



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	September 2, 2026
AGENDA ITEM:	ORDINANCE NO. 26-08 - CONSIDERATION OF AN ORDINANCE OF THE CITY OF TAYLORSVILLE ADOPTING A ZONING TEXT AMENDMENT TO 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
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	Summit Vista is a senior living community that received approval in 2015 with approval of a site-specific zoning code (SSD- Chapter 13.38 which contains development standards applicable only to those properties) and a development agreement (agreement that developer will build an approved project and fulfill other negotiated obligations that are in the public interest). As construction continues, there has been an increased demand for more units. The Summit Vista team seeks to construct all buildings at 6 stories to provide more units. In the Summit Vista SSD, buildings over 35 feet tall are subject to a setback to height ratio of 2.25':1'. For example, a building proposed to be 70 feet tall would need to be located 2.25 times that from property line (157.5 feet). One of the buildings cannot be built to a height that will accommodate 6 stories based on its distance from residential. The applicants submitted a zoning text amendment application, requesting to amend the height-setback ratio in the SSD from 2.25 feet for every 1 foot of height to 1.90 feet for every 1 foot of height. If approved, a building proposed to be 70 feet tall would instead need to be 1.9 times that from the property line, or 133 feet. The item was presented to the Planning Commission at a noticed public hearing on July 14, 2026. Residents submitted comments in opposition to the request and attended the meeting to provide their input. The concerns

	primarily related to the blocking of views. The Planning Commission voted unanimously to forward a negative recommendation to the City Council. The applicants have since provided photos/ rendering of the site illustrating that increasing height will not have a significant impact on views, since buildings are permitted to be tall at this development (Ex C). The draft minutes can be reviewed in the attachments as well. Staff want to clarify that this request is not to move buildings closer to existing single-family homes, but to reduce the ratio which would allow buildings to remain in their existing proposed locations and add one story.
PLANNING COMMISSION RECOMMENDATION:	☐ Approve ☒ Deny
PLANNING COMMISSION VOTE:	7-0
SUMMARY OF PUBLIC COMMENTS:	• Impacts on views • Changing development standards that are already in place • Decreased privacy • Increased shadows/ decreased light • Impact on property values
ATTORNEY'S OFFICE	☒ Yes ☐ No
ATTACHMENTS:	A: Ordinance No. 26-06 with Amendment B: Applicable Pages from 7/14 Planning Commission Minutes C: Applicant Updated Submission

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-08

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING
TEXT AMENDMENT TO TITLE 13 OF THE TAYLORSVILLE MUNICIPAL CODE,
AMENDING CHAPTER 13.38 SSD-X BENNION POINT (SUMMIT VISTA) TO
REDUCE THE HEIGHT-SETBACK RATIO FOR BUILDINGS EXCEEDING THIRTY-
FIVE FEET IN HEIGHT.**

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 the Municipal Land Use, Development, and Management Act, Utah Code Annotated § 10-9a-101 et seq., and Title 13 of the Taylorsville Municipal Code; and

WHEREAS, Chapter 13.38 of the Taylorsville Municipal Code establishes the Site Specific Development Mixed Use – Bennion Point (SSD-X-Bennion Point) Zoning District to govern development standards for the Summit Vista senior living community located at and around 6020 South Summit Vista Boulevard, Taylorsville, Utah; and

WHEREAS, Section 13.38.040(C) of the Taylorsville Municipal Code currently requires that buildings exceeding thirty-five feet (35') in height comply with specified height-setback ratios measured from the nearest adjacent property line at grade, including a 2.25:1 ratio where a building face is parallel to an adjacent residential property line for more than ninety (90) feet and a 1.75:1 ratio where a building face is perpendicular to an adjacent residential property line for less than ninety (90) feet; and

WHEREAS, the property owner seeks to amend those residential height-setback ratios in order to construct an additional story on certain buildings within the district, which additional story is presently constrained by the adopted ratios; and

WHEREAS, notice of a public hearing before the Taylorsville Planning Commission was provided in accordance with Utah Code Annotated § 10-9a-205 and Chapter 13.35 of the Taylorsville Municipal Code; and

WHEREAS, the Taylorsville Planning Commission held a properly noticed public hearing on the proposed zoning text amendment on July 14, 2026 (File 7Z26), and after receiving public comment and considering the staff report, voted 7-0 to forward a negative recommendation of the amendment to the City Council; and

WHEREAS, the City Council is the land use authority for amendments to the Taylorsville Municipal Code and may adopt, modify, or reject a proposed text amendment notwithstanding the recommendation of the Planning Commission; and

WHEREAS, the City Council has considered the need for additional senior housing within the City, the purpose of the SSD-X-Bennion Point District to facilitate an integrated senior community, and the relationship of the proposed amendment to the Taylorsville General Plan; and

WHEREAS, the Council has reviewed the Planning Commission's recommendation, the council summary, Exhibit A (Proposed Amendment), and all other relevant information, and finds that the proposed amendment, as set forth in Exhibit A, 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 13.38.040(C) of Chapter 13.38, SSD-X-Bennion Point Zoning District, as set forth in Exhibit A attached hereto, is hereby approved. The City Recorder is directed to forward the approved text to the City's code publisher for codification.

Section 2. *Scope of Amendment.* Except as expressly amended by Exhibit A, all remaining provisions of Chapter 13.38, including the maximum height limitation of ninety feet (90') or seven (7) stories, whichever is lower, shall remain in full force and effect.

Section 3. *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 4. *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 § 13.38.040

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

FIGURE 4
Building Face Greater Than 90 Feet

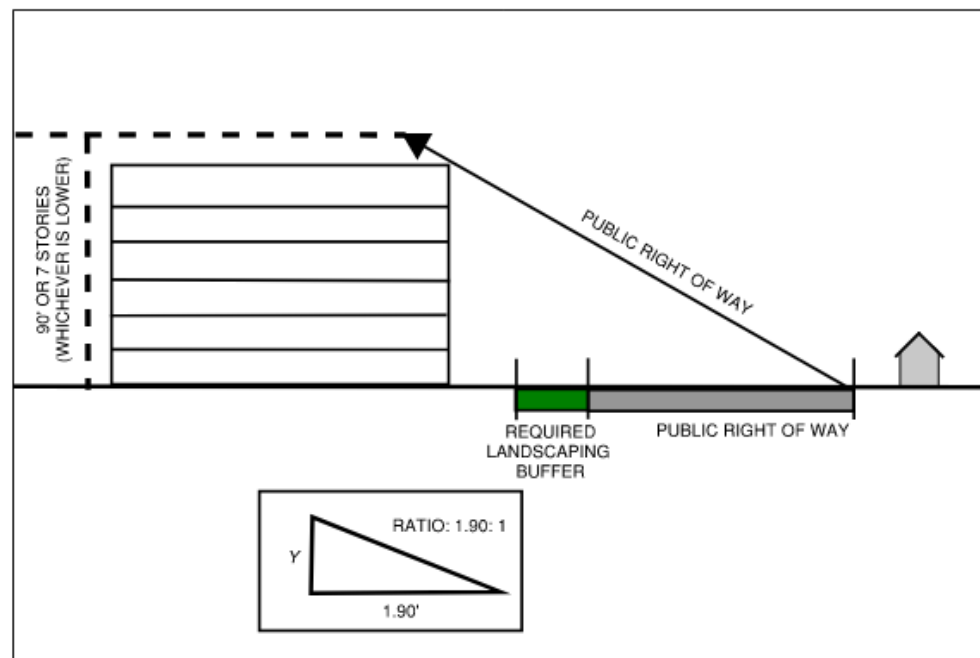
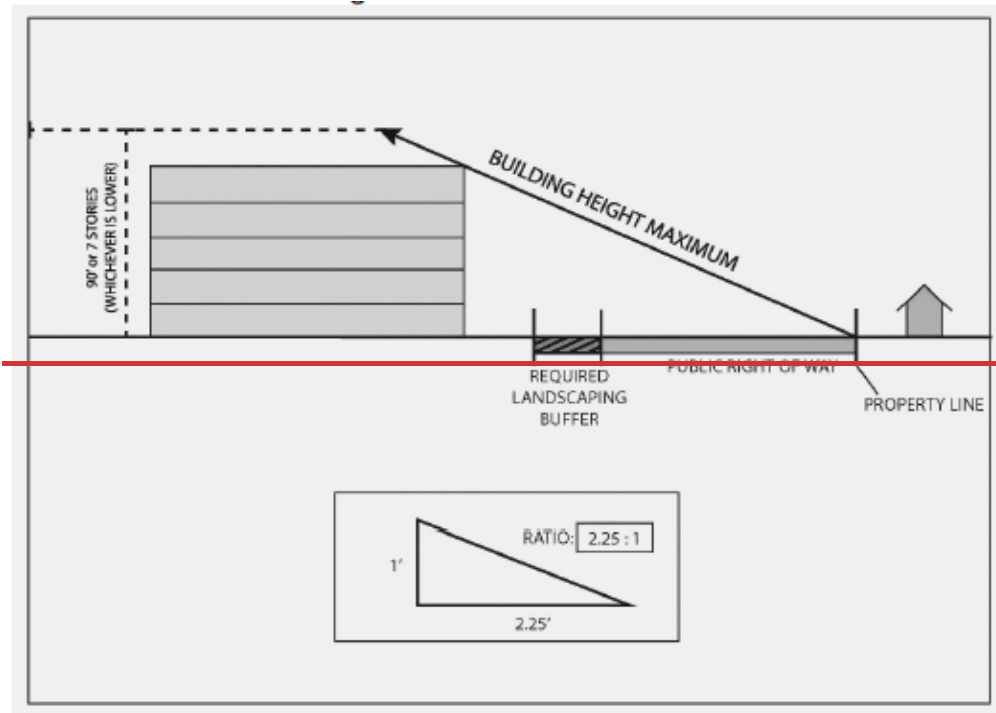


FIGURE 5
Building Face Greater Than 90 Feet

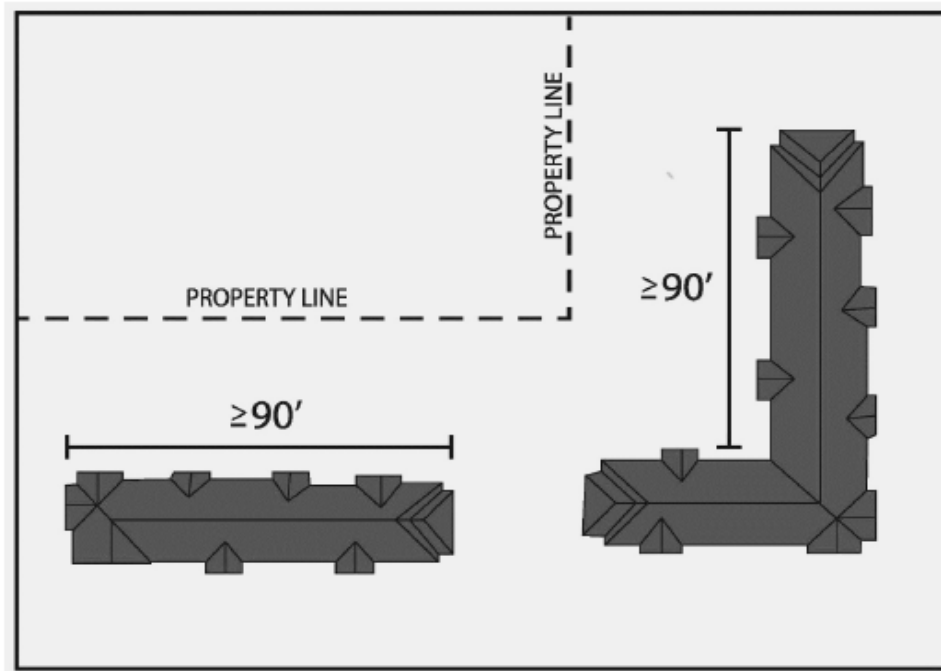


FIGURE 6
Building Face Less Than 90 Feet

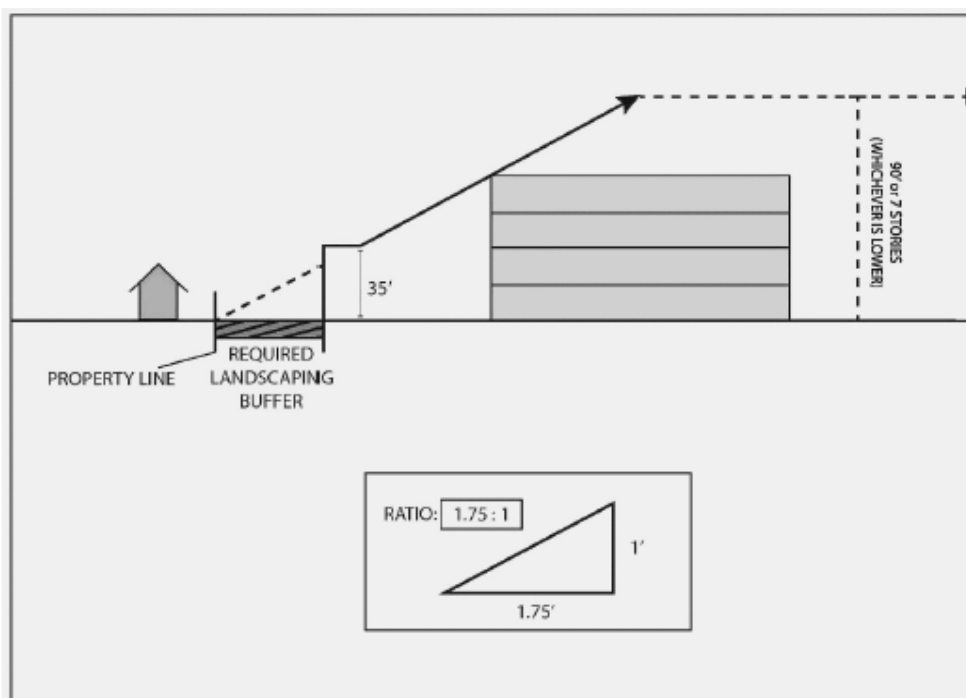
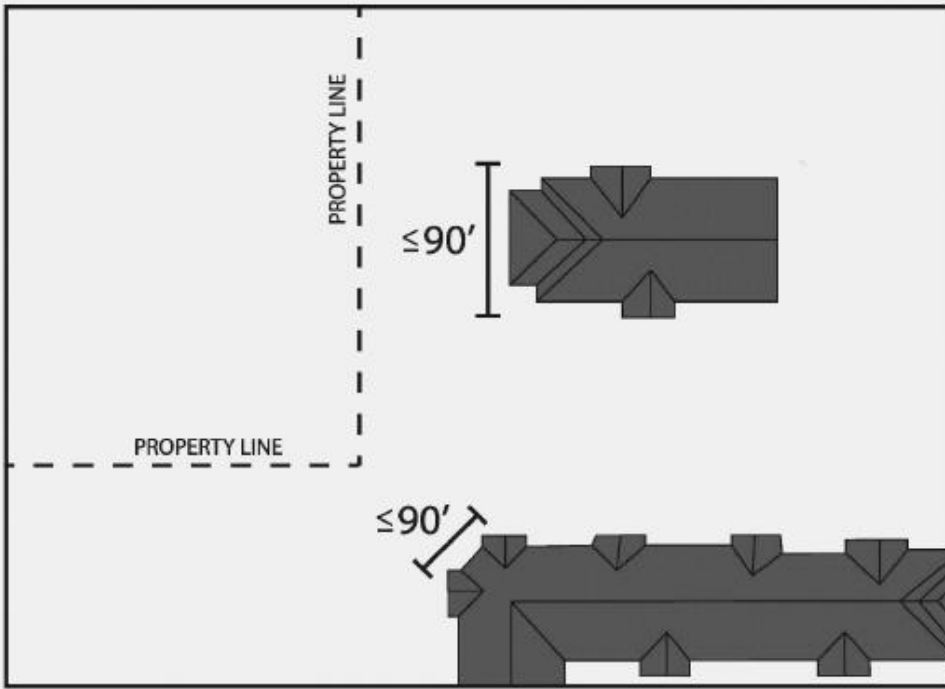


FIGURE 7
Building Face Less Than 90 Feet



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).

City of Taylorsville
Planning Commission Meeting
July 14, 2026
Page | 1

City of Taylorsville
Planning Commission Meeting Minutes
July 14, 2026
Briefing – 6pm / Regular Session – 6:30 pm
2600 West Taylorsville Blvd – Council Chambers

Planning Commission

David Young, Chair
Barbara Muñoz, Vice Chair
Marc McElreath
B. Murphy (Alternate)
Don Russell
Cindy Wilkey
Gordon Willardson
David Wright

Staff

Dina Blaes, Strategic Engagement
Grant Allen, Senior Planner
Terryne Bergeson, Planner II
Jamie Brooks, City Recorder
Ryan Richards, Deputy City Atty

Others Present: Dana Anderson, John Anderson, Carrie Ashby, Angela Barber, Nicole Broadhead, Walter Brown, Carla (unknown last name), Lloyd Cole, Melisa Dizdarević, Rob Farr, Matt Gough, Chad Hathaway, Jenn Hathaway, Kevin Helper, Walter Klein, Bob Knudsen, Joseph Knorr, Nanci Kroll, Amy Lefler, Bailee Lefler, Bob Lefler, William Lott, Melissa (unknown last name), Harvey Mathis, Isaiah Moore, Larry Paulsen, Corinne Perrine, Shayne Perrine, Ana Ruiz, Armando Ruiz, Brock Smith, Carla Smith, Clint Smith, Laurie Smith, Madison Smith, Larry Soldivar, Pam Soldivar, Joseph Thorne, Robert Weaver and many others

Present Electronically: Isabel (unknown last name), Cristian Flores, Angela Wayman, and Jena Wright

BRIEFING SESSION – 6:00 PM

Due to technical difficulties with the audio/video equipment, there was no 6:00pm briefing session held and the items listed on that portion of the agenda were not addressed.

GENERAL MEETING – 6:30 PM

At 6:34 p.m., Chair Young read the welcome statement, explaining the role of the planning commission.

Consent Agenda

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; Applicant: Rob Weaver of KGRW & Associates (Representing Summit Vista); Subject Properties 6084 S, 6040 S, 6020 S, 6030 S, 6133 S Summit Vista Blvd; 6100 S, 6160 S, 6170 S 3200 W; 3220 W 6200 S; and 3455 W 6135 S; Presenter: Terryne Bergeson

Ms. Bergeson presented the application submitted by the Summit Vista development team, represented by architect Robert Weaver of KJIW Associates. The request sought to amend Chapter 13.38 of the Land Development Code — the Summit Vista-specific SSD zoning ordinance — to reduce the height-to-setback ratio for buildings exceeding 35 feet in height from 2.25 horizontal feet per vertical foot of building height to 1.90 horizontal feet per vertical foot.

Ms. Bergeson provided background on the Summit Vista project, noting that the SSD zone and accompanying development agreement were adopted in 2015, and that the project had undergone a significant update in 2024 when the development team returned to seek a reduction in the minimum density requirement. That reduction had been granted after the team demonstrated a market shift toward larger two-bedroom units, which reduced overall unit counts. The current application arose from the team's desire to return some of those lost units to the planned Neighborhood 2 residential buildings — not by expanding footprints or adding new structures, but by building taller.

Staff's analysis identified four residential buildings in Neighborhood 2 that would be affected by the setback ratio: RB 2.2 (130 feet from the nearest residential property line, currently limited to approximately 61 feet in height), RB 2.3 (147 feet from the nearest residential property line, currently limited to approximately 65 feet), RB 2.4 (sufficiently far from residential to reach the existing 7-story/90-foot maximum without any amendment), and RB 2.5 (169 feet from the nearest residential property line, currently limited to approximately 75 feet). The proposed reduction in the ratio would allow RB 2.2 to reach approximately 72.5 feet and RB 2.3 to reach approximately 77 feet — sufficient in both cases to accommodate a sixth story. Staff noted that the applicant had submitted architectural renderings showing how the added story would be handled through massing articulation and material variation to reduce its visual impact.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council, citing alignment with the General Plan's mixed-use high-intensity designation and the city's broader 5-percent-district strategy of concentrating density growth in targeted areas to preserve surrounding single-family neighborhoods.

Attachment B

City of Taylorsville
Planning Commission Meeting
July 14, 2026
Page | 11

Commission Muñoz asked if there would be any grading changes made to the property. Ms. Bergeson indicated that there were large differences in the grading throughout the project and she would not be comfortable answering the question without the grading plan in front of her. She did point out that building measurement would be taken from the grade at each building.

Commissioner Wilkey asked how many units were planned prior to 2024. Ms. Bergeson could not recall that number but thought the density had been reduced from 23 or more units per acre down to 22 per acre.

Commissioner McElreath wished to confirm that in 2024 there was only a change in the density—there had not been a request for increased height. Ms. Bergeson confirmed that was correct.

Chair Young invited the applicant to address the Planning Commission.

Robert Weaver, an architect with KGRW & Associates introduced himself, explaining that Summit Vista Chief Executive Officer Walter Klein was also in attendance. He highlighted some of the improvements planned for Neighborhood 2. Regarding Commissioner Muñoz's question pertaining to grading, he explained that because all the buildings were interconnected, there would not be large elevation differences.

Commissioner Willardson pointed out that taller buildings meant increased profit for the developer. He was concerned about the residents of nearby single-family homes.

Walter Klein, Summit Vista's Chief Executive Officer pointed out that they had lowered the density and merely wanted to return to the previous level.

(Note: At 8:35pm there was a power surge, and the Zoom recording and microphones were disabled for several minutes.)

Chair Young opened the public hearing.

Isaiah Moore expressed concern about further limiting views of nearby homeowners who had already suffered from decreased property values. He suggested the applicants themselves would not wish to live by this project and he agreed with Commissioner Willardson's comments.

Carrie Ashby lived north of Summit Vista and said there was already 6'-8' of dirt built up on the site. She complained of falling pictures in her home and wondered if the construction work had resulted in foundation issues on her property.

City of Taylorsville
Planning Commission Meeting
July 14, 2026
Page | 12

Nancy Krol said her home would end up being directly behind Building 2.2. She spoke in opposition to increasing heights and said she did not want to have people looking down into her yard, blocking her garden from the sun, looking in her windows, etc. She said she purchased her home for beauty and serenity, both of which were now gone. She also mentioned that she had doors in her home that did not close properly due to the construction of Summit Vista. She urged the Planning Commission to vote no.

Aaron Lawrence said nearby homeowners were not aware that this project was coming, had already lost their view and had no privacy on their property. He turned to face the applicant when he spoke but was reminded to address the Planning Commission only. He had enough of the vibrations caused by Summit Vista construction and pointed out that those doing shift work had to sleep during the day, which was very difficult. He suggested there was a lack of water and other resources available and did not feel more units should be allowed.

Bailee Lefler said the views from those living in nearby homes had been “completely distorted” by the buildings that had already been built. She loved Taylorsville and Summit Vista but despite that, she was strongly opposed to the proposed changes. Although she knew that growth was important, she did not think larger buildings reflected growth. Instead, she said they represented loss. She asked the Commission to consider reducing the project’s impact and allow neighbors to have some peace.

Joseph Thorn owned property adjacent to Summit Vista and wondered if the buildings would be even higher than seven stories. Like those before him, he was concerned about the loss of privacy and reduced property values.

Rob Farr explained that he was a photographer by trade, and he pointed out that the renderings shown were taken from a very wide angle which made them appear farther away than they really were. He mentioned that the mayors of Seattle and New York City were voted out of office because their opponents were fighting corporate greed. He could not believe that the City Council had approved even five stories, let alone seven.

Nicole Broadhead said Summit Vista was now in her back yard. She had no privacy and had lost her mountain and sunset views.

Amy Lefler asserted that many current Summit Vista residents were opposed to this change.

There was no one else attending in person who expressed a desire to speak, so Chair Young asked Ms. Bergeson if anyone attending electronically wished to. Ms. Bergeson read the comment of Jena Wright who expressed concern about views being blocked. She also read portions of two comments submitted via email before the meeting: McKenna Scott

Attachment B

City of Taylorsville
Planning Commission Meeting
July 14, 2026
Page | 13

reiterated privacy concerns and loss of natural light and also said that she purchased her home based on the development approvals in place at that time.

Chair Young closed the public hearing.

Commissioner Wright asked staff to clarify the number of units approved in 2015, 2024 and now. Ms. Blaes asked Ms. Bergeson to look at the older applications to get that information. For now, she could only say that the most recent approval was for a minimum of 22 units per acre and a maximum of 30 units per acre.

Commissioner Muñoz stated that the Commission had previously been asked to reduce the density and were now being asked to increase it. Ms. Blaes agreed but pointed out that at one point the Planning Commission and City Council had approved 3000 total units. It was not uncommon for changes to be made based on market conditions and shifts. Moreover, the city's General Plan recognized that Taylorsville would need to produce between 7,000 and 12,000 additional housing units by the year 2050 in order to accommodate an expected influx of people.

Ms. Bergeson interjected that although she had not yet located the 2015 proposal in her files, she thought it had been for approximately 1,650 units. The 2024 proposal was for 1,644 units at full build-out, and this proposal was for 1,847 at full buildout. The allowable density range in this SSD (site-specific development) was between 1,658 and 2,260 units.

Commissioner Wright commented that density was needed everywhere—not just in Taylorsville-- and this was one of the areas where the General Plan called for it.

Commissioner McElreath asked why staff recommended a positive recommendation to the City Council. Ms. Bergeson said it was because the proposal aligned with the density provided in the General Plan designation and because this area was designated as part of the 5% of Taylorsville that could support increased it.

Commissioner Russell asked if Summit Vista would be considered built out if 1,847 units were ultimately built. Ms. Bergeson said that it would be.

MOTION: Commissioner McElreath moved to send a negative recommendation to the City Council for File # 7Z26-DCA-000620-2026, a zoning text amendment request amending Chapter 13.38 SSD-X Bennion Point (Summit Vista) to reduce the setback to height ratio for buildings exceeding thirty-five feet in height. The motion was seconded by Commissioner Wright and passed unanimously after a roll call vote.

Commissioner McElreath thanked the applicants for coming in but said that the agreement said one thing in 2015 and now the applicant wanted to move the goal posts. He felt the current setback to height ratio should remain.

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; Subject Property 3855 W 5400 S; Grant Allen, Presenter

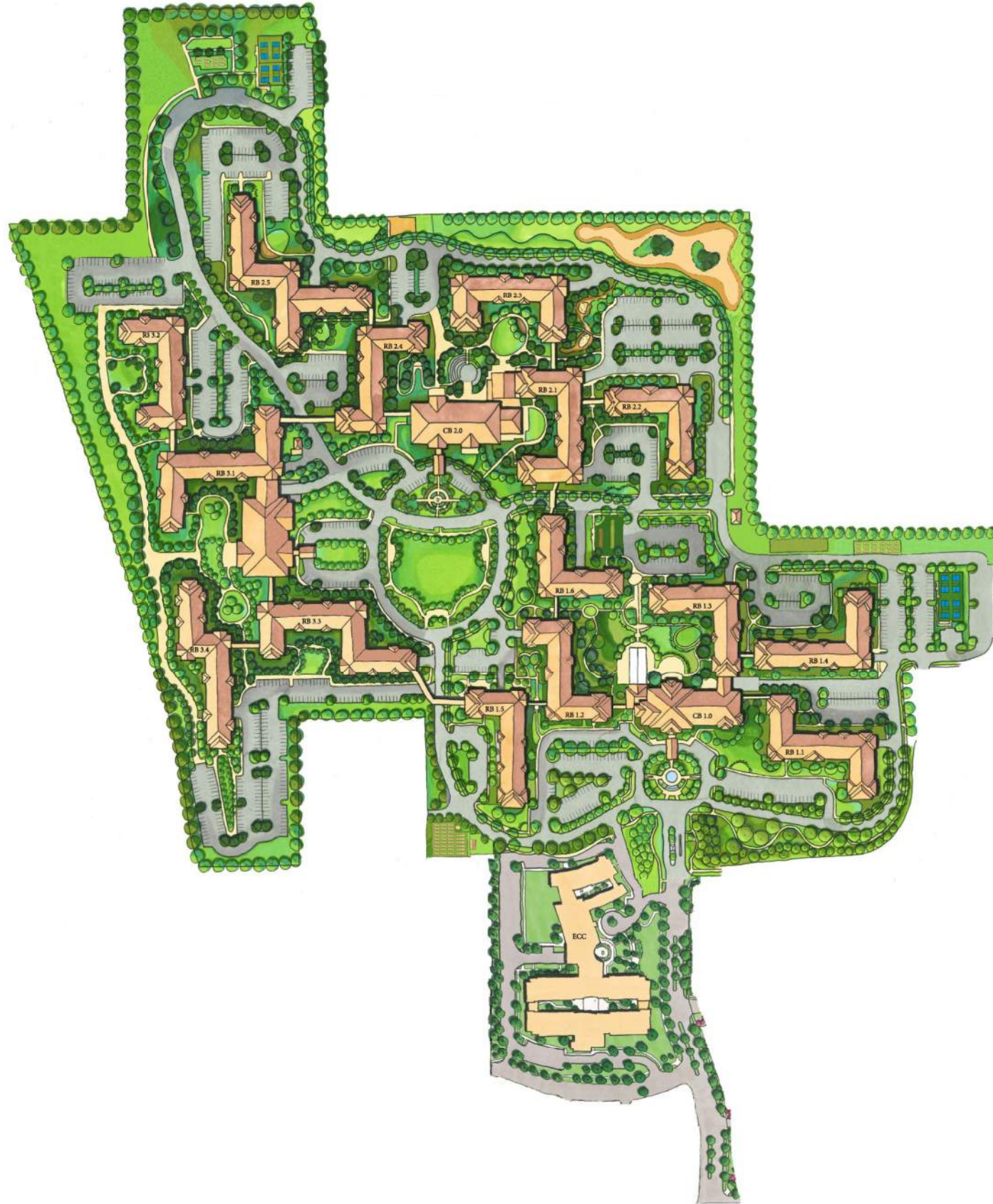
11. Public Hearing and Consideration of a Zoning Text Amendment Request Repealing Chapter 13.42 SSD-X-West Point Zoning District and Enacting 13.43 SSD-R-Solstice at 54th Zoning District located generally at 3855 West 5400 South; File 5Z26-DCA-000610-2026; Applicant: Edge Homes; Grant Allen, Presenter

NA

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 West 5400 South; File 6Z26-DCA-000611-2026; Applicant: Edge Homes; Grant Allen, Presenter

Mr. Allen introduced the three related applications submitted by Edge Homes, pertaining to approximately 16.5 acres located at several addresses along 5400 South (the site of the former Kmart building), which had since been demolished. The applications together sought to: amend the General Plan Future Land Use Map from Mixed-Use High Intensity to Residential High Density; repeal the existing SSD-X West Point zoning ordinance (Chapter 13.42), which had been created for the previously approved "Volta" apartment project; and enact a new SSD-R zoning district called "Solstice at 54th" (Chapter 13.43) with a corresponding zoning map amendment.

Mr. Allen clarified that the Commission was not being asked to make a recommendation at this hearing. Rather, this was a conceptual work session to provide the applicant with substantive feedback on their concept development plan, with the understanding that the applications would be continued to a future meeting. Public comment was nonetheless invited and encouraged.

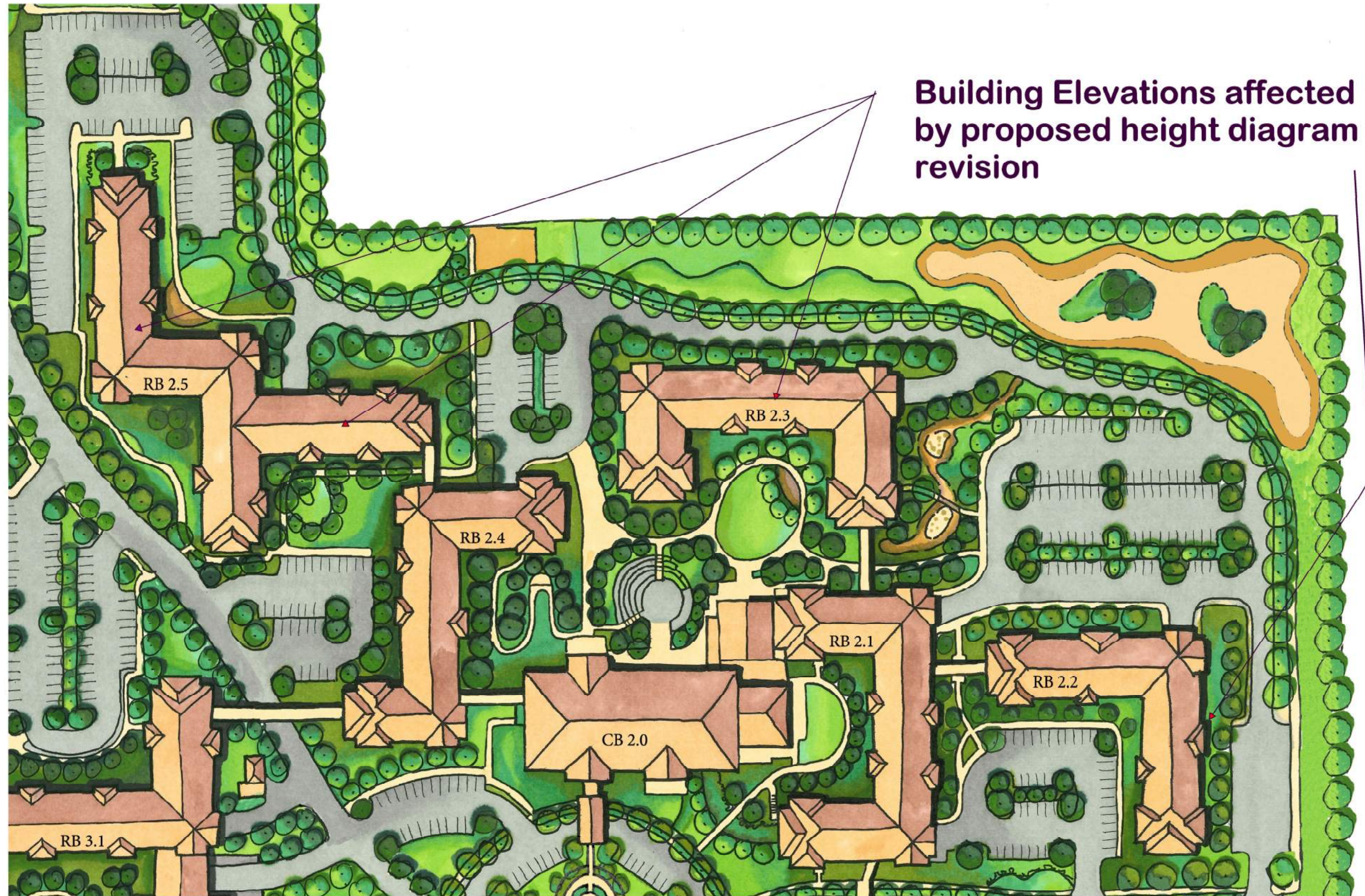


SUMMIT VISTA Proposed Building Height Diagram Revision

REASON:

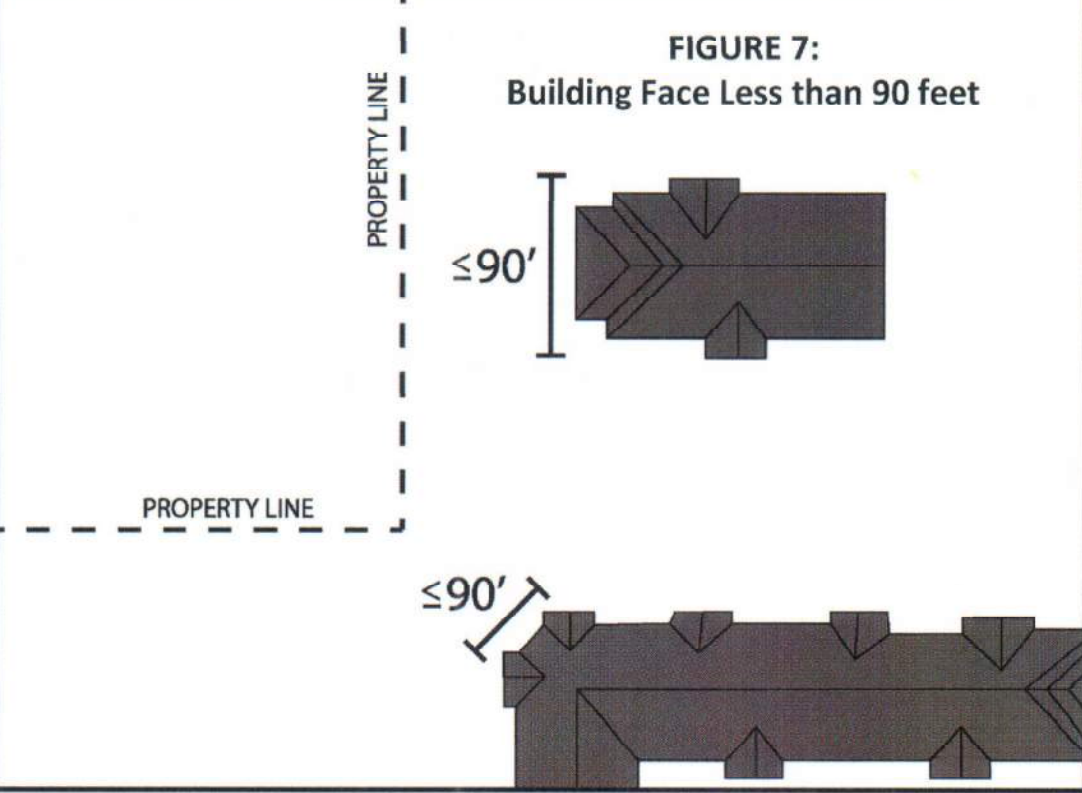
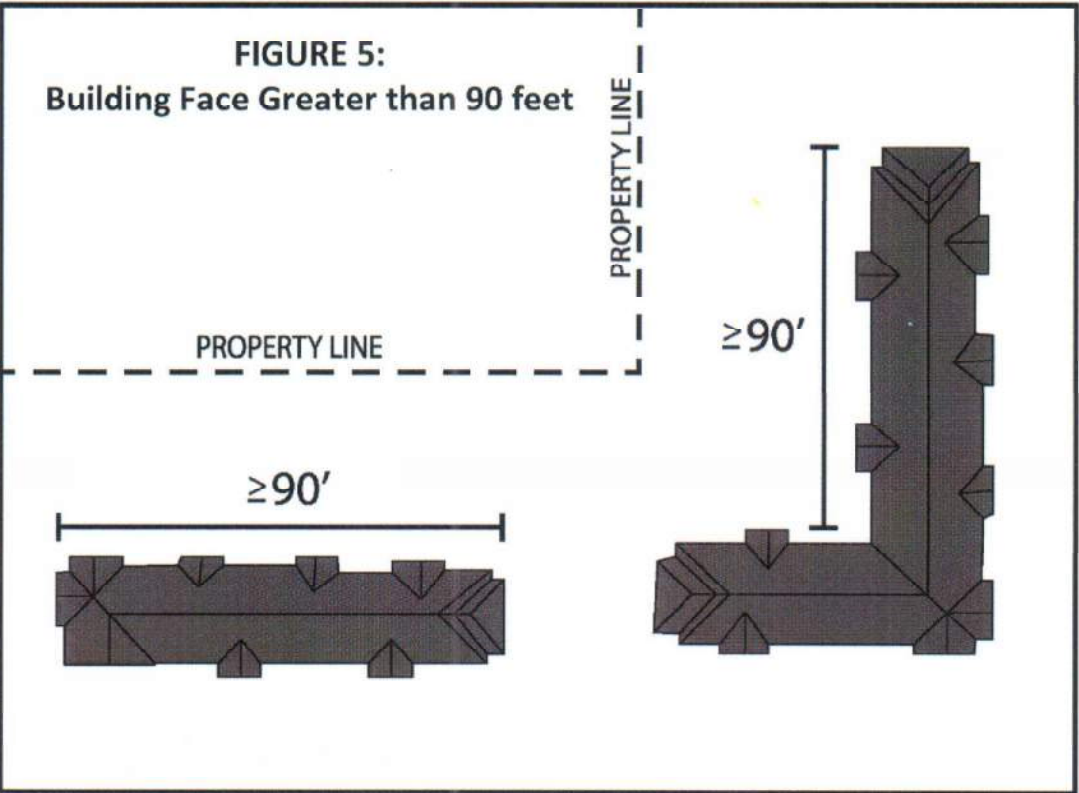
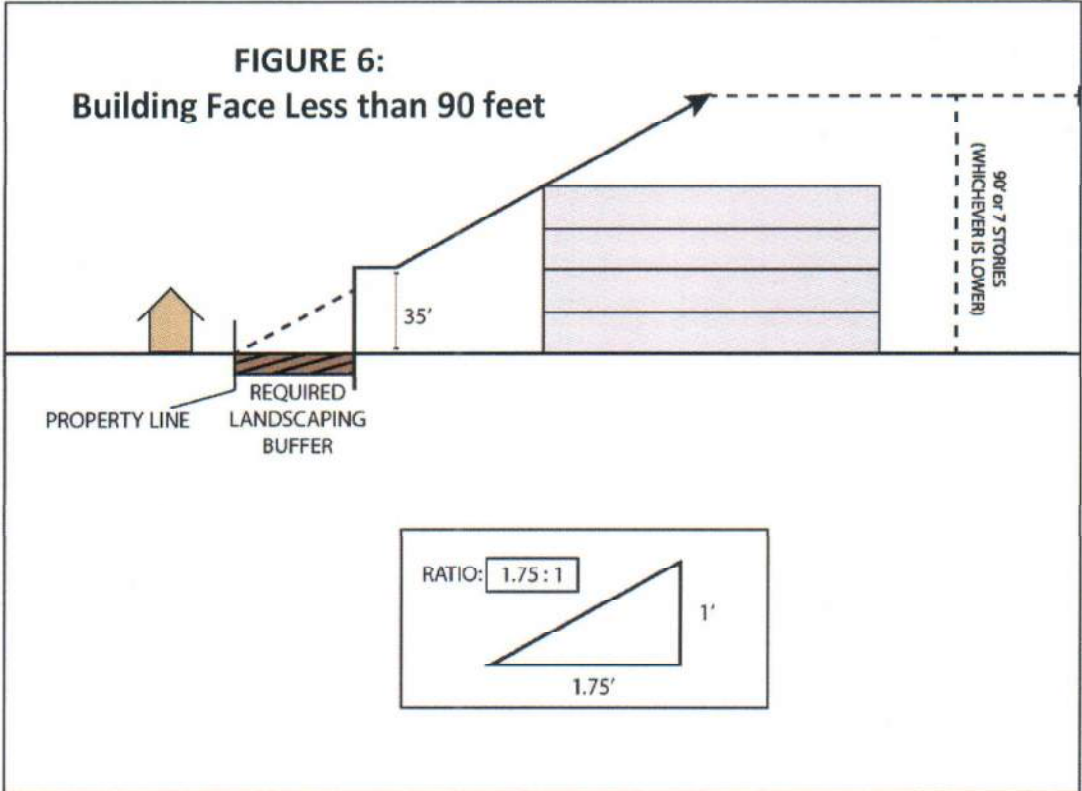
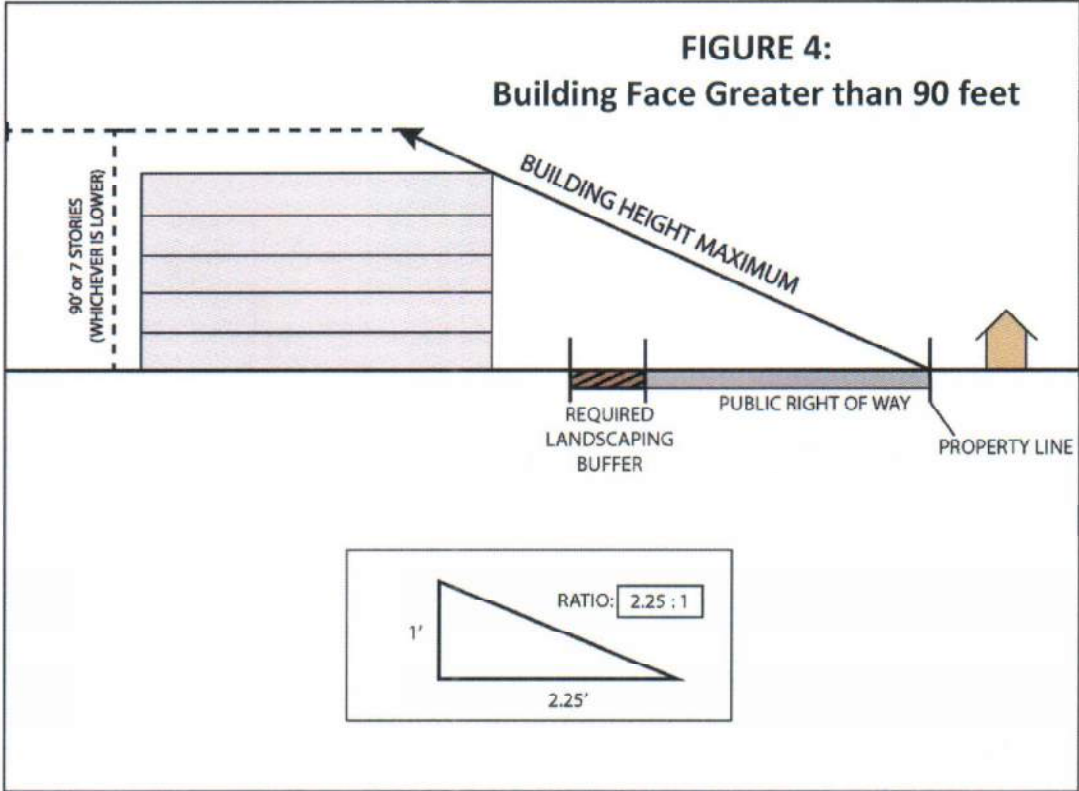
Helps offset reduction
in units due to larger
apartments per market
demand.

Summit Vista Proposed Building Height Diagram Revision

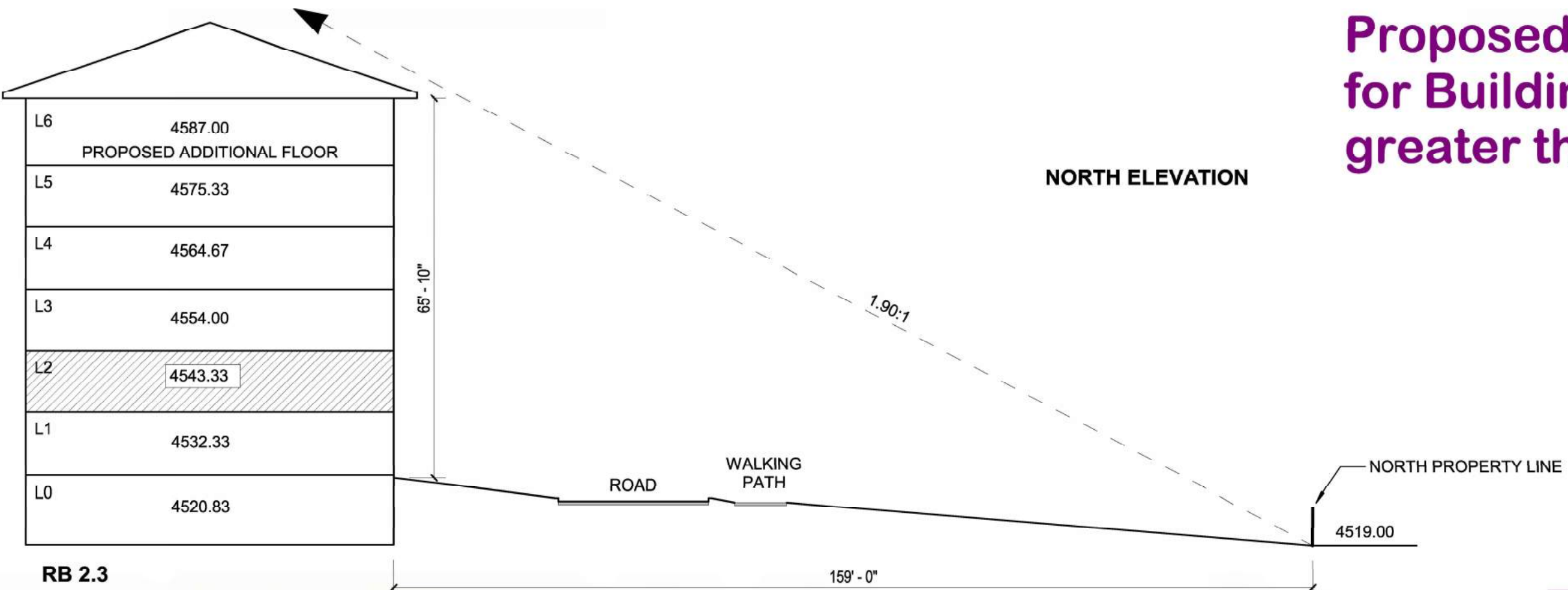
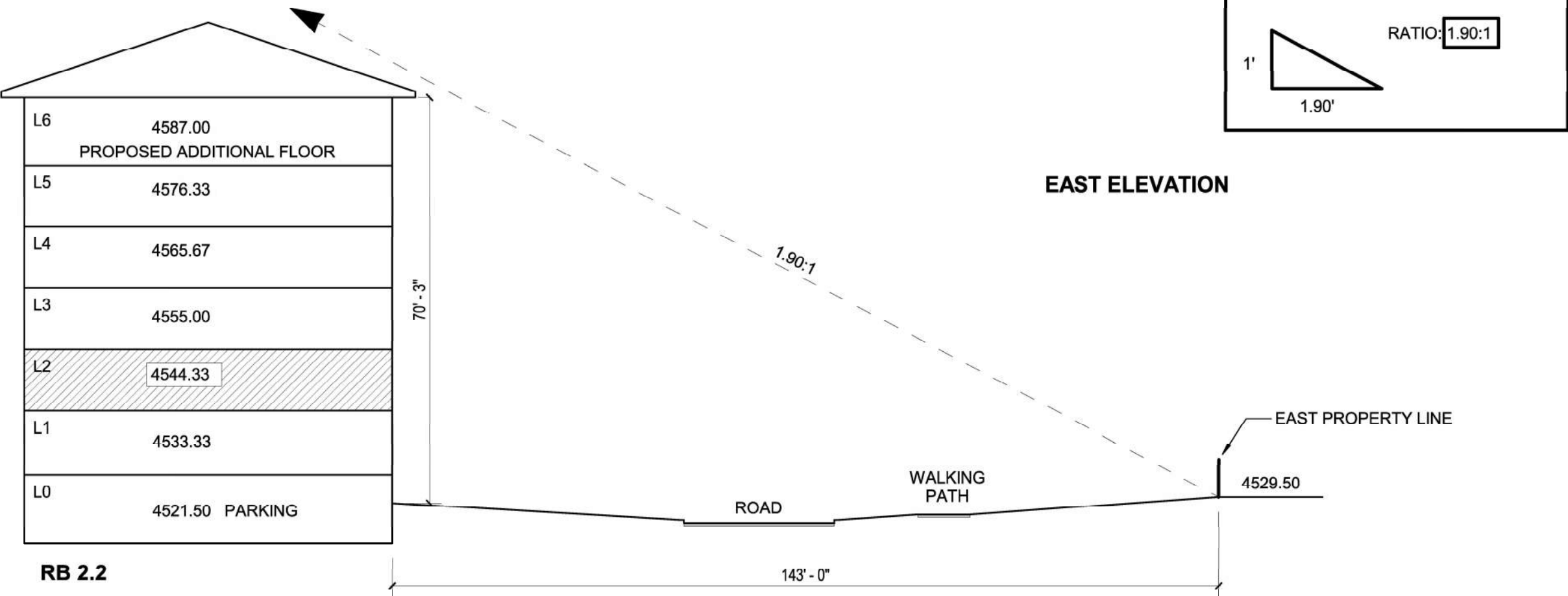


Summit Vista Proposed Building Height Diagram Revision

ORIGINAL DIAGRAMS

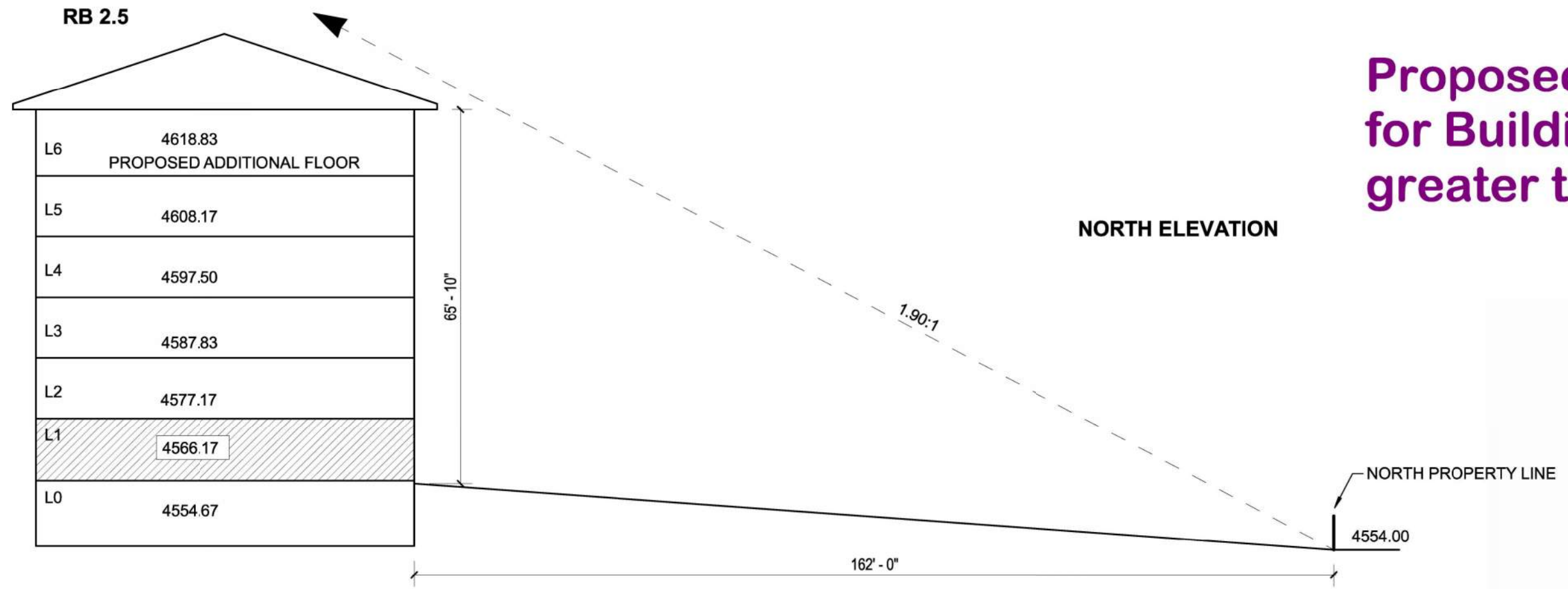
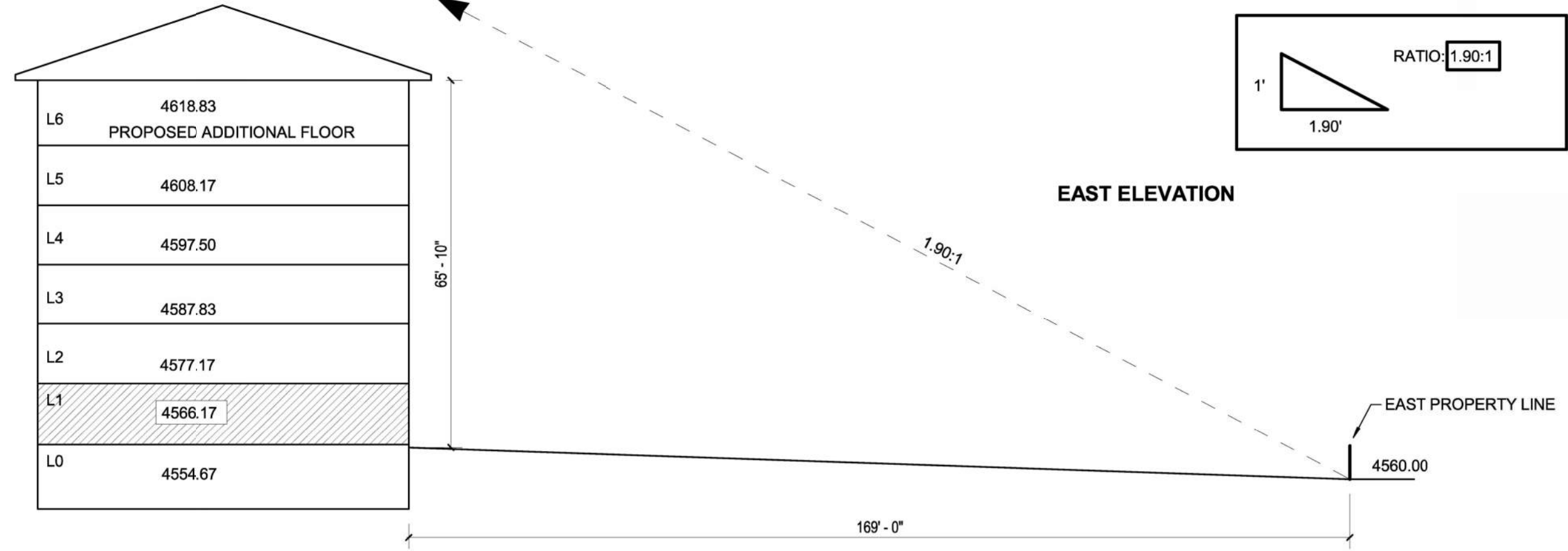


Summit Vista Proposed Building Height Diagram Revision



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

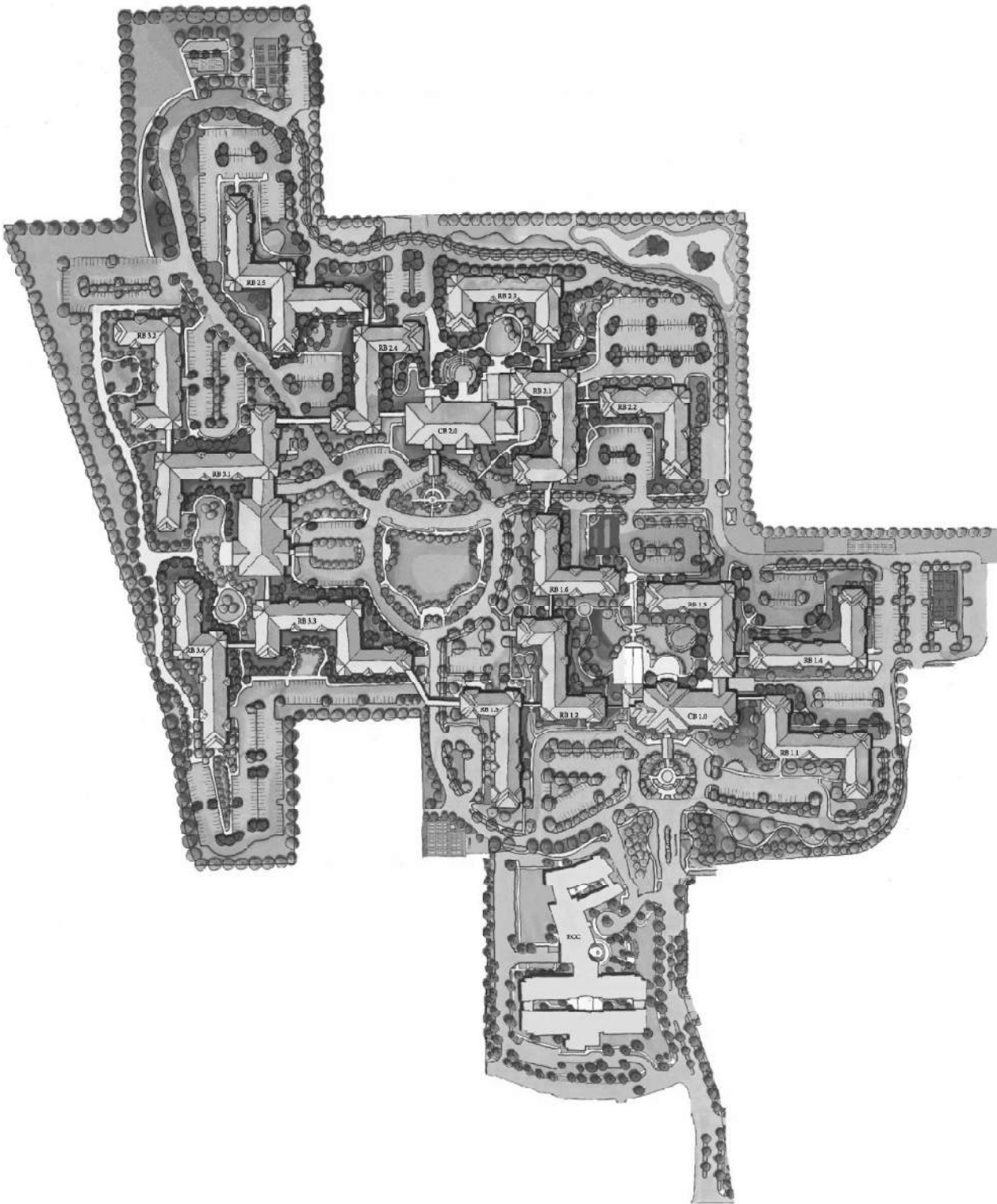


Summit Vista Proposed Building Height Diagram Revision

Photos from the same distance from RB 2.1 as
will be from proposed RB 2.2 to the property line



Summit Vista Proposed Building Height Diagram Revision



SUMMIT VISTA BUILDING DATA AND PARKING							
3/30/2026							
PHASE 1							
Building Type	ILU Count	Building Square Feet	Stories	Bldg Height Typical Grade to Mean Roof	Underground Parking Count	Surface Parking Count	Total Parking Count
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							
Building Type		Building Square Feet	Stories		Underground Parking Count	Surface Parking Count	Total Parking Count
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							
Building Type		Building Square Feet	Stories		Underground Parking Count	Surface Parking Count	Total Parking Count
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	910,000			365	345	710
ILU NHD Totals	1,847	2,933,429			1,090	1,155	2,245
EXTENDED CARE							
Building Type		Square Feet	Stories		Underground Parking Count	Surface Parking Count	Total Parking Count
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
Note: Building SF does not include Underground Structured Parking SF							

Summit Vista Proposed Building Height Diagram Revision