

Planning Commission Staff Report

File # 1S26 - SUB-000576-2025

**Public Hearing and Consideration of Preliminary Plat
Subdivision Amendment to Create 2 Residential Lots of
Property located generally at 4795 S Simper Lane, in
Taylorsville, Utah.**



Department of Community Development

Date:	October 22, 2026
Meeting Date:	October 27, 2026
Agenda Item:	Public Hearing and Consideration of Preliminary Plat Subdivision Amendment to Create 2 Residential Lots of Property located generally at 4795 S Simper Lane, in Taylorsville, Utah.
Subject Property Address:	4795 S Simper Ln; 3369 W Miles Drive
Applicant:	Ana Ruiz
Applicant Agent:	Ana Ruiz
Author:	Grant Allen AICP, Senior Planner
Zoning Designation:	R-1-8
General Plan Designation:	Residential Low Density
Parcel IDs:	21082320320000;
Applicable Ordinances:	Including, but not limited to 13.20 ; 13.21 ; and 13.30
Agenda item #:	

Attachments:

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

Exhibit F: Surveys
Exhibit G: Draft Plat
Exhibit H: Updated Civil Plans
Exhibit I: Public Comments

Summary

This subdivision was continued from the July 14, 2026 meeting, for the applicant to update the civil drawings showing conforming to off-street parking requirements for a two car garage pursuant to 13.20.050(A).

The applicant, Ana Ruiz, is authorized agent, for Armando Ruiz who currently resides at 4795 S Simper Lane. The current lot is 19,515 square feet, and they are proposing to create two residential lots from the existing parcel.

Site Description

Adjacent Land Uses

North	South	East	West
Single-Family Residential (R-1-8)	Single-Family Residential (R-1-6)	Single-Family Residential (R-1-8)	Single-Family Residential (R-1-8)

Land Development Code Analysis

Zoning Analysis

All preliminary plats are required to be reviewed and approved by the Planning Commission in accordance with Sections 13.30.040(H) of the LDC:

Preliminary Plat Review Criteria: The Planning Commission shall decide a preliminary plat application in accordance with § 13.43.070: Step 6: Application Decision and Action, based on the review criteria in § 13.43.040(D): General Review Criteria, and the following:

1.
 - a. *The plat complies with applicable dimensional and development standards in this LDC;*
 - b. *Does not affect a recorded easement without approval from the easement holder;*
 - c. *Provides a layout of lots, roads, utilities, drainage, and other public facilities and services that are compliant with city engineering standards and this LDC;*
 - d. *Provides evidence of adequate public facilities to serve the proposed development;*
 - e. *Proposes reasonable phasing as it relates to infrastructure capacity;*
 - f. *Does not result in the creation of a remnant lot or parcel that cannot be developed according to the requirements of this LDC and other applicable laws; and*
 - g. *Does not remove or attempt to remove recorded covenants or restrictions without following the proper procedures for making such changes.*
2. *Conditions of Approval: The preliminary plat review procedure is intended to inform the developer and the public of the requirements for obtaining preliminary plat approval. To this end, an attempt has been made to outline all subdivision requirements and other applicable ordinances and laws. Each parcel of real property is unique; there may be some aspects of subdivision development that cannot easily be articulated, and it is not possible to cover every possible contingency. In reviewing a preliminary plat, the decision-making body may impose conditions of approval that shall be satisfied provided that:*
 - a. *The conditions are not arbitrary or capricious;*

3. b. *The conditions are necessary to promote the health, safety, or welfare of the residents of the city; and*
4. c. *The conditions do not conflict with any applicable law..*

Staff has reviewed all submitted documents to confirm that the preliminary plat is consistent with current zoning standards and the General Plan. The plat is proposing subdividing the current parcel into two lots, lot 1 will include the existing single-family structure, and be sized 8,977 square feet. Lot 2 will consist of 8,977 square feet. Both lots of the proposed plat meet underlying zoning and other requirements of the LDC.

General Plan Analysis

The Proposed Land Use Map in the General Plan sets the foundation for all land uses within the City of Taylorsville. The subject properties are designated as “Residential Low Density” on the Land Use Map. The General Plan describes the intent of the designation (pg 3-4):

“Low Density Residential (LDR) districts are residential areas that contain existing or proposed residential developments less than 6 dwelling units per acre (excluding ER districts). Properties that are assigned the LDR classification are generally (but not necessarily limited to) neighborhoods consisting of single-family dwellings.”

The proposed subdivision amendment is consistent with the General Plan designation.

Public Comment

Public notice was sent to all property owners within 300 feet of the property June 30, 2026. Staff have received 3 public comments, (2 written, 1 via phone) as of date of this staff report.

Findings

1. The application was initiated by Ana Ruiz, agent of property owner of 4795 S Simper Ln.
2. The purpose of the application is to create 2 lots as part of the Dickinson Cove Phase 2 Subdivision from the existing parcel of land, that is not part of a subdivision
3. Both proposed lots in subdivision are in the single-family R-1-8 zone.
4. Both properties are designated on the Land Use map as “Residential Low Density”.
5. The current parcel has a detached garage on the property, will be removed as part of the subdivision.
6. Removal of existing garage will create new nonconformity of existing home, applicant has provided updated civil drawing showing location of new garage for existing home, conforming with 13.20.050(A).
7. The proposed plat complies with all subdivision and zoning standards in the Taylorsville Lande Development Code.
8. Staff will Salt Lake County Recorder’s Office will receive a draft plat after applicant resolves condition of approval.
9. Taylorsville Planning Commission is the decision-making body for preliminary subdivision plat applications.
10. All reviewing agencies must approve the draft prior to recording the final plat.

Conditions of Approval

Staff recommends approval of the request, subject to a condition to be discussed with the Planning Commission relating to construction of a garage, on the existing lot.

Staff Recommendation

Staff recommends that the Planning Commission approve File #1S26 - SUB-000576-2025, the Dickinson Cove Phase 2 Preliminary Plat Subdivision to Create 2 Residential Lots located generally at 4795 S Simper Lane, in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.

Recommended Motion

I move that we approve File #1S26 - SUB-000576-2025 File #1S26 - SUB-000576-2025, the Dickinson Cove Phase 2 Preliminary Plat Subdivision to Create 2 Residential Lots located generally at 4795 S Simper Lane, in Taylorsville, Utah, based on the findings and subject to the conditions outlined in this staff report.