

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 2nd day of Sept, 2026.

PASSED AND APPROVED by the City Council of Taylorsville, Utah, this 2nd day of September, 2026.

TAYLORSVILLE CITY COUNCIL



Bob Knudsen, Council Chair

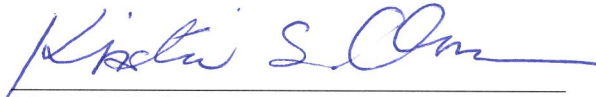


VOTING:

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 2nd day of September, 2026.

APPROVED this 2nd day of September, 2026.



Mayor Kristie S. Overson

ATTEST:



Jamie Brooks, City Recorder

DEPOSITED in the office of the City Recorder this 3rd day of Sept, 2026.

RECORDED this 3rd day of September, 2026.

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

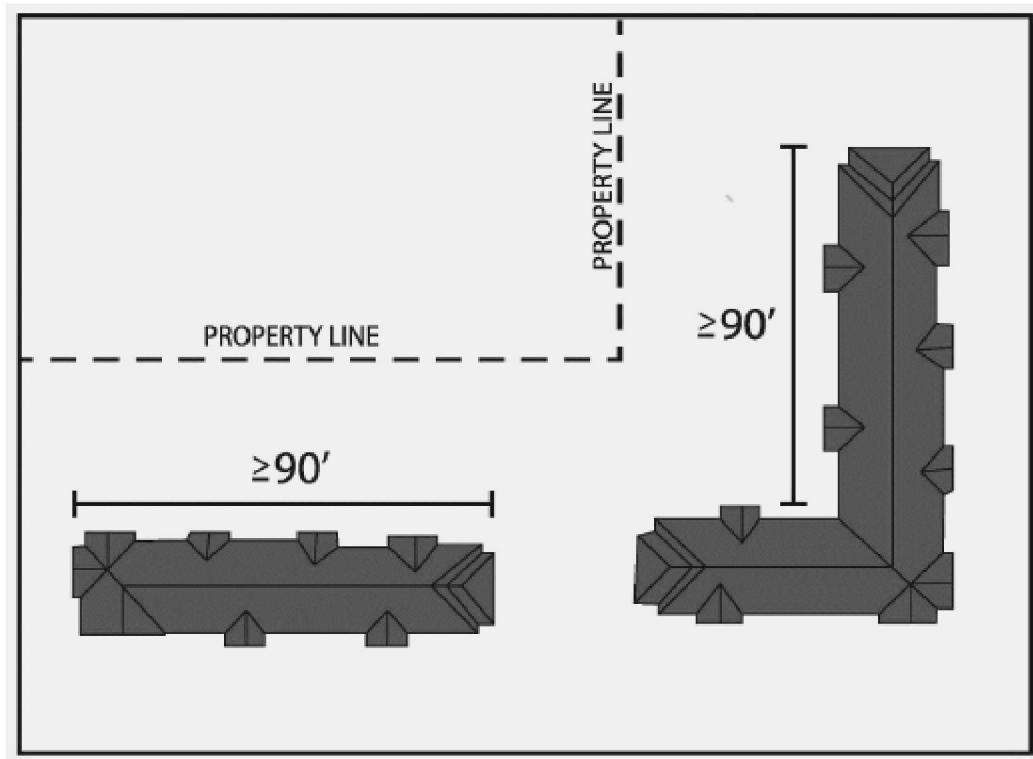


FIGURE 6
Building Face Less Than 90 Feet

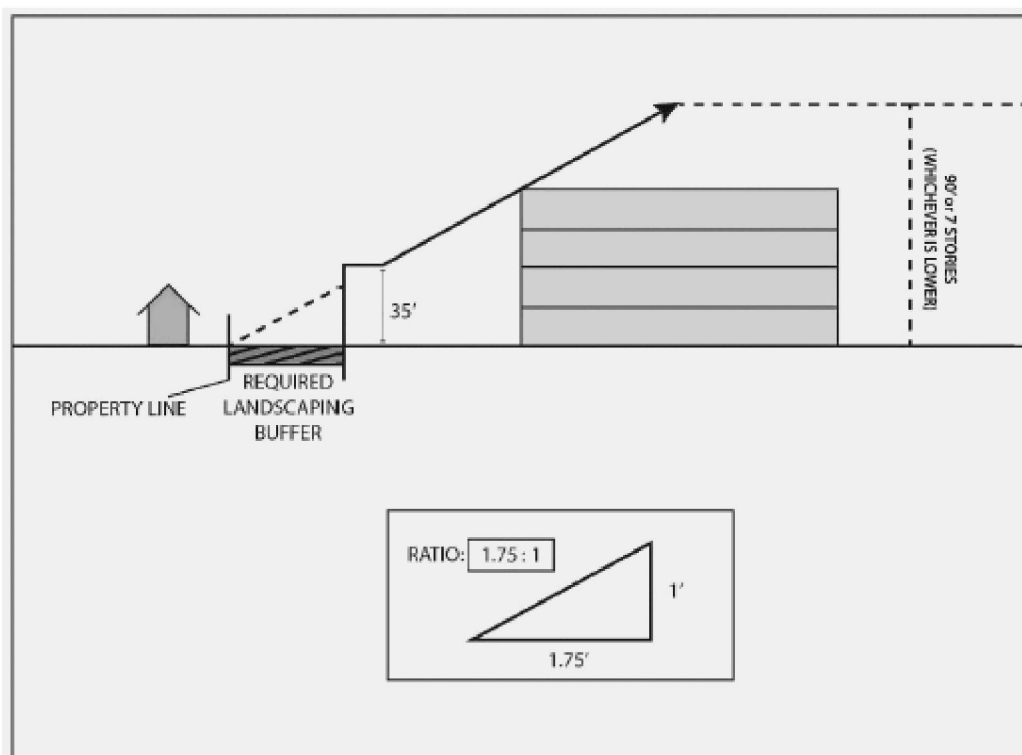
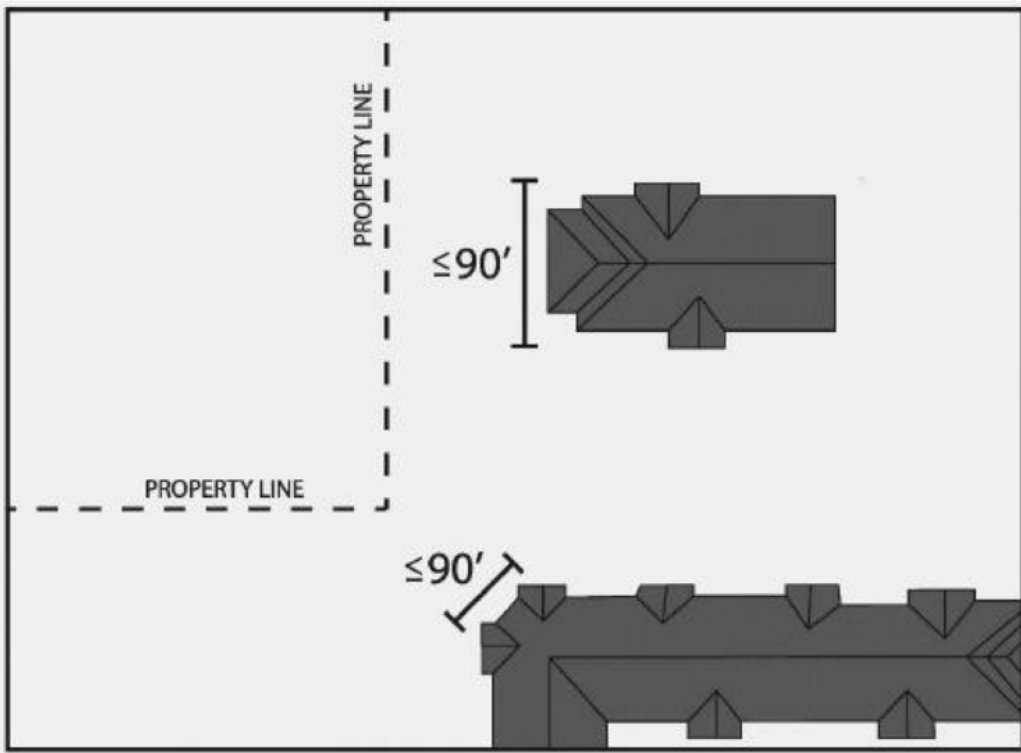


FIGURE 7
Building Face Less Than 90 Feet



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).