



**City of Taylorsville Utah
Planning Commission Meeting Agenda
Tuesday, December 10, 2024
Council Chambers, Room No. 140
2600 West Taylorsville Boulevard
Taylorsville, UT 84129**

Please Turn All Mobile Devices to Silent or Vibrate While in Council Chambers

NOTICE IS HEREBY GIVEN THAT THE CITY OF TAYLORSVILLE WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING IN THE CITY COUNCIL CHAMBERS LOCATED AT 2600 WEST TAYLORSVILLE BLVD., TAYLORSVILLE, UTAH AND ELECTRONICALLY ON TUESDAY, DECEMBER 10, 2024.

Person(s) not in attendance but wishing to make a public comment may submit comments via email to jsprung@taylorsvilleut.gov; via phone (801) 955-2092; or via voicemail no later than 30 minutes prior to the start of the regularly scheduled meeting time. City Staff will share submitted comments with the Planning Commission members and add those to the public record. Audio equipment will be used to ensure the comments and votes of each Commissioner participating will be audible.

ELECTRONIC MEETING INFORMATION:

Link: <https://us02web.zoom.us/j/81941993161?pwd=plgtjXiegnCdA78dwrpSaGHpwEU9NQ.1>
Dial: 669-900-6833
Meeting ID: 819 4199 3161
Passcode: 080204

BRIEFING SESSION – 6:00 P.M.

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

GENERAL MEETING – 6:30 P.M.

CONSENT AGENDA

2. Review/approval of the minutes for November 12, 2024.

GENERAL PLAN MAP AMENDMENT – LEGISLATIVE

1. Recommendation to the City Council for a General Plan Map Amendment for 5.3 Acres of Property at 4027 and 4035 W. 6200 S., from Low-Density Residential to High-Density Residential.
File: 2G24 – GPLAN-000486-2024
Applicant: Paxton Guymon, PKEG Investments LLC
Location: 4027 & 4035 W. 6200 S.
Presenter: Jim Spung, AICP, Senior Planner

ZONING TEXT AMENDMENT – LEGISLATIVE

2. Recommendation to the City Council for a Zoning Text Amendment to Chapter 13.44 of the Taylorsville Municipal Code, Adopting Standards for the SSD-R Taylor Villas Zoning District.
File: 6Z24-DCA-000485-2024
Applicant: Paxton Guymon, PKEG Investments LLC
Location: 4027 & 4035 W. 6200 S.
Presenter: Jim Spung, AICP, Senior Planner

ZONING MAP AMENDMENT - LEGISLATIVE

3. Recommendation to the City Council for a Zoning Map Amendment for 5.3 Acres of Property at 4027 and 4035 W. 6200 S., from Single-Family Residential (R-1-40) to Site-Specific Development Residential (SSD-R Taylors Villas).
File: 7Z24 – DCA000484-2024
Applicant: Paxton Guymon, PKEG Investments LLC
Location: 4027 & 4035 W. 6200 S.
Presenter: Jim Spung, AICP, Senior Planner

CONDITIONAL USE PERMITS - ADMINISTRATIVE

4. Public Hearing and Consideration of Non-Administrative Conditional Use Permit to Operate a Used Car Dealership at 4768 S. Redwood Rd. in Taylorsville, Utah.
File: 32C24-CUP-000493-2024
Applicant: Elias Cañas, Business Owner
Location: 4255 S. Redwood Rd.
Presenter: Terryne Bergeson, Planner I
5. Public Hearing and Consideration of Preliminary Non-administrative Conditional Use and Site Plan Approval to Construct a Mixed-Use Building at 4255 S. Redwood Rd. in Taylorsville, Utah.
File: 7C24 – CUP-000437-2024
Applicant: Dayana Ludlow, Archiplex Group
Location: 4255 S. Redwood Rd.
Presenter: Terryne Bergeson, Planner I

SUBDIVISION - ADMINISTRATIVE

6. Public Hearing and Consideration of Preliminary Subdivision Approval to Create Apex Plaza Condominiums at 4255 S. Redwood Rd. in Taylorsville, Utah.
File: 2S24 – SUB-000442-2024
Applicant: Dayana Ludlow, Archiplex Group
Location: 4255 S. Redwood Rd.
Presenter: Terryne Bergeson, Planner I

OTHER MATTERS

7. Discussion Regarding the Taylorsville General Plan Update Project. (Mark McGrath, AICP / Long-Range Planner)

CITY COUNCIL MEETING DISCUSSION:

Commissioner Wright to report on the City Council meeting held November 20, 2024.

Commissioner Russell to report on the City Council meeting held December 4, 2024.

Commissioner McElreath to attend the City Council meeting scheduled for January 8, 2025.

ADJOURNMENT:

I, Jamie Brooks, do hereby certify that I am the duly appointed and qualified City Recorder for the City of Taylorsville, State of Utah, and do further certify that a true and correct copy of the Taylorsville Planning Commission was posted at Taylorsville City Hall, on the City's website at www.taylorsvilleut.gov and on Utah's Public Notice website at <http://pnm.utah.gov> at least 24 hours prior to the meeting.


Jamie Brooks, City Recorder

Posted: December 5, 2024

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of the agenda if it deems appropriate. In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling (801) 963-5400 at least 48 hours in advance of the meeting to be held.