

**City of Taylorsville
Planning Commission Meeting Minutes
September 26, 2023**
**Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Don Quigley – Chair
Cindy Wilkey – Vice Chair (Remote)
David Wright
Lynette Wendel
Don Russell
Marc McElreath
Gordon Willardson
David Young (Alternate) (Excused)

Community Development Staff

Wayne Harper – Director
Jim Spung – Senior Planner
Terryne Bergeson – Planner 1
Jean Gallegos – Admin Assistant/Recorder

CITIZEN'S/GUESTS PRESENT: Bob Knudsen, Anna Barbieri, Randy Chap, Mrs. Chap, Matt Villar, and six other unidentified persons.

BRIEFING SESSION – 6:30 P.M.

1. **Briefing Session to Review the Agenda.** Ms. Bergeson gave her presentations for her two items on the Agenda, one being a conditional use to construct a freeway-oriented sign at 4295 South 2700 West and the other a subdivision plat amendment for the properties at 4468 and 4470 South Edgeware Lane, Taylorsville, Utah.  She advised that Staff is recommending approval of those applications with conditions to be discussed in the regular meeting. Mr. McGrath explained the proposed changes to the General Plan to be discussed this evening.

Commissioner Quigley gave his report for the City Council Meeting. Asked Mark what the status of Utopia is. Mark explained it is in the first phase of the process.

Commissioner Quigley read the welcome statement and opened the public hearing. 

GENERAL MEETING – 7:00 P.M.

Consent Agenda

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| 2. Review/Approval of the Minutes for January 24, August 8, and September 12, 2023. |
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MOTION: Commissioner Wendel – I move for approval of the Minutes for Aug 8 and September 12, 2023, as presented. Also that the Minutes for January 24, 2023 be moved to the regular agenda for discussion and a rollcall vote. 

SECOND: Commissioner Russell

VOTE: All Commissioners present voted in favor with the exception of Commission Wright who abstained from voting due to not having been present at the Aug 8th meeting.

Commissioner Quigley moved the Minutes for the January 24, 2023, meeting to be heard during the general meeting on a separate vote. He then opened that up for discussion by the Commission.

DISCUSSION - Commissioner Wendel – To my recall those Minutes look accurate but the change in the Agenda was made due to there having been an extended period of time to be reviewed.

MOTION: Commissioner Wendel – I move that we approve the January 24th, 2023, Minutes as written, also with the recollection that it has been an extended period of time. For everybody who votes “AYE” they are acknowledging that their recall is reflected as those Minutes are written.

SECOND: Commissioner Russell

VOTE: Commissioner Russell – AYE, **Commissioner Wright** – AYE, **Commissioner Wilkey** – Abstained (not present)

Commissioner Quigley – AYE, **Commissioner Wendel** – AYE, **Commissioner McElreath** – AYE, **Commissioner Willardson** – AYE.

Conditional Use Permit

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| 3 | Public Hearing and Consideration of a Preliminary Conditional Use Permit for the Construction of a Freeway Oriented Pylon Sign at 4195 South 2700 West. (Terryne Bergeson/Planner 1) |
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3.1  **Ms. Bergeson** presented this item.  This project is part of Beltway West Subdivision.

- 3.1.1 Staff has reviewed the general standards, which (1) Requires Planning Commission approval for a conditional use permit. (2) A parcel must have a minimum of five hundred linear feet of frontage adjacent to and/or fronting I-215. (3) Freeway-oriented pylon signs are part of an approved sign theme and (4), Poles must be architecturally concealed with compatible materials. As far as location is concerned, it must be within 30' of shared property line (for which a variance has been granted by an Administrative Law Judge in this case); must be 3' from drive aisles, 100' from arterial street, and 500' from residential. She addressed the easements as being water and sewer along east property line, and North Jordan Canal Company easement along the southwest property line).
- 3.1.2 The Planning Commission’s role is to review the application(s) including all information to determine if the general standards have been complied with, and/or all impacts and detrimental effects have been addressed and to receive public input, when required, concerning detrimental impacts or effects and their mitigation or elimination. Additional studies/analyses may be required to enable the planning commission to determine what detrimental impacts or effects need to be addressed, and the planning commission may establish additional conditions to address them.
- 3.1.3 **Commissioner Quigley** asked if it were a fact that UDOT is going to build a frontage road and if so, would that impact this to which **Mr. McGrath** assured him that frontage road will be within the right-of-way. 

3.2 **FINDINGS:**

- 3.2.1 Marty Beaumont with St. John Properties, applied for a non-administrative conditional use permit requesting Planning Commission review and approval to allow the installation of freeway-oriented pylon sign at 4295 South 2700 West.
- 3.2.2 The subject property is zoned Professional Office.
- 3.2.3 The subject property has General Plan Map Designation of Professional Office.
- 3.2.4 The property is described as Lot 1 of the Beltway West Subdivision.
- 3.2.5 The subject property is being developed as a commercial site, part of the Beltway West planned commercial development project in Taylorsville, Utah.
- 3.2.6 The applicant provided a sign package that illustrates the pylon sign is part of a complete themed sign package for the Beltway West commercial project.
- 3.2.7 The request is consistent with standards for freeway-oriented pylon signs listed in the Taylorsville Land Development Code.

- 3.2.8 The proposed sign meets requirements listed in Section 13.26.090(A)(11) Standards for Freeway-Oriented Pylon Signs, except for the location due to easements, as discussed.
- 3.2.9 The applicant submitted a request for a variance to allow for the installation of the sign in a location that does not have water and sewer easements.
- 3.2.10 The Hearing Officer granted the variance, allowing the sign to be installed in the location they proposed.
- 3.2.11 The new location has an easement in favor of North Jordan Canal Company.
- 3.2.12 Documents are being drafted for this location to be released and the easement relocated.
- 3.2.13 An approved building permit is required prior to the installation of any signs throughout the project.

3.3 **CONDITIONS OF APPROVAL:**

- 3.3.1 A building sign permit must be issued prior to the installation of signs.
- 3.3.2 Documentation that the easement in favor of North Jordan Canal has been relocated shall be provided prior to the issuance of a building permit.
- 3.3.3 The location of the freeway-oriented pylon sign must comply with the variance order issued on September 13, 2023, by the Taylorsville Hearing Officer (ALJ).
- 3.3.4 If changes are proposed to the sign, changes shall be reviewed by the Director and may be referred to the Planning Commission for review and approval.

3.4 **APPLICANT ADDRESS:** The applicant, Matt Villar, said staff did a good job in presenting this and would answer any questions there might be. Their goal was to make sure the easements are in the right place and sign is compliant and he felt that had been achieved. Commissioner Quigley asked, bearing in mind where the sign is to be located, why there was a need for a reader board. The applicant said in order to advertise things and events within the business center. Commissioner Russell asked if it would be lit 24/7 and was informed it would be. Commissioner Quigley then asked if there would be a dimming feature attached and the applicant did not know the answer to that right now. Commissioner Wright wondered if there would be a problem with trees blocking the sign and Ms. Bergeson informed him that a concept plan does not include landscaping so that question cannot be answered right now. 

3.5 Commissioner Quigley opened the public hearing and explained the process for addressing the Planning Commission to the those in attendance.  No one came forward to speak in favor or opposition, so the meeting was opened to the Commission for discussion or a motion.

3.6 **DISCUSSION:**

- 3.6.1 Commissioner Wendel said this pylon sign is different than other ones the Commission has reviewed and that a variance has been granted to allow construction of the sign within 30' of the shared property line. However, there is always the worry about city-wide impact, to which Ms. Bergeson assured her that this only applies to this one sign. Any others would have to come to the Planning Commission for separate approval.
- 3.6.2 Commissioner Quigley asked about the possibility of including public service announcements on this sign for the general public. Mr. McGrath felt that might not be appropriate as the City cannot regulate what does or does not go on a sign. At issue is the fact that City Code does not allow off premise signs to advertise. Ms. Bergeson added, however, that the City can control dimming requirements, flashing lights, and allowing no videos being presented thereon, which are all driver distractions. 

3.7 **MOTION:** [Commissioner Wendel](#) – I move that we approve File #25C23 – CUP-000350-2023, to allow the construction of a free-way oriented pylon sign at 4295 South 2700 West, based on the Findings and subject to the Conditions listed in the Staff Report.

SECOND: [Commissioner Willardson](#)

VOTE: All Commissioners present and on Zoom voted in favor. Motion passes. 

Subdivision

4. 8S23 – SUB-000361-2023 - Public Hearing and Consideration for a Subdivision Plat Amendment for the Properties Located at 4468 and 4470 South Edgeware Lane, Taylorsville, Utah. Terryne Bergeson/Planner 1.

4.1 **Ms. Bergeson** presented this item.  She indicated that Randy Chap, on behalf of Carlos Quintana and John and Rebecca Cederlund, is requesting to amend the subdivision plat for their properties at 4468 S Edgeware Lane (Lot 26-B) and 4470 South Edgeware Lane (Lot 26-A).

4.1.1 **Mr. Chap** is in the process of securing financing to purchase the lot belonging to Carlos Quintana, which revealed the unique set of circumstances that apply to properties in the Heatherglen Subdivision. He contacted the City to begin the process. The applicants are requesting to remove their properties from the subdivision and create a new plat.

4.1.2 In 1978, a standard subdivision plat was recorded, however, in 1979, the plat was re-recorded as a condominium plat. When the plat was re-recorded as a condominium plat, provisions were put on the properties including complying with the Utah Condominium Ownership Act and identifying the property as private, with common areas. The original condominium plat that was recorded identifies the area outside of the dwelling units as common space therefore legally making the property accessible to both homeowners. Further complicating the matter is the fact that each lot is recorded as a phase of the condominium project and each lot contains two units that carries its own homeowner's association – a practice that is uncommon. Many homeowners in the Heatherglen neighborhood are not aware of the unique circumstances tied to their property until they attempt to sell or refinance the property.

4.1.3 Taylorsville City rezoned the Heatherglen neighborhood from A-1 to R-2-10 in an effort to restructure the land use so that potential buyers or sellers could obtain financing. Additionally, the zoning change allowed homeowners to record a new subdivision plat that would supersede the original condominium plat that was recorded in 1979 condominium plat.

4.1.4 The current property owners have submitted a signed copy of their quitclaim deeds, removal from the Utah Condominium Ownership Act and their proposed subdivision plat. Lien release documents have been obtained from the Salt Lake County Recorder's Office. A record of survey has been submitted that shows utilities serving the respective homes will remain on the lot for that home once the subdivision is recorded.

4.1.5 During this process, the applicants and agent realized that ownership and addressing data that is recorded does not reflect the accurate ownership and address data. The north side of the townhome is shown on the Salt Lake County Parcel Viewer as 4470 South Edgeware Lane, owned by John and Rebecca Cederlund; south property is assigned 4468 South Edgeware Lane, owned by Carlos Quintana. In actuality, the north side of the townhome has been owned and occupied by Carlos Quintana and his family for years and the south side owned and occupied by the Cederlunds. Staff contacted the Salt Lake County Recorder's Office to discuss this discrepancy and was advised

that with the recordation of the plat, new parcels will be assigned, and the ownership will be corrected.

4.1.6 The two proposed lots meet the area requirement for the R-2-10 zoning.

4.2 FINDINGS:

- 4.2.1 Carlos Quintana owns property located at 4468 South Edgeware Lane.
- 4.2.2 John and Rebecca Cederlund own property located at 4470 South Edgeware Lane.
- 4.2.3 The properties are part of the described "Lot 26" of the Heatherglen Subdivision.
- 4.2.4 Both property owners wish to be removed from the Heatherglen Subdivision.
- 4.2.5 A "Two-Family Lot split" subdivision amendment application was submitted by Randy Chap on behalf of Carlos Quintana.
- 4.2.6 All required documents have been submitted.
- 4.2.7 Comments have been returned to the applicant for items to be addressed on the draft plat.
- 4.2.8 Salt Lake County Recorder's Office will review the draft plat.
- 4.2.9 All reviewing agencies must approve the draft prior to recording the final plat.

4.3 CONDITIONS OF APPROVAL:

- 4.3.1 The applicant shall comply with the requirements of all reviewing agencies.
- 4.3.2 The plat is recorded with Salt Lake County.
- 4.3.3 The title report matches the property owner and the signature on the amended plat is consistent with the title report.
- 4.3.4 The final plat is compliant with all applicable codes and ordinances.
- 4.3.5 All documentation shall be reviewed and approved by the City Attorney's Office.
- 4.3.6 All supporting documentation is signed by both parties and submitted to the City before the plat is recorded with Salt Lake County. This documentation includes: (1) Lien holder documents; (2) quitclaim deeds; (3) Signed removal from the Utah Condominium Ownership Act and: (4) Simple subdivision plat must be recorded with Salt Lake County.
- 4.3.7 The Director is authorized to issue final approval.

4.4 **APPLICANT ADDRESS:** Randy Chap was present, thanked Staff for their presentation and said he would answer any questions there may be.

4.5 There being no questions offered, Commissioner Quigley opened the public hearing to allow those in the audience wishing to speak in favor or opposition the opportunity to do so. No one came forward to speak, so he closed the public hearing and opened the meeting to the Commissioners for discussion or a motion.



4.6 **MOTION:** Commissioner McElreath - I move that we approve File 8S23 – SUB-000361-2023 approving a subdivision amendment to allow a two-family lot split in the Heatherglen Subdivision for the properties located at 4468 and 4470 South Edgeware Lane in Taylorsville, Utah.

SECOND: Commissioner Russell

VOTE: All Commissioners present and on Zoom voted in favor. Motion passes.

Other Matter – Discussion Item

5. Planning Commission Review of the Taylorsville General Plan Update – Chapter 1: *Introduction* and Chapter 4: *Mobility*. (Mark McGrath/Long Range Planner)

5.1 Mr. Mark McGrath presented this item. He gave an update to introduce two chapters of the Taylorsville General Plan update – Chapter 2 (Introduction, and Chapter 4 (Mobility)). He said Staff is ready

to start assembling the draft for review now and will need Planning Commission input in order to do so. That the draft will be prepared and reviewed by Staff, then forwarded to the Admin Section for input and back to the Planning Commission. After that review, it will be forwarded to the City Council for their input. He explained the biggest challenge to be faced is the explosive population growth being anticipated country-wide, including in northern Utah and the extensive impact that will have on traffic. Incremental decisions are made in the City every day in that  Staff does analysis to see if an application fits with the General Plan. One challenge is to bring consistency to all decisions by including all different departments in the City.

5.1.2 **Mr. McGrath** went over the General Plan Format as follows:

1. Introduction.
2. Community Character.
3. Land Use.
4. Mobility
5. Economic Development.
6. Parks and Recreation.
7. Neighborhoods.
8. Moderate Income Housing. (Already completed)
9. Environmental. (New chapter)

5.1.3 Elements of concern expressed during the discussion included:

5.1.3.1 Even though Taylorsville is 99% built out now, there is still an extensive population growth expected over the next 40 years. That change is inevitable, but the City wants to make it on their terms and be ahead of the event.

5.1.3.2 Positive change will largely be dependent on property tax revenue more because up to this point the City has been too dependent on retail taxes and there must be an adjustment there to create a more stable property tax.

5.1.3.3 Fundamental strategies mentioned to move this forward include: (1) Strengthen community identity and character; (2) Create vibrant economic centers and mixed-use neighborhoods; (3) Maintain and create distinguishable, stable, and desirable neighborhoods; (4) Create a multi-modal community. Later during discussion, **Commissioner Quigley** wished to add "safe" neighborhoods to Number 3.

5.1.4 **Mr. McGrath** then discussed Chapter 4 – Key Points and Recommendations:

- 5.1.4.1 Focus on active transportation improvements.
- 5.1.4.2 Advocate for 5400 South transit line.
- 5.1.4.3 Emphasize visual quality with future mobility improvements.
- 5.1.4.4 Explore pedestrian/bicycle tunnel under 4700 South.
- 5.1.4.5 Consider micro-mobility options in transit-oriented development districts.
- 5.1.4.6 Automotive: (1) Salt Lake Community College access road; (2) Chentelle Drive/4700 South; (3) Atherton Drive.

5.1.5 **Mr. McGrath** emphasized that there needs to be better focus on depending less on automobiles for transportation. He felt it was time for Taylorsville to more actively share their philosophy regarding that and be more pro-active in implementing. He added there is a need to utilize the help available through the City's relationship with Wasatch Front Community Council more, which has many thoughts and solutions available to implement. He reviewed charts furnished by UDOT regarding where highest usage of traffic is presently and added that the projected increases in

years to come is not sustainable without change. That Taylorsville needs to prepare to go a different direction.

5.1.6 Mr. McGrath summarized his comments for tonight and asked that the Commissioners read Chapters 1 and 4 and give him any thoughts they come up with regarding the whole draft so far.

CITY COUNCIL MEETING DISCUSSION: (Commissioner Quigley – September 20, 2023) (This was held during the Briefing Session).

ADJOURNMENT: By motion of **Commissioner McElreath** and second by **Commissioner Wendel**, the meeting was adjourned at 8:45 p.m.

These Minutes were prepared and presented by:

Jean Gallegos, Admin Asst/Recorder for the
City of Taylorsville Planning Commission

Approved in meeting held October 10, 2023.