

City of Taylorsville  
Planning Commission Meeting Minutes  
April 9, 2024  
Regular Meeting – 6:00 p.m.  
2600 West Taylorsville Blvd – Council Chambers

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**Attendance-**

**Planning Commission**

Don Russell – Vice Chair  
Marc McElreath  
Don Quigley  
David Wright  
David Young (Alternate)

**Community Development Staff**

Mark McGrath –Long-Range Planner  
Jim Spung – Senior Planner  
Jamie Brooks, City Recorder

**EXCUSED:** Chair Wilkey and Commissioners Wendel and Willardson

**CITIZEN'S/GUESTS PRESENT:** Ernest Burgess

**GENERAL MEETING** – 6:00 P.M.

**Vice Chair Russell** called the meeting to order at 6:03 p.m. All commissioners were present except Commissioner Wendel, Willardson, and Chair Wilkey who were all excused.

**CONSENT AGENDA**

1. Review/Approval of the Minutes for the March 26, 2024 Planning Commission meeting.

**MOTION:** Commissioner Wright moved to approve the minutes from the March 26, 2024 meeting. The motion was seconded by Commissioner McElreath.

<b>Commissioner Russell:</b>	<b>AYE</b>
<b>Commissioner Wilkey:</b>	<b>Absent</b>
<b>Commissioner Wright:</b>	<b>AYE</b>
<b>Commissioner Quigley:</b>	<b>AYE</b>
<b>Commissioner Wendel:</b>	<b>Absent</b>
<b>Commissioner McElreath:</b>	<b>AYE</b>
<b>Commissioner Willardson:</b>	<b>Absent</b>
<b>Commissioner Young:</b>	<b>AYE</b>

**Motion passes 5-0**

## OTHER MATTERS

2. Planning Commission Review and Discussion of the Taylorsville General Plan Update – Chapter 3: *Land Use* (Mark McGrath, AICP / Long-Range Planner)

Long-Range Planner Mark McGrath explained that the Land Use chapter was arguably the most important chapter of the General Plan. At least 90% of the issues that go before the Planning Commission stemmed from this chapter, so it was important to get it right. He reminded the Commissioners of the General Plan outline, its Guiding Principles and Fundamental Strategies:

### General Plan Chapters-

1. Introduction
2. Community Character
- 3. Land Use**
4. Mobility
5. Economic Development
6. Parks and Recreation
7. Neighborhoods
8. Moderate Income Housing
9. Environmental

### Guiding Principles:

- Balance, Diversity and Social Equity
- Stewardship
- Resilience
- Civil Beauty and Character
- Health and Mental Wellbeing

### Fundamental Strategies:

- Strengthen Community Identity and Character
- Create Vibrant Economic Centers and Mixed-Use Neighborhoods
- Maintain and Create Distinguishable, Stable, and Desirable Neighborhoods
- Create a Multi-Modal Community

Mr. McGrath sought the Commission's input before he would present them with the final draft in May. The last portion of the discussion that evening would involve the Taylorsville Expressway Station Area Plan which would ultimately be adopted as an addendum to the Land Use chapter. There would be a public hearing involving that plan on April 23<sup>rd</sup>.

Some relatively recent changes to the land use market included a reduction in brick-and-mortar retail as well as an increase in remote work, resulting in a diminished need for office space.

As he had stated before, by 2060 Salt Lake County expected to add almost 500,000 more people, despite the fact that there was relatively little raw land available to develop. Utah County was expected to grow even faster. As for Taylorsville, it was projected to be home to 83,605 people by 2060 despite being almost completely built out.

Commissioner Young pointed out the disproportionate percentage of population growth in Utah County as compared to the job growth expected there. He hoped some of that job growth could be captured in Taylorsville. Mr. McGrath agreed and felt that one of the City's primary objectives would be to plan to accommodate another 15,000 people without infringing on existing single-family neighborhoods.

A copy of the proposed land use map was then displayed. Some of the individual classifications would be changing.

<b><u>Existing Classifications</u></b>	<b><u>Proposed Classifications</u></b>
<b>Residential</b>	<b>Residential</b>
Estate Residential	Estate Residential [ER]
Low-Density Residential	Low-Intensity Residential [LR]
Med. Density Residential	Med. Intensity Residential [MR]
High Density Residential	High Intensity Residential [HR]
Planned Community Dev.	Transit Corridor Residential [TR]
<b>Commercial</b>	<b>Commercial</b>
Neighborhood Commercial	Neighborhood Commercial [NC]
Community Commercial	Corridor Commercial [CC]
Regional Commercial	High Intensity Commercial Ctr [HC]
<b>Office</b>	<b>Employment</b>
Professional Office	Employment Mix [EM]
Business Park	Employment Center [EC]
<b>Mixed-Use</b>	<b>Mixed-Use</b>
Med. Density Mixed-Use	Med. Intensity Mixed-Use [MM]
High Density Mixed-Use	High Intensity Mixed-Use [HM]
<b>Public</b>	Transit Corridor Mixed-Use [TM]
Parks & Open Space	<b>Public</b>
School	Parks & Open Space [P]
Utility	Schools [S]
	Utility [U]
	Community Facilities [CF]

Mr. McGrath explained that rather than focusing on the number of units per acre as has been done in the past, the updated classifications would focus more on the building type.

108 According to multiple community surveys, residents had made it clear that they wanted  
109 the identity of their neighborhoods protected. While they understood growth was  
110 necessary, they did not wish it to happen in their own neighborhoods. In what Mr.  
111 McGrath referred to as the 3% *Strategy*, ninety percent of new growth should be  
112 accommodated on 3% of the City's land. To that end, he presented five principles for  
113 achieving the 3% Strategy. They were:

- 114 1) Focus growth in centers along major transportation corridors and near transit  
115 stations.
- 116 2) Create areas of high-density mixed use in targeted areas throughout the City.
- 117 3) Encourage infill and redevelopment.
- 118 4) Limit change in existing neighborhoods.
- 119 5) Preserve open space and sensitive lands.

120  
121 After much discussion, staff had settled on nine "Site Specific Planning Areas" where  
122 they hoped to focus future growth. Those areas were:

- 123 ■ 2700 West/I-215/4700 South
- 124 ■ 4800 South Redwood Road
- 125 ■ 4800 South Historic District
- 126 ■ Center Point: 5400 South Redwood Road
- 127 ■ Redwood Road south of I-215
- 128 ■ West Point: 4000 West/Bangerter/5400 South
- 129 ■ Westbrook Elementary
- 130 ■ Taylorsville Expressway Station Area Plan

131  
132 Commissioner Young said he loved the concepts and would love to talk about how to  
133 steer the development. Senior Planner Jim Spung responded that the General Plan was  
134 a vision of what Taylorsville could become. Then the Zoning Map could be amended to  
135 allow for that vision to take place. However, all the Planning Areas were privately owned  
136 and the most the City could do was help guide any interested developers.

137  
138 Mr. McGrath asked the Commissioners what their vision was for the Crossroads  
139 Shopping Area and the general district. Commissioner Quigley responded that he would  
140 love to see it more architecturally attractive, become mixed-use, perhaps 3-4 stories tall.  
141 He found Farmington Station very appealing. Commissioner Young agreed.

142  
143 Commissioner Wright felt the business community as well as city residents would likely  
144 support the idea of building to a specific pre-defined vision, particularly if their input was  
145 considered.

146  
147 After moving on to discuss the area of Redwood Road immediately south of I-215, Mr.  
148 McGrath pointed out that transportation and traffic congestion were major issues for the  
149 area. He wondered what the Planning Commissioners envisioned there.

150  
151 Commissioner Wright commented regarding the lack of access to many of the area  
152 properties and the fact that UDOT was unlikely to allow that to change. Mr. McGrath  
153 responded that it was possible a parking lot aisle could become a collector road of sorts

154 which would connect various properties which were quite valuable. Commissioner  
155 Wright clarified that they did not hold much value individually but did so collectively.

156  
157 A brief discussion regarding the status of the Volta project followed.

158  
159 Regarding the former Westbrook Elementary area, Commissioner Young asked what  
160 Mr. McGrath proposed for that area. He responded that it would likely be medium- or  
161 low-density residential. Commissioner Young pointed out there would be pressure to  
162 create open green space there.

163  
164 Mr. McGrath explained that flexibility was one theme of this chapter of the updated  
165 General Plan. He stated that the goal was to get away from being a community where  
166 commercial, residential and office development were all segregated. A more cohesive  
167 and dynamic community was the objective.

168  
169 Commissioner Wright asked in what ways he believed the update accomplished that.  
170 Mr. McGrath responded that one way was in the new employment district that would  
171 allow other types of use within that zone to provide those working in the area with  
172 necessities such as places to eat lunch, to secure daycare, etc. He said he also sought  
173 much more mixed-use development in the community to complement the transit  
174 corridors where there were a variety of land use types all within the same area. He  
175 mentioned that the most profitable land use a city could have from a tax base  
176 perspective was high density mixed use because it combined retail dollars with high-  
177 value buildings so that the city received both property tax and sales tax.

178  
179 Taylorsville Expressway Station Area Plan

180 Mr. McGrath reiterated that there would be a public hearing on this matter at the next  
181 Commission meeting. State law required that any community with a fixed guideway  
182 transit system must have a station area plan that would facilitate affordable housing and  
183 other housing. There were three such stations in Taylorsville. The study area was quite  
184 large, and the City was required by law to notify everyone within it and within 300' of it of  
185 the public hearing. Therefore, notices were sent to the owners of 1,387 properties. No  
186 one would be forced to redevelop their property, but if they ever chose to, the City would  
187 have a vision established for that transition. He provided the Commissioners with a brief  
188 overview of the plan.

189  
190 Commissioner Young pointed out that Fore Lakes was adjacent to a historic area, and  
191 he wondered if anyone had considered tying the two together. Mr. McGrath said that  
192 had not been discussed but was an intriguing idea.

193  
194 **CITY COUNCIL MEETING DISCUSSION**

195 196 197 4. Commissioner McElreath – April 3, 2024
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There had been no planning matters discussed at the April 3<sup>rd</sup> City Council meeting.

There would be no City Council meeting on April 17, 2024 due to a conflict affecting multiple council members.

Commissioner Wendel was scheduled to attend the May 1, 2024 City Council meeting and report back to the commission.

Mr. McGrath wrapped up his presentation by explaining the four objectives provided by the State of Utah regarding Station Area Plans:

- 1) Must increase the availability and affordability of housing;
- 2) Must promote sustainable, environmental practices such as water conservation, air quality, etc.;
- 3) Must enhance access to opportunity—jobs, shopping, education, etc.;
- 4) Must increase transportation choices and connectivity;

He pointed out that the City's goals actually went beyond those objectives. The hope was to create a place of lasting value—a place with a very high quality of life. There would also be an additional step in the adoption process in that once the final plan was adopted by the City Council, it must be certified by a committee made up of representatives of the Wasatch Front Regional Council and the Utah Transit Authority. That was required before Bus Rapid Transit (BRT) could begin operations.

The Planning Commission and staff discussed procedural issues for the April 23<sup>rd</sup> public hearing.

## **ADJOURNMENT**

**MOTION: Commissioner Wright moved to adjourn. The motion was seconded, and Vice Chair Wright declared it adjourned at 8:35 p.m.**

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Jamie Brooks, City Recorder