

**City of Taylorsville
Planning Commission Meeting Minutes
February 27, 2024
Pre-meeting – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

Cindy Wilkey – Chair
Don Russell – Vice Chair
Marc McElreath
Gordon Willardson
David Wright
David Young

Community Development Staff

Jim Spung – Senior Planner
Jamie Brooks – City Recorder

Excused: Commissioners Don Quigley and Lynette Wendel as well as Alternate Planning Commissioner David Young (although he was present for the regular meeting).

Others Present: Mayor Kristie Overson and Paula Nelson

BRIEFING SESSION – 6:00 P.M.

Mayor Kristie Overson wished to take a moment to thank the Planning Commissioners for the work they did for the city. She understood there were some concerns about the legislature's penchant for over-reaching, but she assured the Commissioners that the City was not going to let them govern Taylorsville.

Senior Planner Jim Spung briefly reviewed the agenda for the regular meeting.

Chair Wilkey then updated the rest of the Commission regarding the City Council meeting of February 7th.

The briefing session concluded at 6:16 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Wilkey opened the public meeting at 6:30 p.m. and read the welcome statement. She noted that Commissioners Wendel and Quigley had been excused.

CONSENT AGENDA

2. Review/Approval of the Minutes for the January 9, 2024 Planning Commission meeting.

MOTION: Commissioner Russell moved to approve the minutes as presented from the January 9, 2024 meeting. The motion was seconded by Commissioner Wright and passed unanimously with a roll call vote.

SUBDIVISION

3. Public Hearing and Consideration of a Subdivision Plat Amendment, Amending the "Cousin's Corner" Subdivision at Approximately 1891, 1909, 1927, 1943, 1956 and 1960 W Jordan Canal Road, Taylorsville, Utah. (5S22 / SUB-000236-2022) Jim Spung, Senior Planner

 Senior Planner Jim Spung explained that applicant Van Nguyen (TYC Investments, LLC) was requesting Planning Commission review and approval to amend the Cousins Corner subdivision to create seven conforming residential lots. The subdivision area included approximately 125,009 square feet (2.87 acres) of real property located at 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road in Taylorsville, Utah. Approval of the subdivision amendment would bring five existing parcels into conformance with the R-1-10 zoning district and create one new R-1-10 lot. This amendment would also convert two existing parcels to Taylorsville City right-of-way, which were already owned by the city and used for Jordan Canal Road (see Exhibit F). This amended plat would replace the original Cousins Corner subdivision plat in its entirety. The existing Cousins Corner plat was recorded with Salt Lake County on December 14, 2009 (see Exhibit E). This plat created four lots with access via a new private lane off Jordan Canal Road. When this plat was recorded, Jordan Canal Road was aligned adjacent to the canal and terminated at 6200 South. A short time later, UDOT acquired several properties in the area (including those within the Cousins Corner subdivision) to expand the 6200 S. right-of-way. Jordan Canal Road was also re-aligned as part of that project. After the UDOT project was complete, the property *not* used in the right-of-way expansion was sold at auction. UDOT is exempt from municipal platting procedures, so the original Cousins Corner subdivision was never amended, and the resulting parcels created and sold by UDOT do not conform to the R-1-10 zoning district standards. This subdivision amendment is an attempt to bring the area into conformity with current zoning regulations.

The subject property was in the Single-Family Residential (R-1-10) zoning district and was made up of nine parcels. The property currently had one single-family residence and one accessory building at 1956 W. 6200 S., owned by David Goodwin. These structures were proposed to remain as-is. There were also five undeveloped parcels, two parcels owned by the city used for Jordan Canal Road right-of-way, and one remnant parcel contiguous with the single-family home that was owned by UDOT (see Exhibit C). The frontage along Jordan Canal Road included an existing park strip and 4-foot sidewalk – no changes were proposed to the right-of-way cross-section. Surrounding zoning designations were as follows:

North: Single-family R-1-40 and R-1-20
South: Single-family R-1-10

East: Single-family R-1-10 and R-1-20
West: Single-family R-1-10

The proposed subdivision complied with the minimum lot area and dimensional requirements. Building setbacks for the R-1-10 zoning district could be found in [Section 13.20.020](#) of the Land Development Code (LDC). Proposed Lot 1 was a corner lot and would be subject to the corner lot building setbacks identified in the referenced section. There was an existing irrigation canal that ran along the eastern boundary of the proposed plat, adjacent to proposed Lot 7. In accordance with [Section 13.28.110](#), development adjacent to a canal is subject to the following:

A. Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director. As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

B. All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.

The proposed improvement plan included installation of a 6-foot-tall vinyl fence along the eastern property line of Lot 7, adjacent to the canal. Per [Section 13.28.110\(B\)](#), no occupancy permit, whether temporary or final, shall be granted until all required fencing was installed in the subdivision or development. Additionally, [Section 13.28.090](#) required the installation of a wall along the southern boundary of the subdivision (adjacent to 6200 S). The proposed improvement plans included the installation of a new 6-foot masonry wall along the southern property lines of Lots 1 through 7, with the westernmost part of the fence stepping down in height to accommodate the clear vision triangle for the intersection of 6200 S. and Jordan Canal Road. The proposed plat amendment had been reviewed by city departments and review agencies and generally complied with city standards; however, there was one outstanding comment that needed to be addressed prior to final approval and recording. There is a small remnant parcel (827.64 square feet) on the northern portion of proposed Lot 3 that was currently owned by UDOT. This parcel was likely an unintended remnant that resulted from the acquisition of property and realignment of Jordan Canal Road. Prior to final approval, the applicant must coordinate with UDOT to reconcile the ownership of this property. Option 1 was for UDOT to quit-claim the property to David Goodwin (owner of proposed Lot 3 1956 W Jordan Canal Road). Option 2 was UDOT retained ownership of that property and an access easement in favor of Lot 3 be established. Option 2 would require UDOT to sign the plat as an owner. Any future development on the site was subject to compliance with adopted zoning, subdivision, engineering, and other applicable standards. Appropriate development permits must be issued prior to construction activity on the site.

A public notice was sent to all affected entities and residents within 300 feet of the property on February 16, 2024. As of February 23, 2024, planning staff had not received any public comment.

Findings

1. This application was initiated by Van Nguyen, TYC Investments, LLC.
2. The subject property was made up of nine parcels with a cumulative area of approximately 125,009 square feet (2.87 acres).
3. The subject properties had a current address of 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road.
4. The current owners of the subject properties were: TYC Investments LLC; David Goodwin; the Utah Department of Transportation (UDOT); and the City of Taylorsville.
5. The subject property was zoned Single-Family R-1-10, as identified in "Exhibit A" of this report.
6. The subject property was in the Low-Density Residential designation in the City's General Plan.
7. The subdivision amendment included seven single-family residential lots.
8. The existing parcels owned by the City of Taylorsville (21153770200000 and 21153510740000) used for Jordan Canal Road would be shown as public right-of-way.
9. There was an existing irrigation canal that runs along the eastern boundary of the plat. A fence or wall in accordance with [Section 13.28.110](#), shall be installed as part of the subdivision development.
10. The proposed subdivision amendment had been reviewed by city departments and review agencies and found to be in general compliance with the city code.
11. Staff and review agencies had identified conditions of approval (listed below) to be considered by the Planning Commission associated with this preliminary plat review.
12. The Planning Commission was the decision-making authority for preliminary subdivision review.

Conditions of Approval

Staff recommended approval of the subdivision plat amendment, subject to the following conditions. Final recording of the plat shall not take place until the following conditions had been satisfied:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The remnant property (parcel 21153510780000) be reconciled by completing one of the two options below, prior to plat recording:
 - a. UDOT (or the current owner) quit-claims parcel 21153510780000 to David Goodwin (or the current owner of proposed Lot 3, 1956 S Jordan Canal Road).
 - b. Parcel 21153510780000 remains under separate ownership and an access easement in favor of Lot 3 be established over and across Parcel 21153510780000. The owner of Parcel 21153510780000 was required to sign the plat as an owner.
3. The plat was compliant with all requirements and standards of Salt Lake County.
4. All required fees and bonds are paid to the City.

Staff Recommendation

Staff recommends the Planning Commission approve File #5S22/SUB-000236-2022, a Subdivision Plat Amendment, amending the "Cousin's Corner" subdivision at approximately 1891; 1909; 1927; 1943; 1956; and 1960 W. Jordan Canal Road in Taylorsville, Utah, as identified in Exhibit F, subject to the findings and conditions outlined in the Staff Report.

Chair Wilkey invited the applicant to address the Commission.

Van Nguyen introduced himself and stated he was available to address any questions they had.

Chair Wilkey opened the public hearing.

City resident Paula Nelson expressed concern about the Goodwin family who owned Lot No. 3. She was concerned that they were losing their property. She was assured that was not the case. She then asked for details about the homes that would be built on the lots. Chair Wilkey explained that was undetermined since there was not yet an application to develop the land.

There was no one else who expressed a desire to speak, so the Chair closed the public hearing.

MOTION: Commissioner Wright moved to approve File #5S22/SUB-000236-2022, a subdivision plat amendment, amending the "Cousin's Corner" Subdivision at Approximately 1891, 1909, 1927, 1943, 1956, and 1960 West Jordan Canal Road in Taylorsville, Utah as Identified in Exhibit F, Subject to the Findings and Conditions Outlined in the Staff Report. The motion was seconded by Commissioner Willardson and passed unanimously after a roll call vote.

DISCUSSION ITEM

4. Review of the Taylorsville Land Development Code (LDC) Update Project,
Jim Spung, Senior Planner

 Mr. Spung updated the Commission on the continuing schedule regarding the Land Development Code revision.

Commissioner Wright inquired if Mr. Spung had a draft that he could share. Mr. Spung explained that one was available on the *Land Development Code Update* page of the city website.

Chair Wilkey asked Mr. Nguyen if he was the person working with UDOT. He responded that he had been working with them on this for two years.

CITY COUNCIL MEETING DISCUSSION

January 17, 2024 – Commissioner Quigley

Commissioner Quigley was not present to report.

February 7, 2024 – Chair Wilkey

Chair Wilkey presented her report during the Briefing Session.

February 21, 2024 – Commissioner Willardson

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No report

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Willardson, and Chair Wilkey declared the meeting adjourned at 7:14 p.m.

Jamie Brooks, City Recorder