

**City of Taylorsville
Planning Commission Meeting Minutes
June 11, 2024
Pre-meeting – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

Marc McElreath
Don Quigley
Lynette Wendel
Gordon Willardson
David Wright

Community Development Staff

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

Excused: Chair Cindy Wilkey and Commissioners Don Russell, and David Young

Others: Ernest Burgess

BRIEFING SESSION – 6:00 P.M.

Senior Planner Jim Spung updated the Commissioners on a variety of City projects:

- Some retail spaces were still under construction at Legacy Plaza
- Chipotle was scheduled to open later in the month.
- PetCo and Five Below were scheduled to be open by October.
- Ulta was scheduled to open about the same time or a bit later.
- The Lifetime Products store (just south of EOS Fitness) would be open in July.
- Raising Cane's fast food would be at the old Burger King site at Crossroads. A new site plan had just been submitted.
- Meadowbrook Shopping Center was in the midst of exterior renovations
- 4000 West 6200 South
- Consultants working on Phase IV of the Station Area Master Plan
- Burlington Coat Factory was working out some issues with their sign permit.

The American Planning Association conference was scheduled for October 9-11, 2024. Alternatively, there would be a Land Use conference shortly thereafter as well as *Move Utah* on September 18-19.

The briefing session concluded at 6:29 p.m.

GENERAL MEETING – 6:30 P.M.

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

CONSENT AGENDA

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| 2. Review/Approval of the Minutes for the April 23, 2024 and May 14, 2024 Planning Commission meetings. |
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MOTION: Commissioner Wendel moved to approve the minutes as presented from the April 23, 2024 and May 14, 2024 meetings. The motion was seconded by Commissioner Willardson and passed unanimously.

OTHER MATTERS

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| 3. Planning Commission Review and Discussion of the Taylorsville General Plan Update – <i>Chapter 3: Land Use</i> (Mark McGrath, AICP / Long-Range Planner) |
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Long-Range Planner Mark McGrath explained that the proposed updated Land Use Map was now available. He gave a brief overview of some of the changes.

He described the new land use categories or “place types.” One of the goals of the update was to attempt to find ways to accommodate additional housing which was greatly needed. The plan was to funnel 90% of the future growth into 3% of Taylorsville’s geographic footprint. This would require some high intensity development.

Mr. McGrath reviewed the eight site-specific areas which were deserving of more detailed analysis within the plan. He asked for feedback regarding potentially joining Taylor’s Landing with the adjacent property in some fashion, assuming the property owners were interested. He requested input from the planning commissioners on that possibility. Commissioner Wright expressed interest but wished to know how residents would feel about it. Commissioner Wendel pointed out that it would not necessarily affect current residents since it could happen as many as twenty-five years down the road. Commissioner Quigley expressed excitement about the possibilities.

Regarding the 4800 South Historic District, the possibility of having a community for active seniors was discussed. Commissioner Wendel discussed the need for redevelopment of the southwest quadrant of 5400 South Redwood Road shopping area, specifically challenges with accessing the various businesses.

Mr. McGrath sought the Commission’s input regarding the best land use for the area of Redwood Road south of I-215. Commissioner Wright pointed out how challenging the site was unless an additional access point were made available. He suggested that low-density residential might be the most appropriate use. Although Mr. McGrath recognized the appeal of that, he felt it was unlikely due to the proximity to the freeway. He encouraged them to continue to contemplate the possibilities of that area.

Regarding the area of 5400 South Bangerter Highway, the Volta project was still planned, although the developers had run into financing challenges. Kearns planned their own town center near there and Mr. McGrath expressed the desire to make this a more attractive area. In fact, Kearns had recently approached him about the possibility of creating a transportation land use plan for that portion of 5400 South.

As for the old Westbrook Elementary site, Mr. McGrath explained that Community/Economic Development Director Wayne Harper suggested an affordable housing development of some sort—perhaps low- or medium-density housing. One possibility was to earmark the space specifically for housing of educators within Granite School District. Commissioner Wendel felt strongly that Westbrook should continue to remain available for public use. Commissioner Quigley agreed.

CITY COUNCIL MEETING DISCUSSION

May 15, 2024 – Commissioner Quigley

Commissioner Quigley had been unable to attend the meeting. Mr. Spung briefly updated the Planning Commission on the items listed on the meeting agenda for that evening.

June 5, 2024 – Chair Wilkey

Chair Wilkey was not present to report.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Commissioner McElreath and the motion passed unanimously.

Commissioner Quigley declared the meeting adjourned at 8:28 p.m.

Jamie Brooks, City Recorder