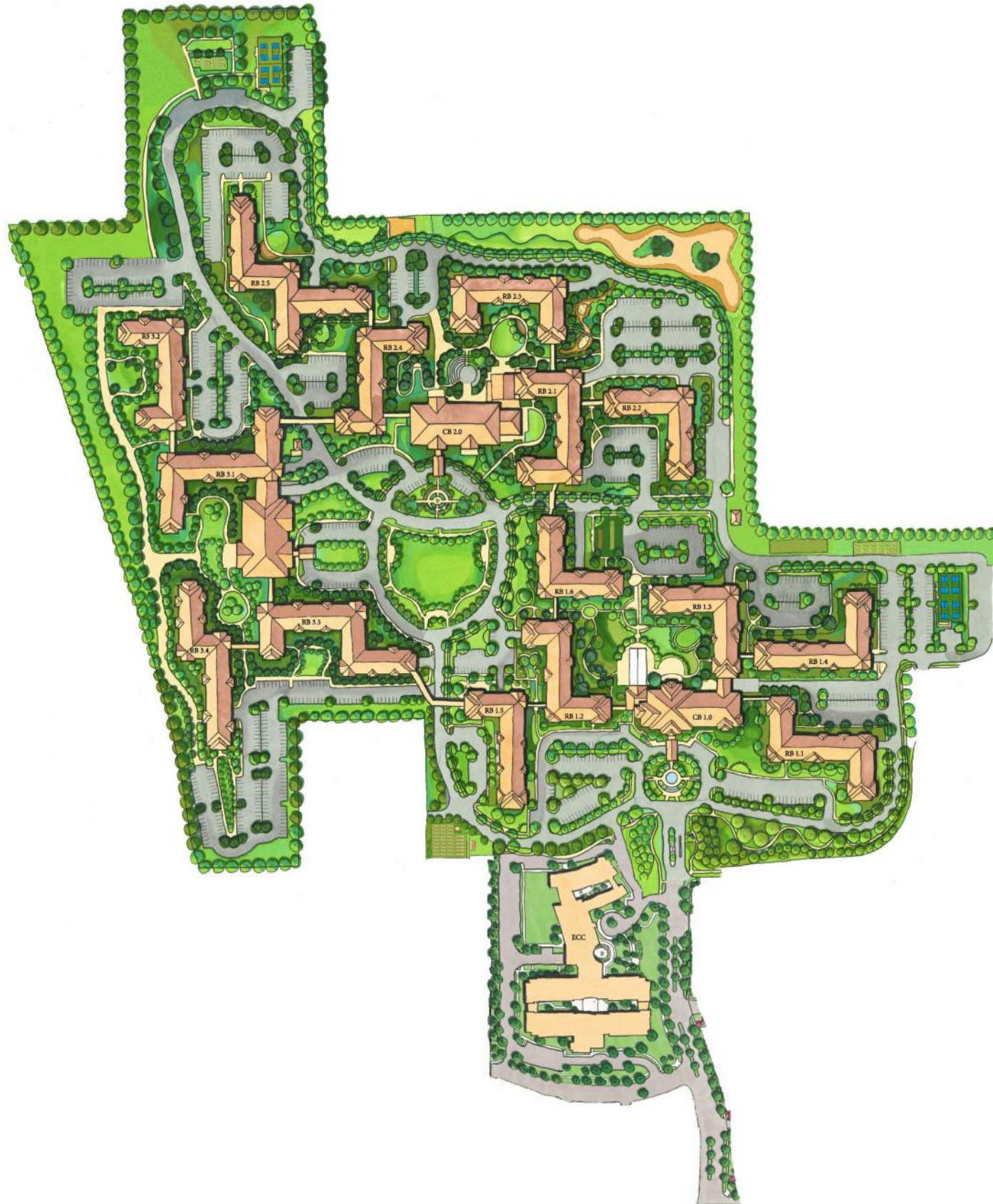
For the above reasons, we believe that the proposed zoning amendment for a reduced ratio of 1.90:1 for building setback from adjacent residential property lines vs. building height is in harmony with the City's zoning and planning goals for the project and for the City. If you have any questions or clarifications needed, please feel free to reach out to us. Thank you for your consideration.

Sincerely,



Robert Weaver AIA
Principal
KGRW & Associates



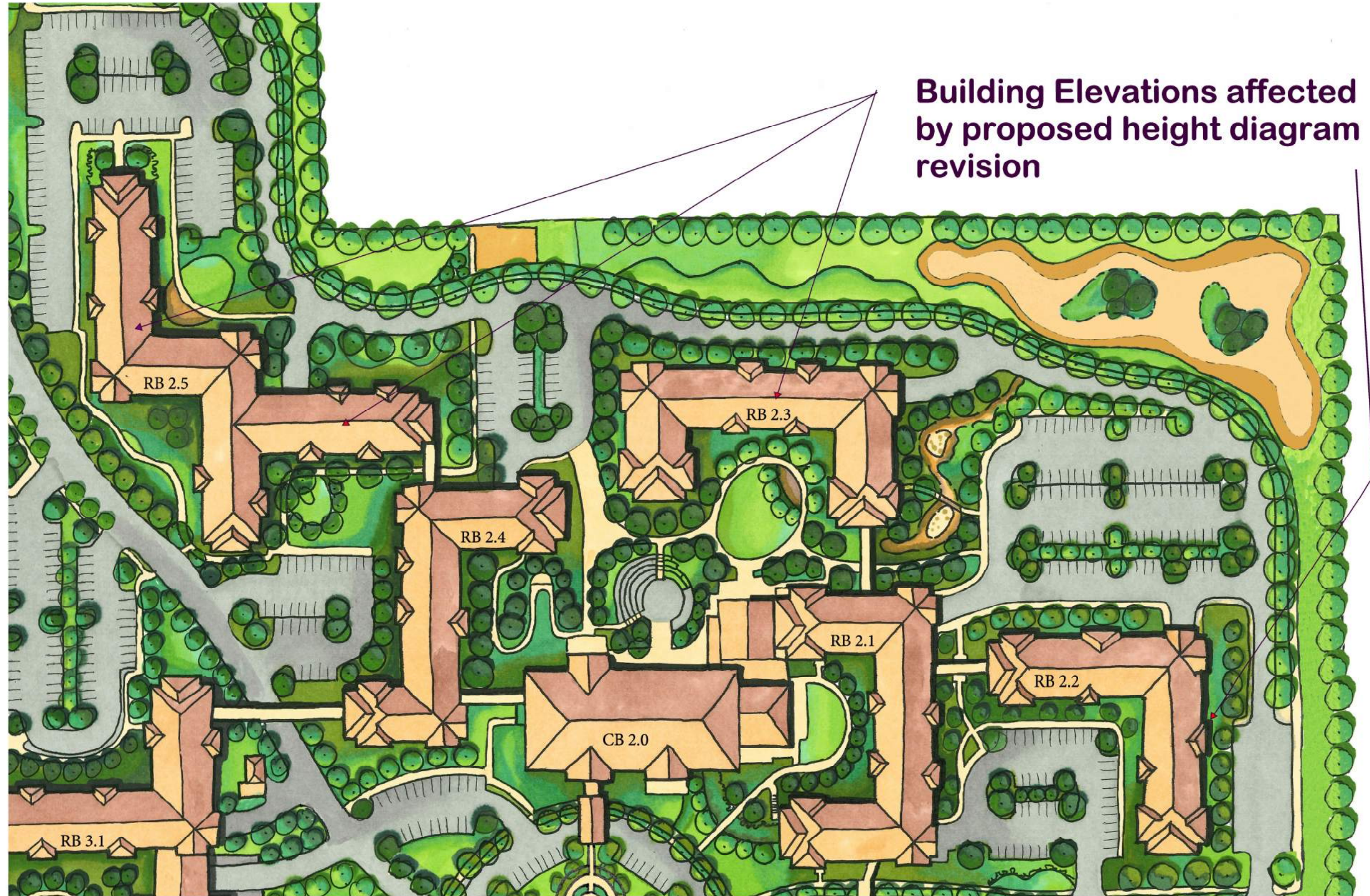


SUMMIT VISTA Proposed Building Height Diagram Revision

REASON:

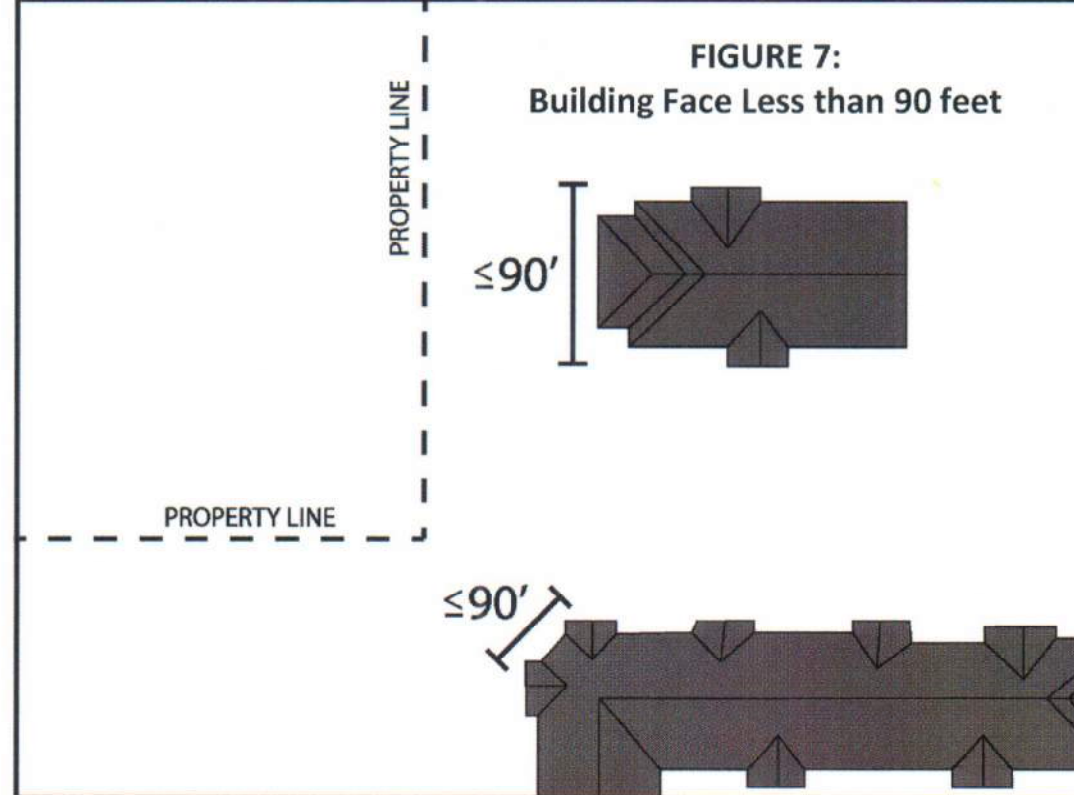
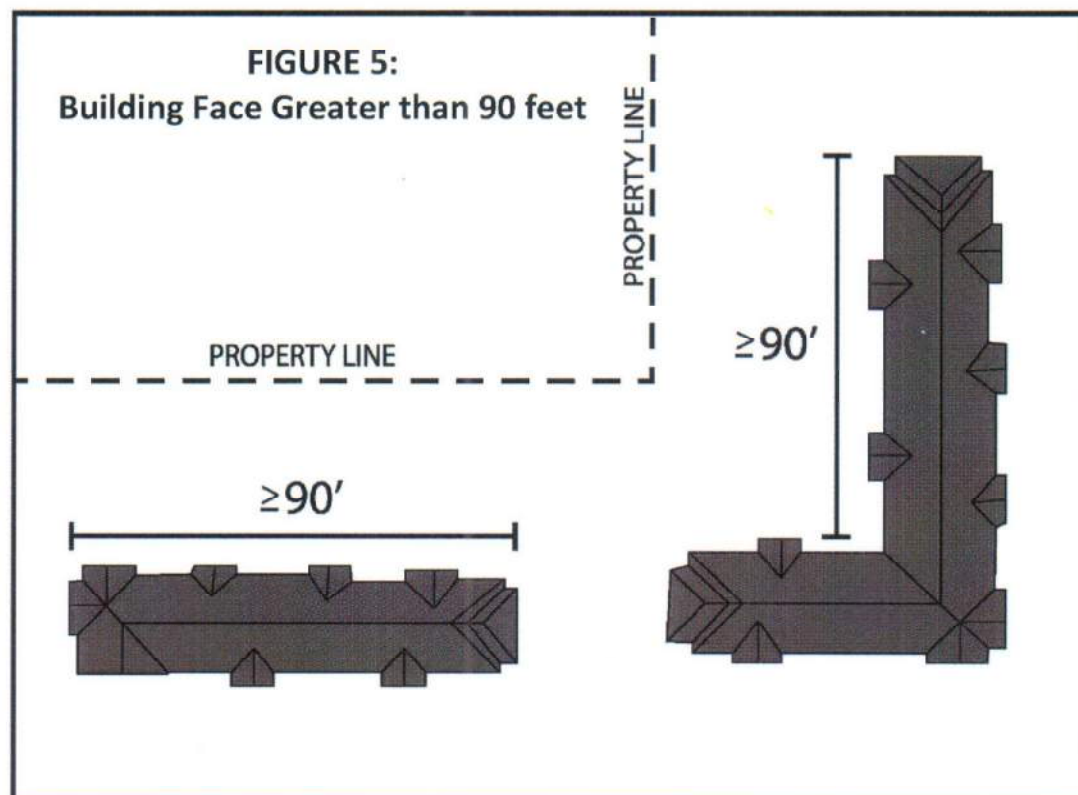
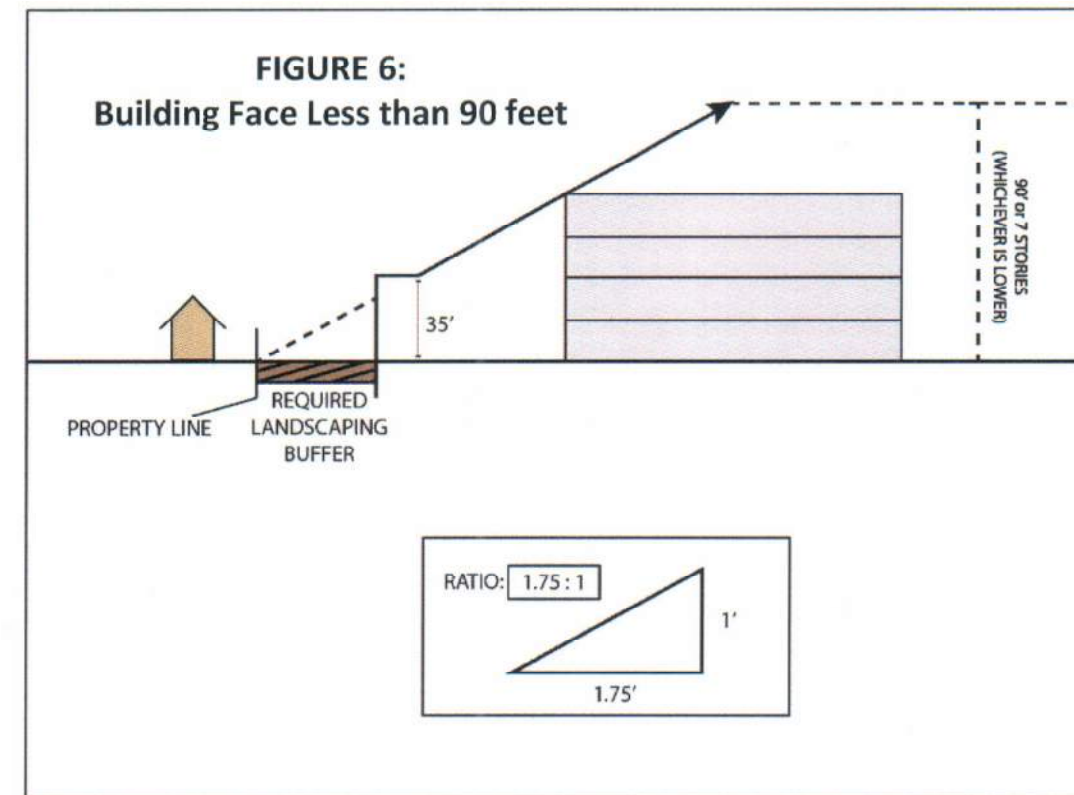
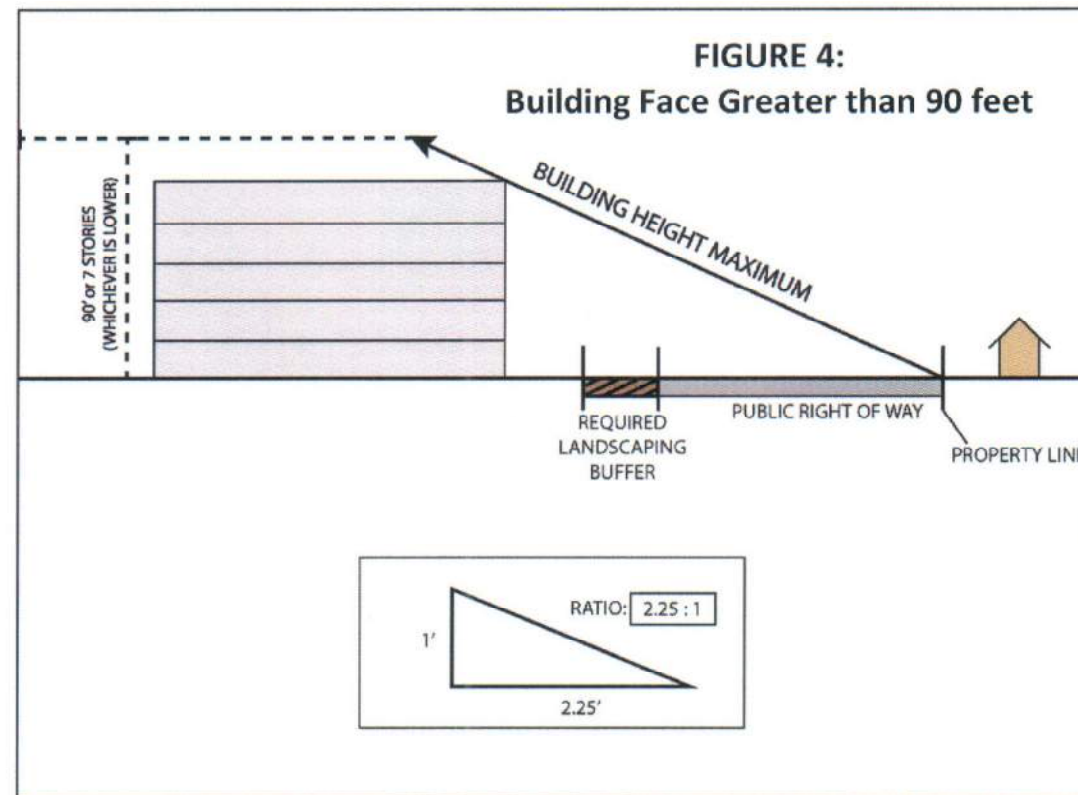
Helps offset reduction
in units due to larger
apartments per market
demand.

Summit Vista Proposed Building Height Diagram Revision

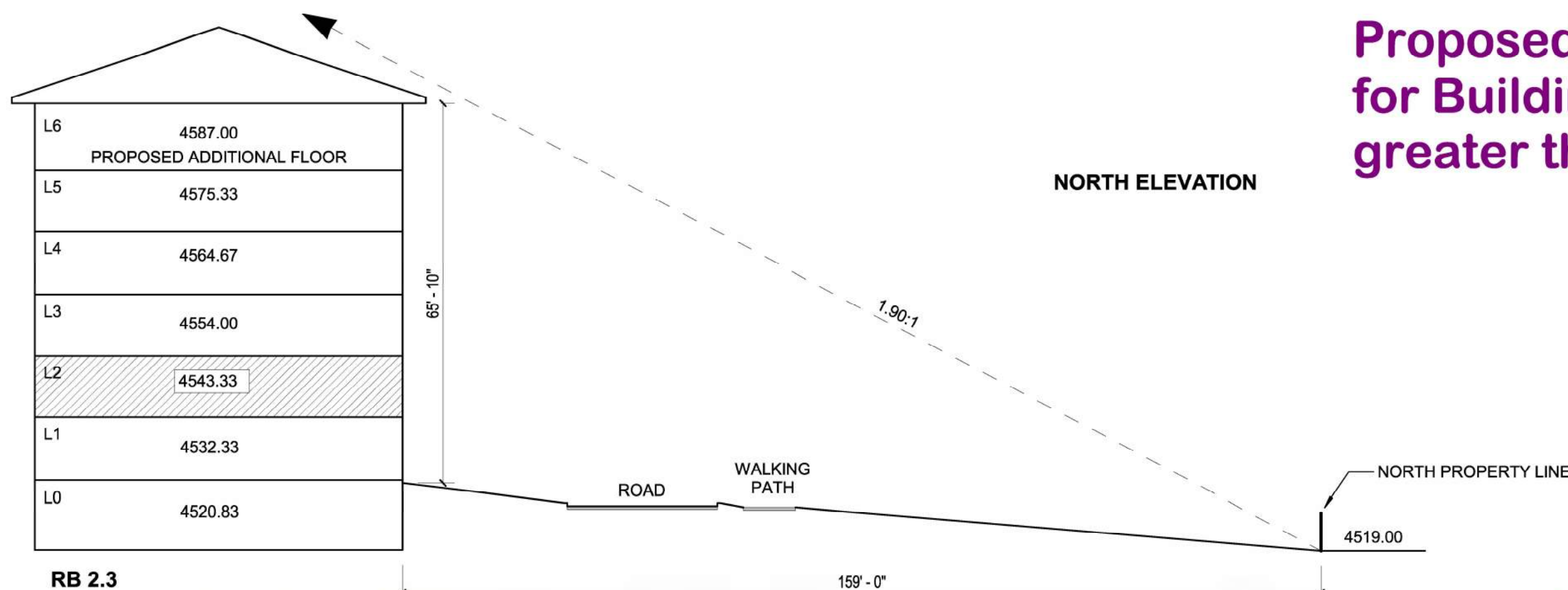
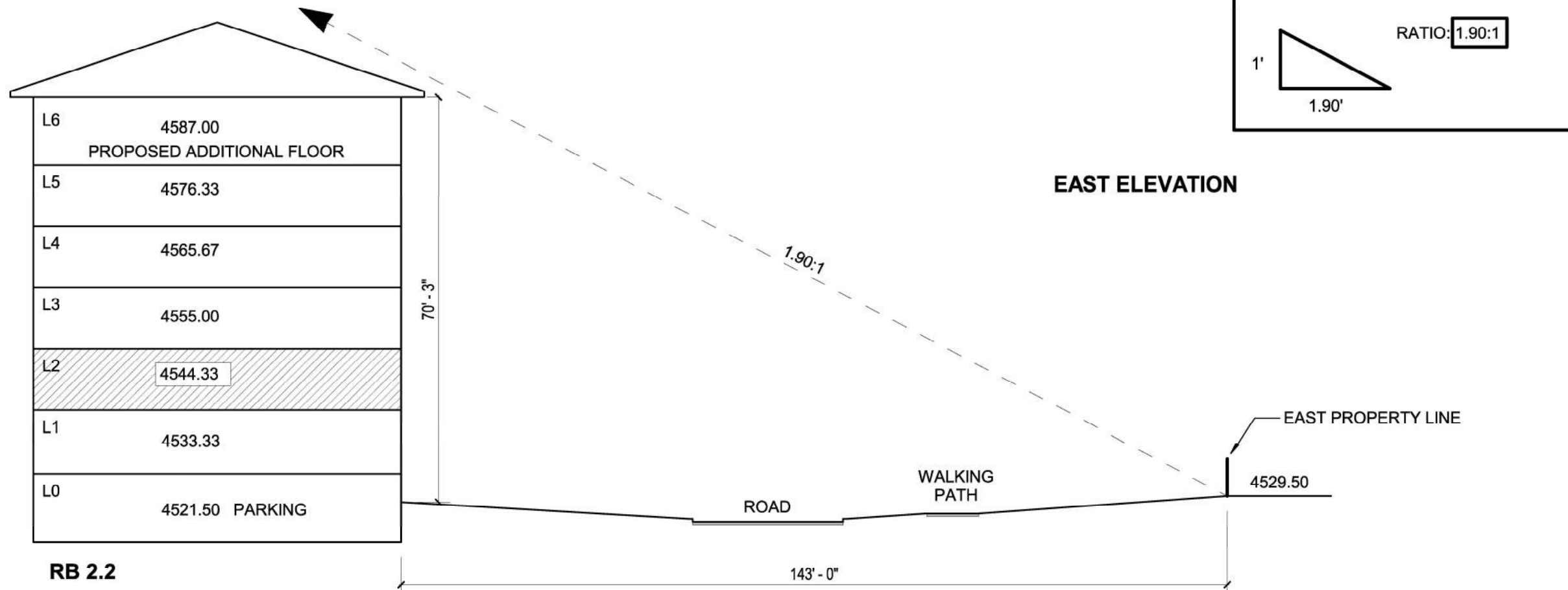


Summit Vista Proposed Building Height Diagram Revision

ORIGINAL DIAGRAMS

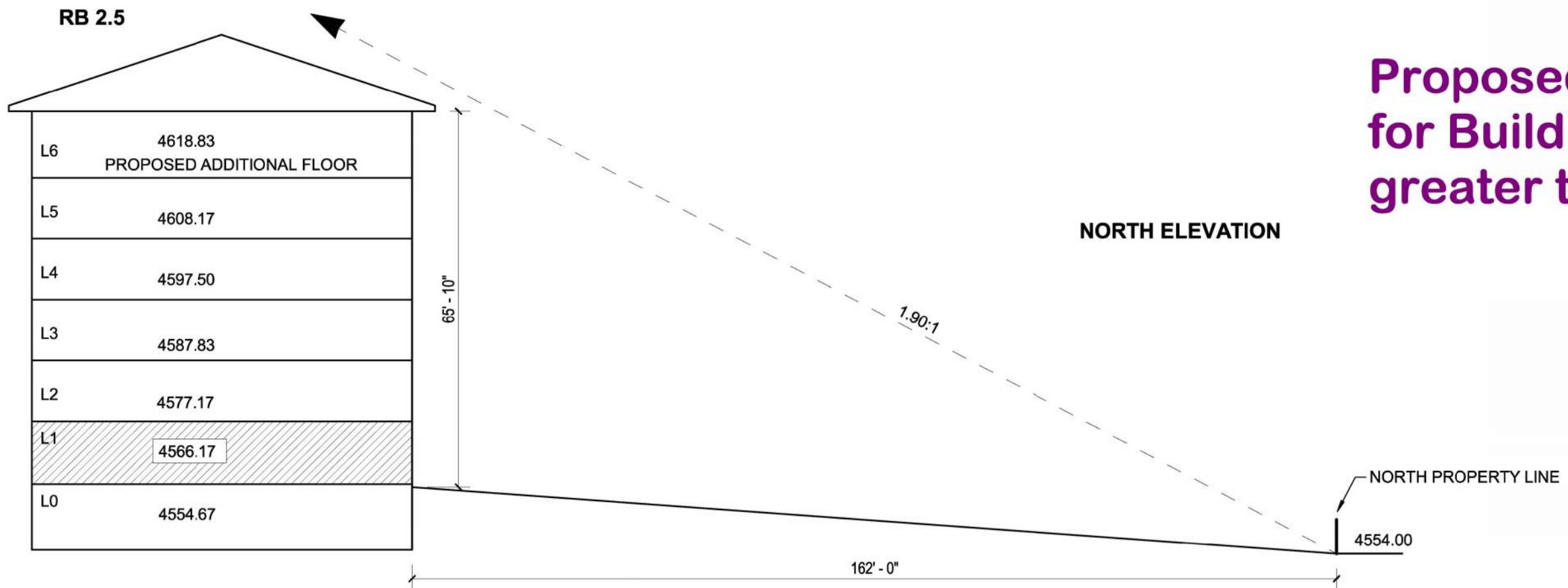
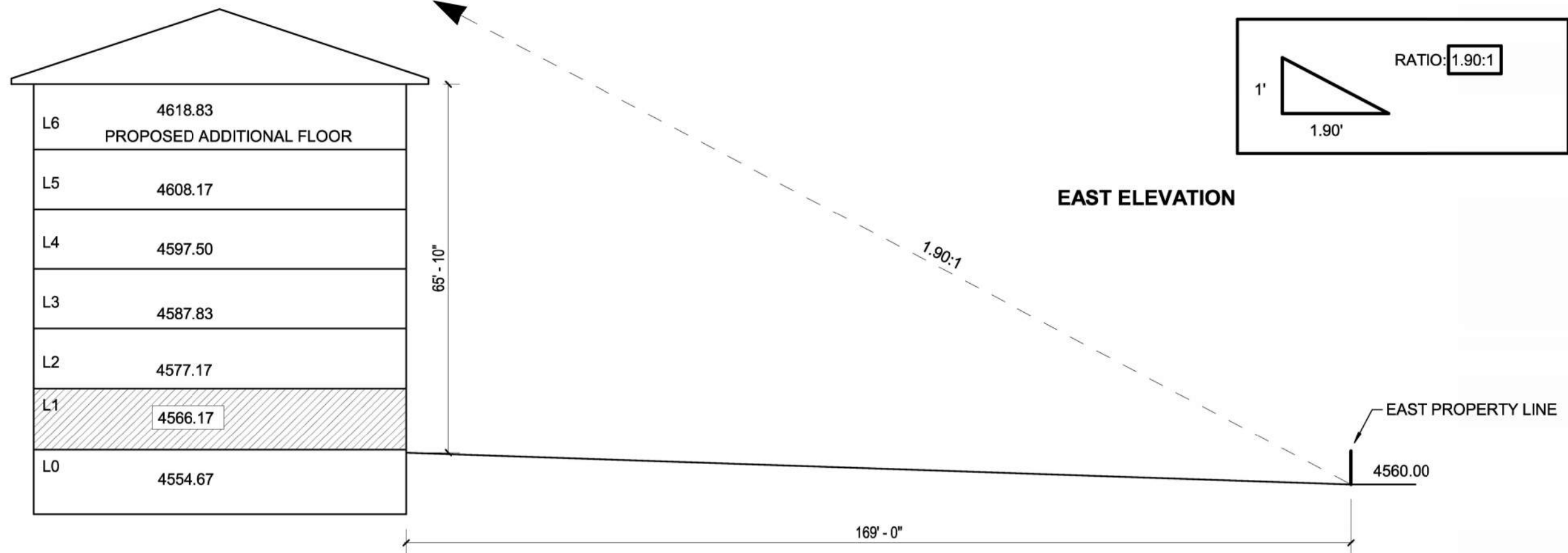


Summit Vista Proposed Building Height Diagram Revision



**Proposed Diagram
for Building face
greater than 90'**

Summit Vista Proposed Building Height Diagram Revision



**Proposed Diagram
for Building face
greater than 90'**

Summit Vista Proposed Building Height Diagram Revision

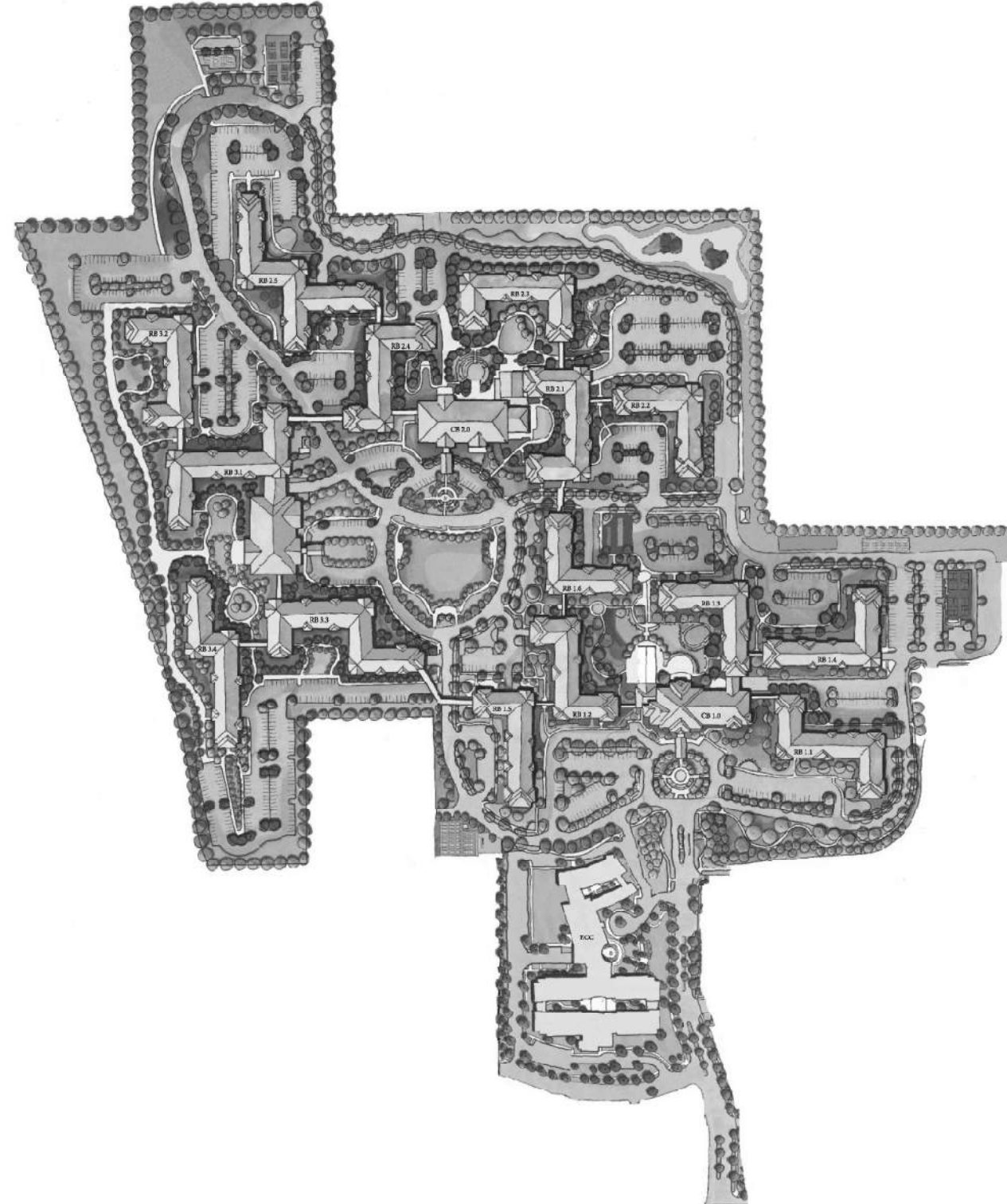
RB 2.2 - 5 Story Building



RB 2.2 - 6 Story Building



Summit Vista Proposed Building Height Diagram Revision



SUMMIT VISTA
BUILDING DATA AND PARKING

3/30/2026

PHASE 1				Bldg Height Typical Grade	Underground Parking Count	Surface Parking Count	Total Parking Count
Building Type	ILU Count	Building Square Feet	Stories	to Mean Roof			
Residential Building 1.1	114	165,076	5	60	57	80	137
Residential Building 1.2	100	138,363	5	60	69	60	129
Residential Building 1.3	95	134,325	5	60	57	63	120
Residential Building 1.4	109	148,856	5	60	48	94	142
Residential Building 1.5	90	127,553	5	60	55	53	108
Residential Building 1.6	96	145,906	6	70	51	40	91
Welcome Center		0	0				0
Gatehouse		120	1				0
Community Building 1.0		59,950	2	36		30	30
TOTAL (PHASE 1)	604	920,149			337	420	757

PHASE 2					Underground Parking Count	Surface Parking Count	Total Parking Count
Building Type		Building Square Feet	Stories				
Residential Building 2.1	105	171,531	5	61	57	55	112
Residential Building 2.2	114	166,000	6	71	66	55	121
Residential Building 2.3	120	184,000	6	71	70	57	127
Residential Building 2.4	120	181,000	6	71	70	53	123
Residential Building 2.5	180	291,000	6	71	105	96	201
Community Building 2.0	20	105,599	3/4	47	20	30	50
Maintenance Shed		4,000	1				0
Garden Shed/Pickle Ball area		150	1			44	44
TOTAL (PHASE 2)	659	1,103,280			388	390	778

PHASE 3					Underground Parking Count	Surface Parking Count	Total Parking Count
Building Type		Building Square Feet	Stories				
Residential Building 3.1	162	227,000	6	71	100	66	166
Residential Building 3.2	114	179,000	6	71	70	67	137
Residential Building 3.3	156	221,000	6	71	100	84	184
Residential Building 3.4	132	193,000	6	71	75	98	173
Community Building 3.0	20	90,000	3/4	47	20	30	50
TOTAL (PHASE 3)	584				365	345	710

ILU NHD Totals	1,847	2,933,429			1,090	1,155	2,245
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EXTENDED CARE					Underground Parking Count	Surface Parking Count	Total Parking Count
Building Type		Square Feet	Stories				
Extended Care Building		147,892	3			176	176
TOTAL		147,892			0	176	176

PROJECT TOTAL	1,847	3,081,321			1,090	1,331	2,421
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Note: Building SF does not include Underground Structured Parking SF

Summit Vista Proposed Building Height Diagram Revision

13.38.040: 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. Property owners and developers are encouraged to employ best practices and innovative design so buildings can be energy efficient to conserve natural resources.

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. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.

B. Building Relationships And Compatibility: Buildings or portions of buildings shall be oriented on a site to create a strong relationship to the public and private right-of-way and adjacent structures, providing visual continuity and compatibility. Buildings shall be located to minimize the view of parking and loading areas, outside storage areas, ground mounted mechanical equipment and trash and service enclosures from all adjoining public rights-of-way.

C. Building Heights: Appropriate measures shall be taken into consideration to ensure building heights are compatible with adjacent development (existing or planned). Buildings over thirty five feet (35') in height shall comply with the setback height ratios, established by measuring the ratio of the horizontal distance between any part of a building or structure and the nearest adjacent property line at grade:

Property Line Adjacent To	Height Setback Ratio Horizontal:Vertical
Residential land use (where the building face is parallel to the adjacent residential property line for a distance greater than 90 feet) (see figures 4 and 5 of this section)	2.25 1.90:1 feet
Residential land use (where the building face is perpendicular to the adjacent residential property line for a distance less than 90 feet) (see figures 6 and 7 of this section)	1.75:1 feet
Nonresidential land use	0.5:1 feet
Open space	0.5:1 feet
Bangerter Highway	0.5:1 feet

FIGURE 4
Building Face Greater Than 90 Feet

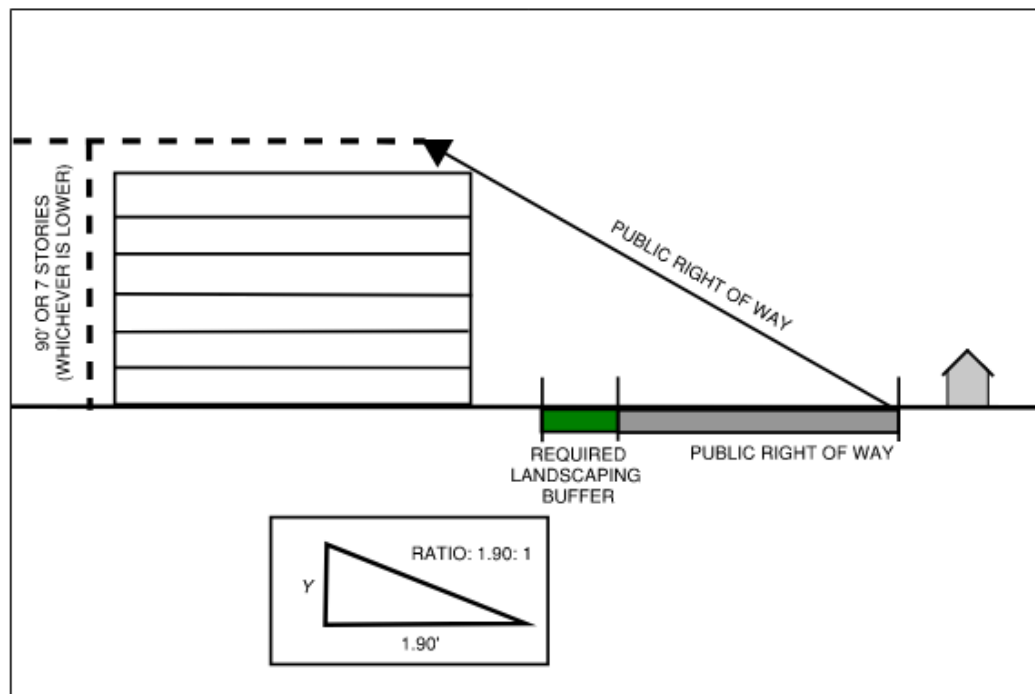
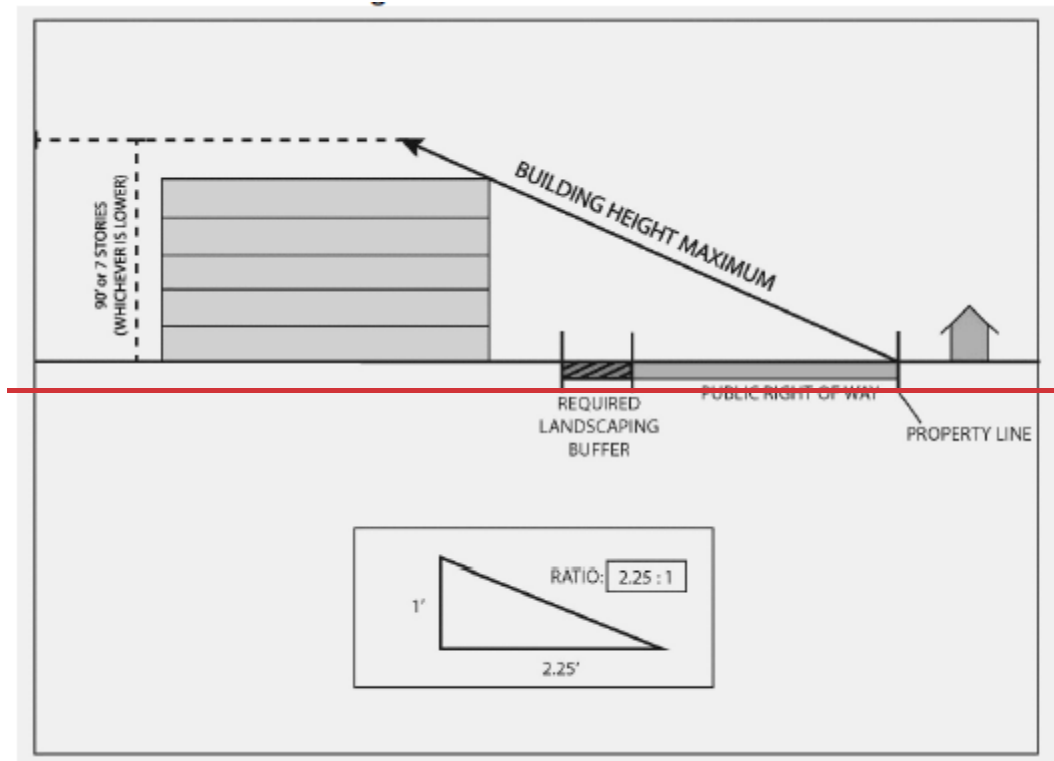


FIGURE 5
Building Face Greater Than 90 Feet

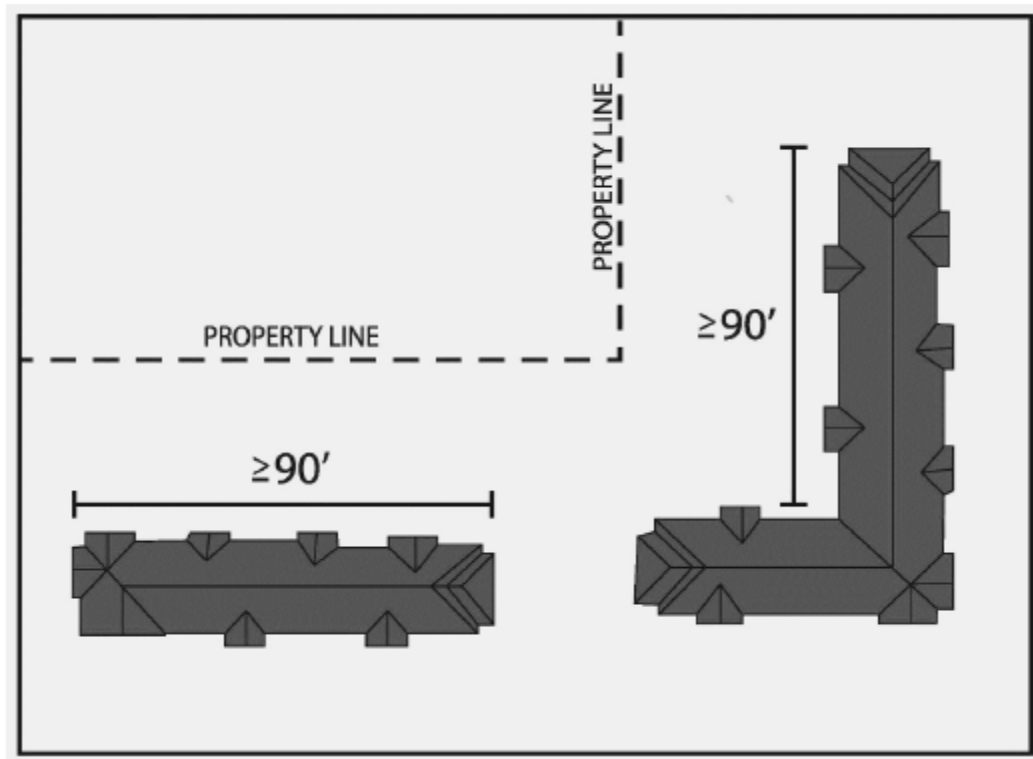


FIGURE 6
Building Face Less Than 90 Feet

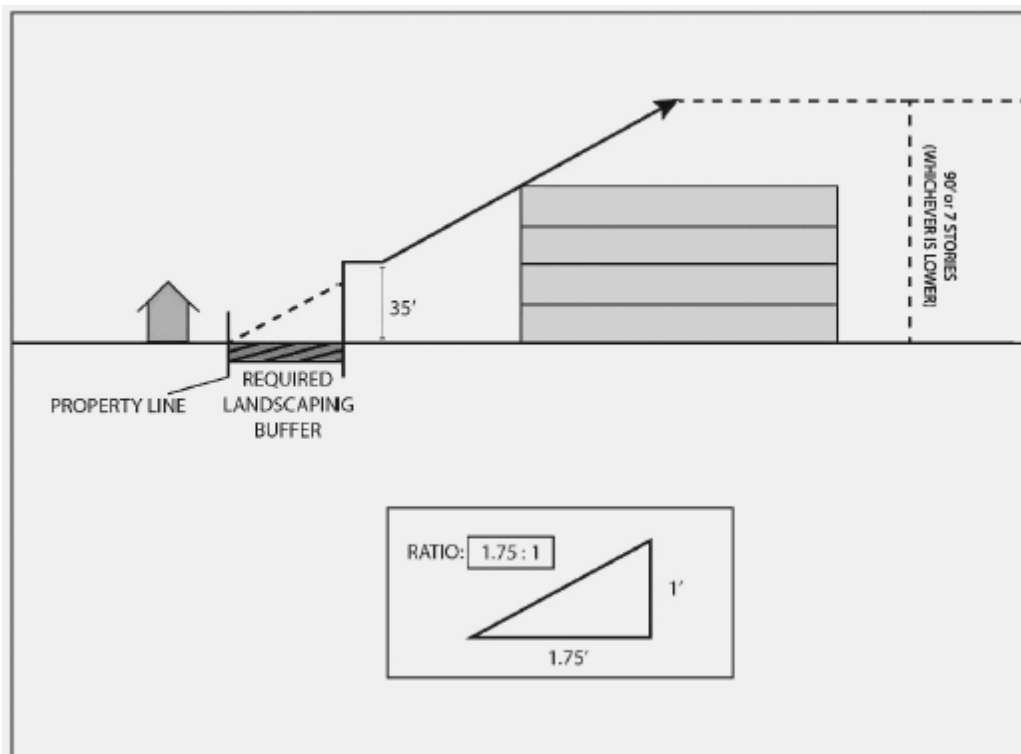
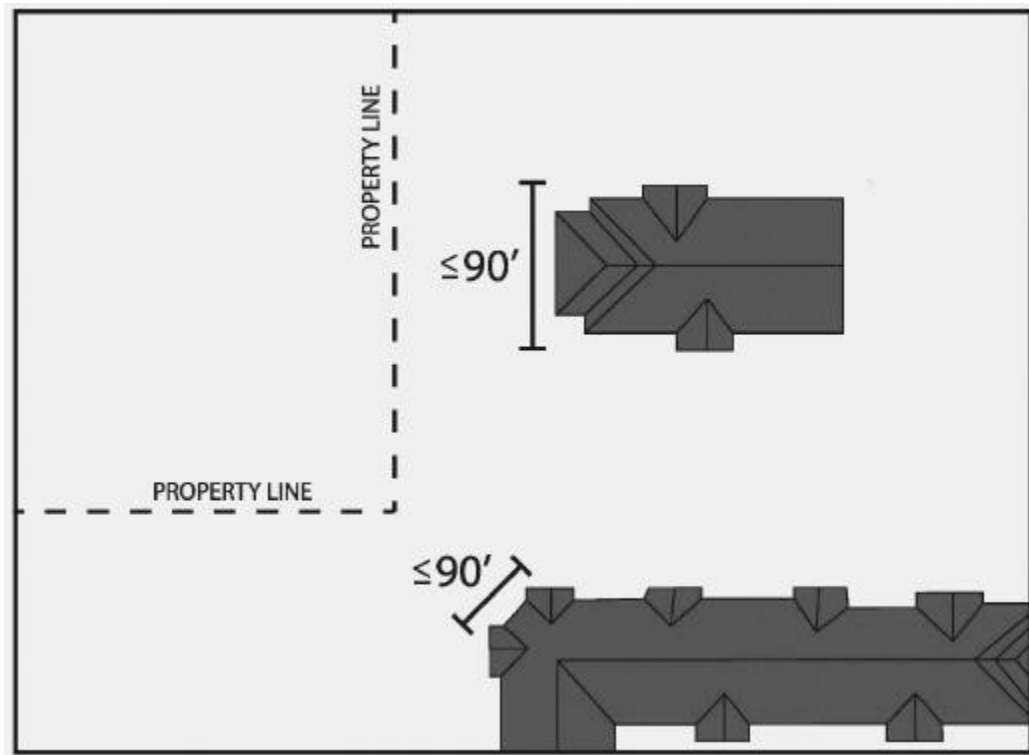


FIGURE 7
Building Face Less Than 90 Feet



1. The maximum height of any structure shall not exceed ninety feet (90') or seven (7) stories above mean ground elevation around the perimeter of the building, whichever is lower.

2. Where a property line is immediately adjacent to a street or public right-of-way, the land use or zoning district of the property immediately across said street or right-of-way will govern the height setback ratio, unless otherwise stated in the above table. For these instances, horizontal distance is measured from the property line across the street (see figure 6 of this section).

D. Building Massing, Forms, And Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Buildings adjacent to pedestrian walks and paths shall have features and patterns that provide visual interest at the scale of the pedestrian which reduces apparent mass and relates to local architectural character.

1. Exterior building walls shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved by the Planning Commission. Each principal building shall meet the following three (3) standards:

a. Horizontal Articulation: Each facade greater than fifty feet (50') in length, measured horizontally, shall incorporate architectural features such as wall plane

projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any facade may exceed fifty (50) horizontal feet;

b. Vertical Articulation: Each principal building greater than fifty five feet (55') in height shall have a change in cladding material or surface plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than fifty five feet (55'); and

c. Parapet Variation: All facades visible from a public street shall include a parapet that varies in height by at least eighteen inches (18") for each fifty (50) linear feet of facade length. This requirement does not apply to buildings with sloped roofs.

E. Roof Forms And Materials: Rooftops are deemed to contribute to the unified appearance of each development and may be observed from higher areas, ground level, other buildings and roadways.

1. Sloped roofs shall provide articulation and variations a minimum of every seventy five feet (75') in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are at least eighteen inches (18") in width.

2. All parapets shall feature cornice treatments. Parapets shall provide a cap element to demonstrate that the upper edge is the top of the building.

3. Flat roofs shall be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed, the parapet shall be a minimum of eighteen inches (18") in height relative to the roof.

4. Rooftop penthouse enclosures shall be architecturally compatible and predominately of the same material as the building.

F. Roof-Mounted 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 (unless grade differences make screening impractical). Acceptable roof equipment screening shall be accomplished by:

1. Raising the parapet on all sides of the building to be as high as the highest mechanical unit or vent on the roof; or

2. A secondary roof screening system (stamped and signed by a licensed engineer) to be as high as the highest mechanical unit or vent on the roof; and

a. Secondary roof screens shall include a screen which encloses groups of units rather than each unit individually and shall look like an architectural feature of the overall building;

b. Screens shall be continuously maintained, and incorporated into the design of the building;

c. Screens shall be made of materials and colors which are compatible with the building; and

d. In no case shall wooden, vinyl fences or chain link fencing with or without slats be used as a roof top equipment screen;

3. All roof top mechanical screens shall be shown to scale on all building cross sections and/or architectural building elevations.

G. Building Materials: Exterior materials shall be aesthetically pleasing, high quality, and compatible with nearby structures. Compatibility of building materials is deemed desirable throughout a development project consisting of multiple buildings.

1. Primary building materials shall be limited to no more than four (4) types of materials per building. Stucco (EIFS) surfacing shall not exceed fifty percent (50%) of each building exterior. Exterior windows or glass is included in calculating the overall percentage of the building exterior. On surfaces with more than thirty percent (30%) stucco (EIFS) coverage, a minimum of two (2) colors of stucco (EIFS) shall be provided;

2. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals are acceptable);

3. Metal siding is only permitted as a decorative and/or architectural element;

4. CMU block (smooth, scored, split face, or honed) shall not exceed twenty five percent (25%) of the front building facade and fifty percent (50%) of the sides of buildings which are within public view; and

5. Building exterior materials shall be constructed of high quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.

H. Building Colors: Exterior colors shall be aesthetically pleasing, high quality, and compatible with colors of nearby structures. Multiple buildings on the same site shall share a compatible color palette to unify the development.

1. Color of exterior building materials (excluding accent colors) shall be limited to no more than four (4) major colors per neighborhood within the "Retirement Community Property".

2. Colors shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments; and

3. Roof colors shall be muted and compatible with the dominant building color.

I. Building Entrances: Primary building entrances shall be easily identifiable and relate to human scale.

1. The main entrance shall be located to be clearly identifiable from primary driveways and drop-offs;

2. Any entrance shall be designed with one or more of the following (see pedestrian mobility, bicycle circulation and parking, subsection 13.38.080B6 of this chapter):

- a. Canopy, overhang or arch above the entrance (columns and pillars);
- b. Recesses or projections in the building facade surrounding the entrance;
- c. Peaked roof or raised parapet structures over the door; or
- d. Display windows surrounding the entrance.

3. Any building entrance shall be well-lighted. (See section 13.38.110, "Exterior Site Lighting", of this chapter.)

J. Energy Conservation Measures: Local climate conditions afford the opportunity to take significant advantage of passive and active solar energy applications. Buildings should 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. 15-08, 10-21-2015, eff. 7-25-2017)

Terryne Bergeson | Planner II
385-308-0534

UPCOMING OUT OF OFFICE: Every Monday

From: Meredith Harker <mharker@taylorsvilleut.gov>
Sent: Tuesday, July 7, 2026 3:48 PM
To: Terryne Bergeson <tbergeson@taylorsvilleut.gov>; JT (J. Taylor) <jtaylor@taylorsvilleut.gov>
Cc: Dina Blaes <dblaes@taylorsvilleut.gov>
Subject: Re: Summit Vista

Ok, just to simplify this for me, they want to make the buildings taller? That is what my neighbors are freaking out about. They don't want to lose their west facing views (to see the sunsets etc). Do you have a site plan if where they want the taller buildings to be?

I would expect several residents to show up to the Planning Commission meeting. Unfortunately, I will be out of town.

Thanks for the info.
-Meredith

From: Terryne Bergeson <tbergeson@taylorsvilleut.gov>
Sent: Tuesday, July 7, 2026 1:21 PM
To: Meredith Harker <mharker@taylorsvilleut.gov>; JT (J. Taylor) <jtaylor@taylorsvilleut.gov>
Cc: Dina Blaes <dblaes@taylorsvilleut.gov>
Subject: RE: Summit Vista

Hi Meredith,

I hope that you had a great 4th of July weekend (aside from the rush of questions from anxious residents). I received a lot of calls over the weekend that I will be returning shortly, as well.

The Summit Vista team is requesting a reduction to the height: setback ratio that applies to most of the residential buildings. There is an increase in demand for two-bedroom units, and the Summit Vista team wants to increase the number of units at Summit Vista. The SSD zone allows a range of density (22 units per acre up to 30 units per acre), so they are within the approved density range with the increase (they are hoping to increase by 89 units in phase 2 and 114 units in phase 3). The team is seeking to add one additional story to residential buildings (increasing from 5 stories to 6 stories). Currently, the SSD code dictates heights with two standards:

- Buildings may go up to 90' tall and/or 7 stories (whichever is less).
- Additionally, buildings over 35' in height (which applies to most of the buildings at Summit Vista) must be setback a certain distance for every foot of height. The applicable height to setback ratio is 2.25 feet for every 1 foot of height.

The location of two of the buildings is close enough to neighboring residential that this ratio limits them to 5 stories. The applicants are requesting the ratio to be amended to setback 1.9 feet for every 1 foot of height, to allow for two of the buildings to be constructed with an additional story.

Terryne Bergeson

From: [REDACTED]
Sent: Thursday, July 9, 2026 9:56 AM
To: Terryne Bergeson
Subject: [EXTERNAL] Concerning Summit Vista

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I am reaching out about the height of the planned building for Summit Vista. The buildings are currently plenty tall. I live in the neighborhood just north of Summit Vista. The height they are currently at is plenty tall. They have taken our open space and made a very compact community. I am grateful the area is well kept, etc, but if they go taller, it would make our wonderful community feel like we are living in the down town of a big city. That is not the area we live in for a reason.

I would be happy to do whatever is needed to keep them from going taller.

Thank you,

Angela Wayman

[REDACTED]

Terryne Bergeson

From: [REDACTED]
Sent: Thursday, July 9, 2026 10:42 AM
To: Terryne Bergeson
Subject: [EXTERNAL] Comment on zoning request for Summit Vista

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Melanie McLachlan and I am a resident near Summit Vista. I used to absolutely love my view of the east mountains on my morning walks and that beautiful view has now been obstructed by Summit Vistas newest building. I understand they own the land and will build and expand, but I must voice my opposition regarding the zoning changes required for 6 stories rather than five on their new builds. The codes are there for a reason and I want to protect the air space that we have, and not make exceptions for tall buildings in a place that does not need them. Respectfully, I would say that Summit Vista is well aware of existing codes and all new buildings and expansion should fit the existing code requirements and not call for exceptions or changes. I would expect the same from any other business in the area and hold them to the same expectations.

Thank you,
Melanie McLachlan
[REDACTED]