

**City of Taylorsville
Planning Commission Meeting Minutes
March 26, 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
Don Quigley
Lynette Wendel
Gordon Willardson
David Wright
David Young (Electronic)

Community Development Staff

Jim Spung – Senior Planner
Terry Bergeson – Planner I
Jamie Brooks – City Recorder

CITIZEN’S/GUESTS PRESENT: Daniel Balsam and Robert Knudsen

BRIEFING SESSION – 6:00 P.M.

1.  Briefing Session to Review the Agenda. (Jim Spung/AICP/Senior Planner)

There were no questions regarding the draft minutes of the March 12th meeting.

Planner Terryne Bergeson gave a brief overview of agenda item #3. She explained that the application sought to amend the front setbacks for corner lots and for all homes in the R-1-7 zone. Alpine Homes had submitted an application to develop some homes in GT Estates, one of which was a corner lot. The home Alpine hoped to build on the lot would not fit. Therefore, they had submitted an application for a zoning text amendment. During the review process, staff noticed that the setbacks for R-1-7 lots were the same as they were for larger lots. Therefore, an amendment was being sought.

Commissioner Russell indicated that there had been no planning matters on the City Council agenda for the March 20, 2024 meeting. Commissioner Quigley pointed out that the survey results presented during the City Council meeting were quite interesting.

The briefing session adjourned at 6:25 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Wilkey opened the regular meeting at 6:00 p.m. and read the welcome statement. All commissioners were physically present except for Commissioner Young who was participating electronically.

CONSENT AGENDA

2. Review/Approval of the Minutes for the March 12, 2024 Planning Commission meeting.

MOTION: Commissioner Wright moved to approve the minutes from the March 12, 2024 meeting. The motion was seconded by Commissioner Russell.

Commissioner Russell: AYE
Chair Wilkey: AYE
Commissioner Wright: AYE
Commissioner Quigley: AYE
Commissioner Wendel: ABSTAINED
Commissioner McElreath: AYE
Commissioner Willardson: AYE

Motion passes 6-0

ZONING TEXT AMENDMENT

3. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Code Section 13.20.020. Amending Minimum Front Setbacks for Corner Lots and Lots in the Single-Family R-1-7 Zone (1Z24 / Terryne Bergeson / Planner)

 Planner Terryne Bergeson explained that the application was initiated by Daniel Balsam of Alpine Homes because current setbacks for corner lots restricted the building envelope and compromised their ability to build the home they wished to. The amendment included changes to R-1-7 front setbacks as well.

Side A front setbacks for corner lots in R-1-5 and R-1-6 zones were 5-10 feet greater than those for interior lots, reducing the buildable area. Front facades might differ from corner lots to interior lots of a neighborhood. Clear view section prohibited structures which exceeded 3' in height within visibility triangle. The front setback increased in 2012. The scale of development on R-1-7 lots was more like R-1-5 and R-1-6 than 8,000 square foot lots. Homes built to current standards were legal non-conforming. The proposed changes would not permit encroachment or exception to the sight visibility triangle. They would increase the buildable area and allow uniform build-to lines. The changes would also grant legal status to corner lots and R-1-7 lots built to pre-2012 standards.

Ms. Bergeson explained that the proposed text amendment would (a) amend the front side A setbacks for corner lots in single-family R-1 zones from 30 feet to the same minimum front setback as interior lots with the same zoning designation; and (b) reduce the minimum front setback for lots in the single-family R-1-7 zone. Adoption of the

proposed standards would apply to properties throughout the city. Staff recommended the Planning Commission forward a positive recommendation to the City Council.

Commissioner McElreath asked if there was a recommended size for a structure built on R-1-7. Ms. Bergeson responded that there was only a minimum size.

Chair Wilkey invited the applicant to address the Commission.

Daniel Balsam introduced himself and made himself available for questions.

Commissioner Wright asked what his plan was if this amendment were not approved. Mr. Balsam responded that they would then need to come up with a custom design for that specific lot as none of their current designs would fit on it.

Chair Wilkey opened the public hearing. However, there was no one who expressed a desire to speak, so Chair Wilkey closed the public hearing.

The Chair pointed out that when the subdivision application was first before the Commission, they were all concerned that the lots were quite small, as were some of the neighbors who spoke at the public hearing.

Commissioner Quigley commented that typical home buyers currently seemed to wish for increased livable square footage with less yard to maintain. Therefore, he understood why the applicant wished to build this particular home.

Commissioner Wright wondered how many other corner lots in Taylorsville would be affected if this application were approved.

Commissioner Wendel mentioned the extreme housing shortage Utah was currently experiencing and explained that she did not wish to deny the possibility of one over a mere 5' discrepancy, particularly since hundreds of homes were already built on similarly sized lots in Taylorsville.

Commissioner Wright pointed out that the applicant was not saying that he could not build anything on the lot. Instead, he was saying that he could not build the home he currently wished to build. Commissioner Wendel agreed but reiterated that she could not justify denying the application under the current circumstances.

Commissioner Young wished to confirm that the setback was 25' originally but that it was increased to 30' in 2012. Ms. Bergeson stated that was correct. Commissioner Young stated that he lived on a corner lot, and he did not believe a 5' change would be a detriment to the city. He also agreed with Commissioner Quigley that homes with more livable square footage and less green space were currently in great demand.

Chair Wilkey expressed discomfort with the idea of changing the code for one small lot when it hadn't been changed for previous projects.

Mr. Balsam returned to the podium and stated that he had noticed there was a home on a corner lot south of the subject property that had only a 22' setback, even though the site plan showed 30'.

MOTION: Commissioner Quigley moved to send a positive recommendation to the City Council for File No. 1Z24 – DCA-000420-2024, a zoning text amendment to Taylorsville Municipal Code Section 13.20.020, amending minimum front setbacks for corner lots and lots in the Single-Family R-1-7 zone, as specified in Exhibit G of the staff report. The motion was seconded by Commissioner Willardson.

Commissioner Wendel: AYE
Commissioner Quigley: AYE
Chair Wilkey: NAY
Commissioner Wright: AYE
Commissioner Russell: AYE
Commissioner Willardson: AYE
Commissioner McElreath: AYE

Motion passes 6-1

OTHER MATTERS

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| 4. Planning Commission Review of the Taylorsville Land Development Code Update Project, Chapter 13.04: Development Standards. (Jim Spung, Senior Planner) |
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Senior Planner Jim Spung explained that he wished to preview the proposed development standards for the commissioners that evening. He hoped to have the entire updated Land Development Code (LDC) put together by the end of May for the Planning Commission to review. Following that, it was his intent to get it to the City Council in July or August. He explained there would be approximately 4-6 months of lag time between the date of adoption and the effective date.

Mr. Spung indicated that there hadn't previously been a "purpose" statement in the development standards but that was about to change. In short, the purpose was to ensure that the quality and form of development within Taylorsville was what the City sought and what was most helpful to residents.

The *Applicability* section became complicated at times, depending on the type of application submitted. The section was intended to clarify when the LDC applied to new and redevelopment projects.

A tiered approach was being introduced, with Tier 1 being for minor redevelopment projects. The LDC included specific language to show what types of projects would fall under this category.

Tier 2 was for “major” redevelopment and again, there was language to specify what constituted a major development project.

In response to a question from Chair Wilkey, Mr. Spung explained this would apply to multi-family residential, mixed-use, and commercial development, but not single-family residential.

The Commissioners and Mr. Spung discussed the important balance between ensuring that redevelopment projects were thorough and trying not to overwhelm applicants with a multitude of requirements.

Commissioner Wright liked the idea of encouraging potential property developers to be extra creative.

Commissioner Wendel was intrigued by having Taylorsville be able to choose from among a menu of ideas designed to encourage moderate-income housing.

Commissioner Young asked that Mr. Spung add the current code to presentations like this so that it was clear what was being changed.

Mr. Spung continued by addressing grading and drainage, explaining that there were not many changes to those standards other than reorganization and reformatting. Still, low impact development standards had been updated, which was a statutory requirement.

Mr. Spung then reviewed the changes that were being proposed to 13.04.040 *Sensitive Lands* before asking the Commissioners if they agreed that they were appropriate.

Chair Wilkey felt the Jordan River buffer zones should be increased, particularly considering the Jordan River Commission recommendations. Commissioner Wright concurred.

Commissioner Quigley pointed out that this would affect very few lots in Taylorsville, but he too felt it made sense to follow the lead of the JRC.

Commissioner Young expressed concern about the rights of affected property owners.

Mr. Spung then addressed *Access Connectivity, Circulation, Site and Building Design, and Exterior Lighting*.

Chair Wilkey suggested considering a third tier of redevelopment. Mr. Spung felt that was a good suggestion.

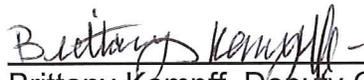
City Council Meeting Discussion

5. March 20, 2024 Meeting – Commissioner Russell

The City Council meeting was discussed during the briefing session.

ADJOURNMENT

MOTION: Commissioner Wendel moved to adjourn. The motion was seconded by Commissioner Wright and Chair Wilkey declared the meeting adjourned at 8:18 p.m.



Brittany Kempff, Deputy City Recorder



Approved