

City of Taylorsville
Planning Commission Meeting Minutes
March 11, 2025
Pre-meeting – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

In Attendance

Planning Commission

Don Russell (Chair)
Marc McElreath (Vice Chair)
Don Quigley
Lynette Wendel
Cindy Wilkey
Gordon Willardson
David Wright
David Young (Alternate)

Community Development Staff

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

Others Present: Bob Knudsen

BRIEFING SESSION – 6:00 P.M.

Senior Planner Jim Spung began the meeting at 6:03 p.m. He explained that the agenda was light and that the draft Land Use chapter had been sent to them over the weekend. A public hearing was held previously, but an additional public hearing had been noticed for this evening at 6:30 p.m. Therefore, Long Range Planner Mark McGrath would save his presentation until that time.

Regarding the draft minutes of the February 25th meeting, Commissioners Wendel and Wright found them to be somewhat sparse regarding the reasons for forwarding a negative recommendation to the city council on the sign ordinance. City Recorder Jamie Brooks agreed to revisit the recording and expand the minutes.

Mr. Spung explained that because Mr. McGrath's presentation could not begin until 6:30 p.m., he would share a training video from Jeff Speck about community walkability.

Commissioner Wilkey then provided a brief synopsis of the March 5th City Council meeting.

Commissioner Willardson was scheduled to attend the March 19th City Council meeting and report back. However, he would be out of town, so Commissioner Young agreed to attend the meeting in his place.

GENERAL MEETING – 6:30 P.M.

Chair Russell opened the regular meeting at 6:37 p.m. and read the welcome statement.

CONSENT AGENDA


2. Review/Approval of the Minutes for the February 25, 2025 Planning Commission meeting.

MOTION: Commissioner Wendel moved to table the minutes to the March 25th meeting, to allow the city recorder to go into greater detail on File #1Z25. The motion was seconded by Commissioner Wright and passed unanimously.

A second draft of the minutes would be prepared and placed on the next agenda for consideration.

GENERAL PLAN AMENDMENT – (Legislative Action)

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

 Mr. McGrath briefly described the basic outline of the document as well as the organization of each individual chapter. He discussed the projected population growth for the entire state as well as Salt Lake County specifically. He then reminded the Planning Commission of the plan's guiding principles which had been discussed several times previously. A sixth principle had been added since then, however, which was Public Safety.

He described the four fundamental General Plan strategies before focusing on Chapter Two—*Community Character*. There were eight areas that he felt were particularly important to make note of in Taylorsville. They were:

- 1) Streetscapes
- 2) Building Design and Orientation
- 3) Site Design and Landscaping
- 4) Public Art
- 5) Celebrating Community
- 6) Gateways
- 7) Community Branding
- 8) History and Historic Preservation

Commissioner Wright said he did not feel he had spent enough time with the document to be able to present a meaningful response. He mentioned the Jane Jacobs quote in

Chapter 2 regarding a city's greatest asset, and said he was interested to hear what his fellow commissioners felt was Taylorsville's greatest asset.

"And what do you want it to be?" added Mr. Spung.

Commissioner Quigley felt one of the greatest hallmarks was Taylorsville's central location. He hoped we could give people a reason to do more than drive through the city and to instead stop for awhile.

Commissioner Wendel agreed, pointing out that the central location was a large part of why she and her husband had chosen to settle here. The diversity was another reason. However, she felt that a sense of community had been lacking for many of those years. That is, a lack of community spaces, recreational opportunities, etc. which led her to agree that it was more of a drive through city. In fact, she said that if it were not for the MidValley Performing Arts Center being here, there would be no destinations in the city at all.

Chair Russell liked the fact that there were so many resources available in Taylorsville. Whatever one needed, chances were good that it could be found here.

Commissioner Wright hoped the Mayor and City Council would pay special attention to that quote and see what elements of Taylorsville deserved special attention. Growing up in the 1980s he felt it was an exciting time to be in the city. However, having moved back, he no longer saw the same enthusiasm around him. He thought education was one potential area for emphasis.

The commissioners discussed further the importance of defining the "essence" of Taylorsville and what that essence should be. This led to Commissioner Quigley commenting on the need for more unique businesses and perhaps more independent restaurants in the city.

Mr. Spung pointed out what a huge asset the city had in Salt Lake Community College. Typically, an institution of higher education was the heartbeat of whatever town it was in, although that did not seem to be the case here.

Commissioner Young agreed with Commissioner Wright's comments about how different things are today compared to what they once were like. The community had changed and had different demographics. Perhaps there should be a reevaluation of some things like setbacks, lot sizes, etc.

Commissioner Wright pointed to Twin Falls, Idaho and how important the College of Southern Idaho is to the entire community.

Commissioner Wendel asked if they were talking about making SLCC into its own zone. Mr. Spung responded that he was thinking about it more from a marketing standpoint and perhaps increasing collaboration between the two entities.

Commissioner Quigley commented that the school was large enough that it could certainly have its own district. Mr. McGrath said there would be more discussion about integrating the two in the Land Use chapter as well as in the Station Area Plan.

Commissioner Wilkey commented that perhaps it was time to articulate in what ways the city could know if it had been successful in meeting the aspirations outlined in the document. Mr. McGrath agreed but pointed out some of the challenges in doing so. He hoped that a permanent General Plan steering committee would be formed which would meet with staff at least a couple of times per year to ensure that rather than sitting on a shelf gathering dust, the plan was kept in the front of everyone's minds. They could report back to the Planning Commission and City Council about the ways in which what was outlined in the plan was being taking place.

Commissioner Wilkey mentioned that the waterways within the city were a unique and identifying feature which the city could take advantage of. This prompted Commissioner Wendel to describe what she had seen along the greenbelt in Boise, Idaho and the importance of conserving the Jordan Parkway space.

Moving on to Chapter 3 – Land Use, Mr. McGrath indicated this was the most important chapter in the document and it laid the foundation for everything else. He explained that there were eight general principles to follow as land use decisions were made in Taylorsville:

- Accommodate Appropriate Share of Regional Growth (7,220 more housing units in the next 40 years)
- Minimize Impacts of Future Growth on Existing Neighborhoods (5% strategy)
- Maintain Open Space and Natural Amenities
- Sustain Strong Tax Base
- Provide Highest Land Use Intensities Near Compatible Infrastructure
- Embrace Mixed Use Development
- Diversify Residential Housing Mix
- Create Great Places

Commissioner Wright indicated there were some studies showing that every individual should have certain amenities available to them within a particular distance. He recommended pushing back against growth and expansion until every Taylorsville resident could have access to meaningful outdoor spaces.

Commissioner Young asked if there had been any discussion about zoning the county-owned Meadowbrook Golf Course area such that something different could be done with the land in the future. Mr. McGrath responded that although Salt Lake County had considered selling some of the property for medium or high-density housing about twenty years ago, there had been a public outcry in response. It didn't appear that it had been considered for some time, and it was currently zoned for open space.

Mr. McGrath explained the 5% strategy which involved containing 90% of Taylorsville's future growth to 5% of the city's footprint. That 5% was divided amongst the following six areas:

- Centerpoint District (Crossroads at Taylorsville)
- 4700 South Between I-215 & 2700 West (450+ residential units envisioned)
- Westpoint District, both north and south of 5400 South between 4000 West and Bangerter (500 units)
- Summit Vista Retirement Community (1,040 units)
- Taylorsville Mercantile District Near 4800 S Redwood Rd (300 units)
- Taylorsville Expressway SAP (3,235 new units)

Chair Russell asked how many of the homes were likely to be single family homes. Mr. McGrath responded that very few would be because there simply wasn't room for them. The bulk would be multi-family housing.

Commissioner Wendel pointed out that everything was being done to ensure that existing single-family homes were not lost. Additionally, she reminded everyone that the phase of Summit Vista currently under construction promised fewer individual units than had been initially promised. Therefore, they could be expected to provide fewer than 1,040 units.

Commissioner Willardson asked about the old Kmart property which had been approved for multi-use development. Mr. McGrath responded that it was part of the Westpoint District.

In response to a previous comment from Mr. McGrath looking for suggestions on what could be done in the Taylorsville Expressway Station area. Commissioner Wright liked the idea of opening up the area between the Crossroads and the Expressway, creating a baseball pitching and batting practice space.

Commissioner Wendel said she had run out of time to review the rest of the document but knew she would have some comments about the Westbrook property. Mr. Spung pointed out that he had made a note to allocate at least a quarter to a third of the land for public open space.

Commissioner Wendel and Mr. McGrath discussed the language within the document (i.e. shall and should vs. may and must.) Mr. McGrath explained that the General Plan was an advisory document whereas city ordinances were where one would find the stronger language.

Mr. McGrath then provided an overview of the Station Area Plan which would be included as an appendix to the General Plan.

He concluded his presentation by asking that everyone take a close look at the final slide which calculated the density and area of various locations within the city.

Taylorsville Planning Commission

Meeting Minutes

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This item had been noticed as a public hearing, so Chair Russell opened the floor for public comment. However, there was no one present who expressed a desire to speak, so he then closed the public hearing.

Chair Russell asked if there was a budget for a public information campaign regarding the MidValley Express project. Mr. McGrath said there was, and that the Utah Transit Authority was handling that. They had information on their website and would also provide information at their station kiosks.

ADJOURNMENT

MOTION: Commissioner McElreath moved to adjourn. The motion was seconded by Commissioner Wilkey and Chair Russell declared the meeting adjourned at 8:34 p.m.



Jamie Brooks, MMC
City Recorder

