

**City of Taylorsville
Planning Commission Meeting Minutes
February 11, 2025
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

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

Staff

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

Excused: Commissioners Wendel and Wilkey

Others Present: n/a

BRIEFING SESSION – 6:00 P.M.

Chair Russell opened the briefing session at 6:04 p.m.

1. Agenda Review

Senior Planner Jim Spung briefly reviewed the agenda. He determined there were no comments or questions regarding the draft minutes of the January 28th Planning Commission meeting.

Long Range Planner Mark McGrath explained that he would make a 15–20-minute presentation for the benefit of the public who would then have the opportunity to comment during a public hearing.

Commissioner Wright asked in what way(s) the hearing was noticed. Mr. Spung responded that it had been published on the city website as well as Utah's Public Notice Website and physically in city hall. Mr. McGrath added that the Communications Director had also put the information out on social media and notices were mailed to roughly 30 other affected public entities as required by law.

Mr. McGrath presented some information on a project involving placing glass artwork at the MidValley Express Stations in Taylorsville, after which Mr. Spung showed the

commissioners where they could get information on land use bills currently under consideration at the state legislature.

The briefing session adjourned at 6:23 p.m.

GENERAL MEETING – 6:30 P.M.

 Chair Russell opened the regular meeting at 6:32 p.m. and explained that Commissioners Wendel and Wilkey had been excused. He then read a welcome statement.

CONSENT AGENDA

2. Review/Approval of the Minutes for the January 28, 2025 Planning Commission meeting.

MOTION: Commissioner Wright moved to approve the minutes of the January 28, 2025 meeting. The motion was seconded by Commissioner Willardson and passed unanimously.

GENERAL PLAN AMENDMENT

3. Public Hearing and Review of a Comprehensive Update to Taylorsville's General Plan. (File 3G23 – GPLAN-000440-2024 / City-wide application; Mark McGrath, Long-Range Planner)

 Long-Range Planner Mark McGrath reminded the commissioners of the nine chapters within the updated General Plan:

- 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 (to include water conservation)

Each chapter would begin with an introduction followed by an explanation of current conditions on that particular topic. Each chapter would then address the city's objectives, strategies and recommendations regarding the nine areas.

78 The guiding principles throughout the document were to balance diversity and social
79 equity; stewardship (leaving Taylorsville better than we found it); resilience (to both
80 economic and natural occurrences); civic duty and character; and health/wellness. Mr.
81 McGrath explained that these were the common threads that should be wound around
82 every element of the General Plan.

83
84 Four fundamental strategies had been identified which were to: Strengthen Community
85 Identity and Character; Create Vibrant Economic Centers and Mixed-use Neighborhoods;
86 Maintain and Create Distinguishable, Stable, and Desirable Neighborhoods; and Create
87 a Multi-Modal Community.

88
89 Mr. McGrath explained that more than anything, this plan was being driven by population
90 growth, which was happening at a very rapid rate. Between 2010 and 2020, Utah had
91 been the fastest growing state by percentage in the U.S. and the majority of that growth
92 took place in Salt Lake County which was projected to increase by 500,000 people over
93 the next 35 years. Utah County was projected to increase by over 670,000 people during
94 the same time period. This growth would have a very serious impact on transportation
95 needs in both counties.

96
97 Despite the anticipated increase in population, households were expected to go down in
98 size which meant even more housing units would be needed. But despite this, there was
99 very little buildable land left in Salt Lake County.

100
101 Taylorsville's strategy was to contain 90% of the city's future growth to 5% of the city's
102 footprint. Growth would therefore be intense in those areas but limited in the majority of
103 existing neighborhoods. It was believed that approximately 4000 housing units could be
104 built in the Taylorsville Expressway corridor. A little over 1000 new units were already
105 planned for Summit Vista. In the West Point District where Volta was located, about 650
106 units had already been approved, plus further redevelopment was being proposed
107 elsewhere in that district. There was some new interest in residential redevelopment in
108 the Center Pointe District and the Crossroads of Taylorsville which could be the home of
109 several hundred residential units.

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111 The mercantile district would likely be somewhat less dense but could be a good location
112 for redevelopment, as could 4700 South between I-215 and 2700 West. In total, over
113 7,000 new dwelling units could be accommodated in the city which would now be reflected
114 in the general plan.

115
116 Mr. McGrath then discussed the associated transportation needs that went along with the
117 expected population growth as well as the housing-affordability crisis. Following the
118 updated General Plan would mean that most existing single-family neighborhoods in
119 Taylorsville would be impacted very little.

120
121 Housing, land use intensification, and housing affordability were the largest issues
122 requiring focus, and which would have very detrimental impacts on Utah's economy if not
123 addressed.

A public hearing regarding the Station Area Plan on Taylorsville Expressway was planned for March 25th, and that plan would be added as an addendum to the General Plan.

Commissioner Wright asked how best for planning commissioners to promote the General Plan. Mr. McGrath responded that his only recommendation was to share it with whomever was willing to listen. Commissioner Wright felt this document was very necessary and expressed his appreciation for Mr. McGrath's work on it.

Chair Russell inquired about a rough schedule for BRT/Midvalley Express. Mr. McGrath responded that Utah Transit Authority was currently predicting completion by the end of 2026. He suspected it might be finished a bit earlier.

Chair Russell opened the public hearing. However, there were no members of the public in attendance, so no one expressed a desire to speak. The Chair then closed the public hearing.

CITY COUNCIL MEETING DISCUSSION

Commissioner Wendel to Report on the City Council Meeting of February 5, 2025

Commissioner Wendel had been called out of town so was unable to report on the recent City Council meeting.

Commissioner Quigley was scheduled to attend and report on the February 19th City Council meeting.

ADJOURNMENT

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

The meeting adjourned at 7:25 p.m.

Jamie Brooks, City Recorder