

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

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.

Commissioner Russell:	AYE
Commissioner Wilkey:	Absent
Commissioner Wright:	AYE
Commissioner Quigley:	AYE
Commissioner Wendel:	Absent
Commissioner McElreath:	AYE
Commissioner Willardson:	Absent
Commissioner Young:	AYE

Motion passes 5-0

OTHER MATTERS

45
46 2. Planning Commission Review and Discussion of the Taylorsville General Plan
47 Update – Chapter 3: *Land Use* (Mark McGrath, AICP / Long-Range Planner)

48
49 Long-Range Planner Mark McGrath explained that the Land Use chapter was arguably
50 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:

51
52 General Plan Chapters-

53 1. Introduction
54 2. Community Character
55 **3. Land Use**
56 4. Mobility
57 5. Economic Development
58 6. Parks and Recreation
59 7. Neighborhoods
60 8. Moderate Income Housing
61 9. Environmental

62
63 Guiding Principles:

64 ▪ Balance, Diversity and Social Equity
65 ▪ Stewardship
66 ▪ Resilience
67 ▪ Civil Beauty and Character
68 ▪ Health and Mental Wellbeing

69
70 Fundamental Strategies:

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

75
76 Mr. McGrath sought the Commission's input before he would present them with the final
77 draft in May. The last portion of the discussion that evening would involve the
78 Taylorsville Expressway Station Area Plan which would ultimately be adopted as an
79 addendum to the Land Use chapter. There would be a public hearing involving that plan
80 on April 23rd.

81
82 Some relatively recent changes to the land use market included a reduction in brick-
83 and-mortar retail as well as an increase in remote work, resulting in a diminished need
84 for office space.

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

91

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

97

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

100

101

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

102

103

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

107

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

4. Commissioner McElreath – April 3, 2024

197
198 There had been no planning matters discussed at the April 3rd City Council meeting.

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

200
201 Commissioner Wendel was scheduled to attend the May 1, 2024 City Council meeting
202 and report back to the commission.

203
204 Mr. McGrath wrapped up his presentation by explaining the four objectives provided by
205 the State of Utah regarding Station Area Plans:

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

211
212 He pointed out that the City's goals actually went beyond those objectives. The hope
213 was to create a place of lasting value—a place with a very high quality of life. There
214 would also be an additional step in the adoption process in that once the final plan was
215 adopted by the City Council, it must be certified by a committee made up of
216 representatives of the Wasatch Front Regional Council and the Utah Transit Authority.
217 That was required before Bus Rapid Transit (BRT) could begin operations.

218
219 The Planning Commission and staff discussed procedural issues for the April 23rd public
220 hearing.

221
ADJOURNMENT

222
223 **MOTION: Commissioner Wright moved to adjourn. The motion was seconded,**
224 **and Vice Chair Wright declared it adjourned at 8:35 p.m.**

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229
230 Jamie Brooks, City Recorder