



CITY COUNCIL
AGENDA SUMMARY FORM
COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	October 7, 2026
AGENDA ITEM:	ORDINANCE NO. 26-09 - CONSIDERATION OF AN ORDINANCE OF THE CITY OF TAYLORSVILLE ADOPTING A ZONING TEXT AMENDMENT TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.11.040 RELATED TO THE USE OF DETACHED ACCESSORY STRUCTURES FOR HOME OCCUPATIONS.
FILE #:	2Z26- DCA-000581-2026
PUBLIC HEARING REQUIRED:	☐ Yes ☒ No
ORDINANCE REQUIRED:	☒ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☒ No
AUTHOR:	Terryne Bergeson, Planner II
PRESENTER:	Terryne Bergeson, Planner II
SUMMARY:	Dixon Narhwold, Taylorsville resident, seeks to operate a home occupation that engages in the growing/ selling of plants and food starts. The business would require the use of a legally permitted and constructed greenhouse, or "accessory structure". However, Taylorsville City Code currently prohibits the use of accessory structures for home occupations. The resident submitted a request for a text amendment to amend standards in the home occupation section to allow the use of accessory structures for home occupations. Since text amendments apply city-wide, staff reviewed standards from other municipalities, average size of Taylorsville single-family homes with home occupations, and considered the impacts of an amendment, attached. The proposed draft: • Allows a resident to operate an approved home occupation within an accessory structure that meets all building, zoning, fire, and health department requirements; • Maintains the list of currently prohibited home occupations, such as auto uses, furniture or cabinet making, and other high impact uses (§13.11.040(H)); • Makes no changes to existing operational limitations for home occupations, including limiting the number of customers per hour, deliveries, and hours of operation; • Protects residential character of neighborhoods by prohibiting the use or construction of large, detached accessory structures for home occupations by limiting the size of an accessory structure for

	a home occupation to no larger than 1,000 SF or 50% of the footprint of the home; and Includes updates to language addressing the number of licenses that can be issued to a parcel. The request was presented to the planning commission at a public hearing on August 25, 2026. A motion was passed with a 6-1 vote to forward a favorable recommendation to the City Council.
PLANNING COMMISSION RECOMMENDATION:	☒ Approve ☐ Deny
PLANNING COMMISSION VOTE:	6-1
ATTORNEY'S OFFICE	☒ Yes ☐ No
ATTACHMENTS:	A: Ordinance No. 26-09 with Amendment B: Planning Commission Meeting Minutes

TAYLORSVILLE, UTAH
ORDINANCE NO. 26-09

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE ADOPTING A ZONING TEXT
AMENDMENT TO TAYLORSVILLE MUNICIPAL CODE SECTION 13.11.040
RELATED TO THE USE OF DETACHED ACCESSORY STRUCTURES FOR HOME
OCCUPATIONS.**

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, Section 13.11.040 of the Taylorsville Municipal Code establishes the standards for operating certain home businesses (home occupations) out of residences in Taylorsville, Utah; and

WHEREAS, Section 13.11.040 of the Taylorsville Municipal Code currently prohibits any operations for a home occupation in any location other than within a dwelling unit; and

WHEREAS, a resident of Taylorsville submitted a request to amend certain standards related to this restriction; 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 August 25, 2026 (File 2Z26), and after receiving public comment and considering the staff report, voted 7-0 to forward a positive 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 supports local businesses and has considered the appropriate balance between allowing residents to engage in home-based businesses on their property and protecting the residential character of surrounding neighborhoods; 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 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 Taylorsville Municipal Code Section 13.11.040, 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 Section 13.11.040 and Chapter 13.11, 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

13.11.040: HOME OCCUPATIONS:

A. Purpose:

1. Provide an opportunity for home occupations as an accessory use when they are compatible with the neighborhoods in which they are located.
2. Provide an opportunity for a home occupation to engage in the business of childcare and other group child activities and encourage this type of home occupation to draw clients/customers from their immediate neighborhood.
3. Guide business activities which are not compatible with neighborhoods to appropriate nonresidential zoning districts.
4. Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the adverse effects of business uses being conducted in residential areas from noise, nuisance, traffic, fire hazards, and other possible business uses that create significant impacts on a neighborhood.
5. Provide a means to enforce and regulate the businesses that are licensable through the authority of the business license regulations of the applicable ordinances, and if necessary, terminate home occupations if violations of the ordinances regulating home occupations occur.

B. Review Procedure.

1. The Director is the approval authority for a home occupation; however, if the Director determines the application is unusually complex, requires greater scrutiny or public involvement, or raises potentially unique or serious impacts on the City or the surrounding development and/ or neighborhood(s), the Director may refer the application to the Planning Commission for decision in accordance with the nonadministrative conditional use procedure established in Chapter 13.33.
2. If the Director refers the application to the Planning Commission. the Director shall notify the applicant in writing and include an explanation of why the application has been referred to the Planning Commission.
3. If the Director refers the application to the Planning Commission, a notice for a public hearing shall be provided in accordance with Section 13.35.090.

C. General Standards. All Home occupations shall operate in accordance with the following requirements:

1. Licensing and Number.

- a. Home occupations shall only operate after receiving a home occupation business license from the City, in accordance with Title 5: Business Licenses and Regulations.
- b. No more than two home occupations shall be allowed per ~~dwelling-unit~~parcel.
- c. No more than one home-based microschool, residential child day care, residential preschool, high-impact residential instruction, or home occupation including a business vehicle or trailer shall be allowed per lot or parcel.
- d. Home occupations shall remain compliant with all applicable statutes, rules and regulations.
- e. Home occupations shall not be licensed, approved, or conducted without the written consent of the property owner.
- f. A home occupation license granted by the City shall not be assignable or transferable to another person or another location.
- g. Home occupations are subject to review upon complaint. If a complaint is received by the City, the home occupation will be reviewed for compliance with applicable ordinances and conditions of approval.

2. Location and Proximity. Home-based microschools, residential child day cares, residential preschools, and high-impact residential instruction home occupations are subject to the following standards:

- a. Shall only be allowed in an attached or detached ~~single-family~~ dwelling that:
 - (1) Has a privately fenced rear yard area for the sole and exclusive use of the residents of the lot or parcel on which the home occupation is situated; and
 - (2) Fronts on a public or private street with a minimum pavement width of 25 feet that has curb, gutter, and sidewalk; and
 - (3) The minimum 25-foot pavement width and curb, gutter, and sidewalk extends from the home occupation lot or parcel to the nearest through street with those same improvements.
- b. Shall not be permitted on a flag lot.

- c. Shall not be permitted on a lot or parcel with an accessory dwelling unit (ADU).
- d. Shall not be located within 300 feet of another actively licensed:
 - (1) Home-based microschool;
 - (2) Residential child day care;
 - (3) Residential preschool; or
 - (4) High-impact residential instruction.
- e. This distance shall be measured in a straight line from the nearest property line. This standard does not apply if the properties are bisected by a freeway or principal arterial street, as identified in the Taylorsville General Plan.

3. Operational.

- a. Home occupation activity shall be clearly incidental and secondary to the residential dwelling. ~~No more than 50 percent of the total floor area of any dwelling unit shall be used for the home occupation.~~
- b. The outside appearance and architecture of the dwelling shall not be modified to accommodate or promote a home occupation.
- c. Home occupations shall be conducted entirely within the dwelling or detached structure in which they are approved. ~~Garages and accessory buildings shall not be used for home occupations except for the parking of approved business vehicles or trailers.~~
- d. No storage of merchandise, equipment, supplies, or materials shall occur outside of the home and shall not be visible from outside of the dwelling. Explosive or combustible materials shall not be stored or used in association with a home occupation.
- e. Delivery of commodities used in connection with the home occupation shall be provided by parcel or letter carrier service only.
- f. Activities associated with the home occupation shall not produce traffic, light, glare, noise, fumes, odor, or vibration that will diminish the residential character of the neighborhood.
- g. Unless otherwise authorized by the decision-making authority, home occupations shall not be conducted after 08:00 P.M. or before 6:00 A.M.

- h. Employees that do not reside on-site are prohibited, except for residential child day cares which may have one nonresident employee. Off-site employees may visit the residence in accordance with § 13.11.040(C)(46): On-Site Visits.
- i. Property address numbers a minimum of four inches in height that are a contrasting color from the primary dwelling shall be maintained on the dwelling unit.

4. Dwellings and accessory structures.

a. Home occupations operated within primary or accessory dwelling unit are limited to no more than 50 percent of the total floor area of the dwelling.

b. Operation of a home occupation may occur within a detached accessory structure provided that:

(1) The area footprint of the detached structure does not exceed 1,000 SF or 50 percent of the primary dwelling footprint, whichever is less.

(2) Such structures must comply with the setback and height standards in §13.11.020.

(3) Accessory structures are subject to review for building, health, and fire code compliance.

(4) Required parking for the residence shall be maintained.

(5) The business is not a residential daycare, instruction, preschool, or microschool as defined in this section.

4.5. Vehicles and Trailers.

- a. Only one vehicle may be used in association with a home occupation.
- b. Vehicles and trailers used in association with a home occupation must be parked in an approved off-street parking location and shall not encroach or overhang on any sidewalk or pedestrian way.
- c. The number of off-street parking spaces must be sufficient for both the residents of the home and the vehicle and/or trailer used in association with a home occupation.
- d. The size of a vehicle used in association with a home occupation shall not exceed a 10,000-pound gross vehicle weight rating and have no more than two axles.

- e. Tow trucks, tanker trucks, box vans, delivery vans, and similar vehicles are prohibited and shall not be parked on-site. Such vehicles may be located off-site in an approved storage location.
- f. Only one trailer with no more than two axles may be used in association with a home occupation.
- g. The maximum body length of an enclosed trailer is 20 feet. The maximum body length of an open trailer is 16 feet. For purposes of this standard, trailer length does not include the trailer tongue.
- h. Auto transport trailers designed to transport more than one vehicle or that exceed the body length requirements are prohibited and shall not be parked on-site. Such trailers may be located off-site in an approved storage location.

5.6. On-Site Visits. Clients, customers, and/or patrons may visit the home occupation in accordance with the following requirements:

- a. Direct retail sales from the residence is prohibited. Products purchased online may be picked up on-site.
- b. Unless otherwise provided in this LDC, the number of off-street parking spaces at the residence must be sufficient for the residents of the home and any clients, customers, patrons, or others visiting the home occupation.
- c. Except for home-based microschools, residential child day care, residential preschools, and residential instruction, home occupations shall have no more than two business-related visitors per hour.
- d. For home-based microschools, residential child day care, residential preschools, and residential instruction, drop-off and pick-up shall not occur in the public right-of-way.

D. Residential Child Day Care. Residential child day care may be offered as a home occupation in accordance with the standards in this Section 13.11.040, and the following:

- 1. Residential child day care means a home occupation that provides care for between five and 12 qualified children at any given time, as defined in Utah Code § 26B-2-4. The designated number of children includes the caregiver's own children that meet the state's definition of "qualified children," at the time the home occupation is conducted.
- 2. A secure outdoor play area is required for all residential child day care home occupations and shall comply with the following:

- a. The play area shall be located in the rear and/or side yard of the dwelling.
 - b. The play area shall be secured by a well-maintained fence that is at least six feet in height with a self-latching gate.
 - c. The outdoor play area shall be maintained in good condition and be finished and landscaped to include ground covers, paving, or other surfaces that do not pose a risk to children.
 - d. The outdoor play area shall not be used by the residential child day care before 8:00 A.M. or after 8:00 P.M.
- E. Residential Preschools. Residential preschools may be offered as a home occupation in accordance with the standards in this Section 13.11.040, and the following:
 1. A residential preschool is a home occupation providing care and instruction, whether or not for compensation, of 12 or fewer children including the caregiver's own children under the age of six and not in full day school, prior to entrance into kindergarten.
 2. A maximum of 12 children per session is allowed. A single session shall not exceed four consecutive hours per day and individuals shall not attend more than one session per day.
 3. Instructor licensing and curriculum requirements shall comply with the requirements of the State of Utah, as applicable.
- F. Residential Instruction. Residential instruction may be offered as a home occupation in accordance with the standards in this Section 13.11.040, and the following:
 1. Residential instruction is a home occupation providing instruction (e. g., dance lessons, music lessons, martial arts lessons, or other instruction for children that is artistic in nature), whether or not for compensation, of children under the age of 18 years old. Residential instruction does not include residential child day care or residential preschools as defined in this Title.
 2. Low-Impact Residential Instruction. Low-impact residential instruction is the instruction of four or fewer children at any given time.
 3. High-Impact Residential Instruction.
 - a. High-impact residential instruction is the instruction of five or more children at any given time.

- b. A maximum of 12 children per session is allowed. A single session shall not exceed four consecutive hours per day and individuals shall not attend more than one session per day.

G. Home-Based Microschool:

1. A home-based microschool is not subject to additional occupancy requirements beyond occupancy requirements that apply to a primary dwelling, except that the home-based microschool shall have enough space for at least 35 net square feet per student.
2. If a floor that is below grade in a home-based microschool is used for home-based microschool purposes, the below grade floor of the home-based microschool shall have at least one emergency escape or rescue window that complies with the requirements for emergency escape and rescue windows as defined by the International Residential Code (IRC).
3. The minimum number of off-street vehicle parking spaces required for a home-based microschool is one space per non-resident employee, plus one additional space beyond those required to serve the primary dwelling.
4. Each room used for the home-based microschool shall have a carbon monoxide and smoke detector.
5. A secure outdoor play area is required for all home-based microschools and shall comply with the following:
 - a. The play area shall be located in the rear and/or side yard of the dwelling.
 - b. The play area shall be secured by a well-maintained fence that is at least six feet in height with a self-latching gate.
 - c. The outdoor play area shall be maintained in good condition and be finished and landscaped to include ground covers, paving, or other surfaces that do not pose a risk to children.
 - d. The outdoor play area shall not be used by the home-based microschool before 8:00 A.M. or after 8:00 P.M.

H. Home Occupations Not Allowed: The following uses are not allowed as home occupations:

1. Any use that requires or utilizes chemicals or hazardous materials in excess of volumes allowed by the International Fire Code in a residential setting.
2. Auto body or fender work.

3. Auto, truck, diesel, boat, trailer, or motorcycle repair or services at the residence.
 4. Furniture or cabinet making.
 5. Junkyards, storage or recycling yards.
 6. Lawn mower, small engine or motor repair or services.
 7. Major appliance repair (washers, dryers, refrigerators, etc.).
 8. Manufacture or sale of explosives or similar products.
 9. Medical clinics and laboratories.
 10. Mortuaries or crematoriums.
 11. Reiki type therapy.
 12. Sexually oriented businesses.
 13. Short term rental.
 14. Vehicle sales or rental exceeding one on-site vehicle at any given time.
 15. Vehicle towing or impound operations.
 16. Welding or ironworks.
 17. Any other use that would produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.
- I. Exceptions: Notwithstanding anything herein to the contrary, a home occupation is not required for the following activities:
1. Garage and yard sales. Refer to section 13.11.130 of this chapter.
 2. Temporary social gathering sales that do not exceed one day, such as Tupperware parties, book parties, candle parties, etc., not to exceed four (4) occurrences per year. (Ord. 15-06, 11-4-2015; amd. Ord. 23-02, 2-15-2023; Ord. 24-05, 8-21-2024)

City of Taylorsville
Planning Commission Meeting Minutes
August 25, 2026
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

David Young – Chair
Barbara Muñoz – Vice Chair
Marc McElreath
B. Murphy
Don Russell
Gordon Willardson
David Wright

Staff

Grant Allen – Senior Planner
Dina Blaes – Strategic Engagement
Terryne Bergeson – Planner
Jamie Brooks – City Recorder

OTHERS PRESENT: Ernest Burgess, Robert Knudsen, and F. Dixon Nahrwold

EXCUSED: Commissioner Cindy Wilkey

BRIEFING SESSION – 6:00 P.M.

1. To Be Determined

Vice Chair Muñoz began the briefing session at 6:01 p.m., explaining that Chair Young was stuck in traffic.

Senior Planner Grant Allen explained that information regarding future training opportunities would be brought forth at a future meeting.

2. City Council Meeting Discussion

Commissioner Murphy reported on the August 19, 2026 meeting of the City Council, after which Commissioners Russell and Wright agreed to report back on the September 2nd and 16th meetings once they took place. Commissioner Russell would view his assigned meet via livestream as he would be out of town.

Chair Young arrived and the briefing session adjourned at 6:07 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Young called the general meeting to order and provided a brief orientation for the public, outlining the Planning Commission's role as a citizen board responsible for making

recommendations to the City Council on zoning matters and approving conditional uses and subdivisions. He noted that decisions were grounded in the general plan, staff recommendations, and public testimony, and reminded those in attendance to silence mobile devices and observe the two-minute public comment limit.

Consent Agenda

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| 3. Approve Minutes from the August 11, 2026 Planning Commission meeting |
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MOTION: Commissioner Wright moved to approve the minutes from the August 11, 2026 meeting. The motion was seconded by Commissioner Willardson and passed unanimously.

Main Agenda

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| 4. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Code Section 13.11.040, Related to the Use of Detached Accessory Structures for Home Occupations; File No. 2226-DCA-000581-2026; Dixon Nahrwold, applicant; Terryne Bergeson, Presenter. |
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Planner Terryne Bergeson presented the proposed zoning text amendment, which sought to allow home occupations to operate out of detached accessory structures, such as garages or sheds. She explained that existing code restricted home occupations entirely to the interior of the primary dwelling, excluding garages and accessory buildings. The applicant, Dixon Nahrwold, had initiated the request after constructing a greenhouse on his property with the intent of running a small plant-selling business from it.

Bergeson reviewed the existing home occupation standards, which included operational limitations requiring the business to remain incidental to residential use, restrictions on exterior appearance, delivery limitations, hours of operation requirements, and a prohibition on off-site employees. She noted that a list of sixteen specifically prohibited high-impact home occupation types—such as automobile repair and cabinetry making—would remain unchanged under the proposal. A comparison of neighboring municipalities showed that several, including West Jordan, Mill Creek, Sandy, Midvale, and Orem, already permitted home occupations in detached accessory structures, while Murray and West Valley did not.

The proposed amendment would add a new subsection to the code allowing home occupations to operate in a detached accessory structure, subject to the condition that the structure did not exceed 1,000 square feet or more than 50 percent of the main dwelling's footprint, whichever was less. The structure would also be required to comply with existing setback and height standards, be subject to building health and fire code review, and maintain required residential parking. Residential daycares and microschools

would remain restricted to the primary dwelling only, given their higher traffic and noise implications.

Commissioner Murphy inquired about enforcement, and Bergeson explained that home occupation applicants provided a brief business description at the time of licensing, code enforcement conducted an annual exterior inspection, and any outstanding code violations must be resolved before a license was renewed.

Nahrwold addressed the Commission briefly, describing his intent to sell annual food crops such as tomatoes and greens to neighbors and framing the project as a small-scale community-oriented endeavor.

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

During Commission discussion, Commissioner Gordon Willardson expressed concern that the amendment would open the door to broader commercial activity in residential neighborhoods and place additional burdens on code enforcement. He maintained that businesses that outgrew a home should be conducted from a commercial property. Chair Young acknowledged this perspective but asked the Commission to evaluate the amendment on a citywide basis rather than focusing solely on the applicant's situation. Senior Planner Grant Allen noted that the existing accessory structure size regulations would independently limit the scale of any such structures, and Bergeson clarified that the 1,000 square foot cap applied to the total size of the qualifying structure, not merely the portion used for business, which would prevent large barns or outbuildings from qualifying.

Commissioner McElreath confirmed with Bergeson that the list of prohibited home occupation types would remain entirely intact under the proposed amendment. Commissioner Muñoz further observed that the amendment was similar in scope to the detached Accessory Dwelling Unit (ADU) discussions underway, noting that the number of restrictions on lot size, setbacks, and access would naturally limit widespread uptake.

MOTION: Commissioner McElreath moved to send a positive recommendation to the City Council for File No. 2Z26-DCA-000581-2026 to amend Taylorsville Municipal Code Section 13.11.040, related to the use of detached accessory structures for home occupations, based on the information and findings in the staff report. The motion was seconded by Commissioner Muñoz and passed 6-1 with Commissioner Willardson voting no.

5. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Title 13.11.010 of the Taylorsville Municipal Code, Amending 13.11.040 Related to the Use of Detached Accessory Structures for Home Occupations; File No. 8Z26-DCA-000633-2026; City of Taylorsville, applicant; Grant Allen, presenter.

Grant Allen presented a draft zoning text amendment to add detached accessory dwelling units (DADUs) to the Taylorsville Municipal Code, as required under 2026 state legislation (Senate Bill 284), which mandated that municipalities permit DADUs on single-family lots of 11,000 square feet or larger where single-family dwellings were a permitted use. Allen noted that two prior work sessions had been held in April and June, and that staff had subsequently worked with outside consultants to synthesize commission feedback and research into the current draft.

Allen walked the Commission through the proposed text, which included clarified definitions for accessory dwelling units (distinguishing internal from detached), a definition for legally constructed accessory structures eligible for conversion to a DADU, and clarifications on owner occupancy and primary dwelling terminology. The draft proposed adding DADU as a permitted use in all residential zones, while excluding it from residential multifamily, MH (manufactured home), commercial, industrial, professional office, transit corridor, and research and development zones, with staff also proposing to remove it from the mixed-use zone in the next revision.

Chief of Strategic Engagement Dina Blaes interjected regarding a significant drafting challenge: inconsistencies in the nomenclature between state code and Taylorsville's existing code—particularly in terms such as "primary dwelling," "primary residence," and "primary use"—which had not yet been fully reconciled. She acknowledged this was a known issue being discussed across the Utah League of Cities and Towns, with further state code clarifications anticipated in the next legislative session.

Chair Young asked about the requirement that if rented, such units could not be rented for fewer than 30 days. Blaes responded that it was meant to accommodate state code regarding month-to-month leases. The Chair expressed concern that it provided an avenue for some to circumvent the prohibition against short-term rentals such as those coordinated through Airbnb.

The draft proposed a standards table for DADUs addressing location, setbacks, primary dwelling separation, height, and parking. Blaes pointed out how helpful it would be for the commissioners to not be quiet but instead, weigh in with their opinions on the following key discussion points:

Basements

Allen noted the current draft retained a prohibition carried over from the guesthouse code, but staff did not see a policy justification for the restriction. The Commission did not express opposition to allowing basements, and Chair Young acknowledged that doing so could reduce the need for taller above-grade structures.

Parking

Commissioner McElreath wondered if allowing basements would lead to increased parking issues. Blaes read directly from state code, confirming the city could require no more than two off-site parking spaces for DADUs of 650 square feet or larger, and no more than one for smaller units. The Commission generally supported requiring the maximum allowable two spaces for larger DADUs.

Setbacks

Staff proposed a 15-foot minimum side and rear setback for DADUs, which generated some debate. Chair Young questioned whether this side setback standard was unnecessarily greater than those permitted for the primary residence or existing guesthouses, while Commissioner McElreath argued the greater separation was warranted given that a DADU introduced additional residents and activity.

Location

The Commission generally supported allowing DADUs in rear yards or side yards, provided the front wall plane of the DADU did not extend forward of the midpoint of the primary dwelling's secondary facade, ensuring the primary residence retained visual prominence.

Primary Dwelling Separation

The Commission affirmed the proposed 6-foot minimum separation between the rear wall plane of the primary dwelling and the front wall plane of the DADU, consistent with the existing accessory structure separation standard in the code.

Height

Staff proposed removing the "single story" language, as the term lacked a precise definition in the city's code and posed challenges for structures such as split-levels. In its place, staff proposed a height-to-separation ratio: for every one foot that the DADU's roofline exceeded that of the primary dwelling, an additional two feet of separation from the primary dwelling would be required. Chair Young and Commissioner Wright expressed reservations about this formula. Bergeson noted that a similar height-to-setback ratio had been applied in the Summit Vista text amendment to protect neighbor privacy and suggested a 1-to-1 ratio as a more reasonable compromise. The Commission appeared to broadly support a 1-to-1 ratio, and staff indicated this would be refined in the next draft.

Maximum Footprint and Bedrooms

The draft proposed limiting the DADU to no more than 75% of the primary dwelling's footprint, and no more than one bedroom, language carried from the guesthouse section. The Commission supported relaxing the bedroom limitation to two, particularly in light of allowing basements, which would meaningfully increase usable square footage. The 75% footprint cap was broadly accepted as reasonable.

Throughout the discussion, Commissioner Willardson urged staff to make the standards as restrictive as legally permissible to protect existing homeowners. Chair Young offered

a contrasting perspective, emphasizing that DADUs could provide meaningful housing affordability tools, including allowing owners to move into a smaller accessory unit and rent the primary home. Both perspectives were acknowledged as representing the range of views on the Commission, with Commissioner Muñoz characterizing the goal as finding a workable middle ground.

There was then a discussion regarding the fact that this was still a preliminary discussion, and the planning commission was not yet being asked to approve anything.

Staff requested that commissioners review a red-lined draft Word document and submit written comments or questions by close of business on September 2, 2026, to allow a consultant meeting to proceed the following day. Commissioners indicated their willingness to do so.

Owner Occupancy

Blaes confirmed that state code permitted the city to require that the parcel be owner-occupied, with the owner residing in either the primary dwelling or the DADU, and the Commission indicated support for this requirement.

Chair Young opened the public hearing. However, there was no one in person or online who expressed a desire to speak, so the Chair

MOTION: Commissioner Muñoz moved to continue File No. 8Z26-DCA-000633-2026 to the 9-22-2026 Planning Commission Meeting to allow the commissioners time to provide feedback regarding the draft proposal (Exhibit A) and for staff to meet with consultants on the matter. The motion was seconded by Commissioner Russell and passed unanimously.

Adjournment

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

The meeting adjourned at 8:21 p.m.


Jamie Brooks, MMC
City Recorder

These minutes prepared with the aid of HeyGov Clerk Minutes

