

**City of Taylorsville
Planning Commission Meeting Minutes
March 25, 2025**

**Briefing – 6:00 p.m. / Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance-

Planning Commission

11 Don Russell – Chair
12 Marc McElreath, Vice Chair
13 Don Quigley
14 Lynette Wendel
15 Cindy Wilkey
16 David Wright (Electronically)
17 David Young (Alternate)

Staff

Terryne Bergeson – Planner
Jamie Brooks – City Recorder
Wayne Harper – Community/Econ Dev. Dir.
Mark McGrath – Long Range Planner
Jim Spung – Senior Planner
Matt Tilley, GIS Planner

Excused: Commissioner Gordon Willardson

Others Present: Ernest Burgess and Bob Knudsen

6PM BRIEFING SESSION

1. *BRIEFING*

Senior Planner Jim Spung opened the briefing session by asking if there were any comments on the draft minutes. He mentioned that the city recorder had revisited them a couple of times. No additional changes were requested.

Mr. Spung informed the commission about an online legislative update that would take place the next day. He encouraged commissioners to attend and would credit one hour towards their required training if they participated. email again.

Mr. Spung then mentioned that the Utah League of Cities and Towns website had links for other trainings, although he admitted that some were unrelated to land use.

Matt Tilly was introduced as the new GIS planner. He had relocated from Albany, New York and Taylorsville was happy to welcome him aboard.

Regarding the agenda, Mr. Spung explained that it would include the BRT Stationary

Regarding the agenda, Mr. Spung explained that it would include the BRT Stationary Plan, which the commission had seen a couple of times before. He mentioned that consultants were present to answer any questions and that the commission could forward a recommendation on the plan to the council that night or continue it to the next meeting.

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47 Long-Range Planner Mark McGrath mentioned that the environmental stewardship
48 chapter had been distributed a week ago and that he would focus on that chapter and
49 the land use chapter during the meeting.

50
51 Commissioner Young provided an update on the most recent City Council meeting.
52 He reported on Mayor Overson's activities, including visits to Summit Vista and the
53 Gardner Crisis Care Center. He mentioned the rain barrel program and an upcoming
54 localscapes class. Commissioner Young mentioned reports from Wasatch Front
55 Waste and Recycling, Chamber West, and John Hiskey (regarding the recent
56 legislative session) and reported that the police department had been awarded funds
57 for bicycles.

58 Commissioner Wendel inquired about the police bicycle unit. Wayne Harper,
59 Community and Economic Development Director, explained that it was simply a grant
60 awarded for the purchase of two electric bikes for police officers to use during
61 Taylorsville Days, along the Jordan River Parkway, and in other specific areas.

62
63 The briefing session adjourned at 6:22 p.m.

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65 **6:30 PM GENERAL MEETING**

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67 **2. CONSENT AGENDA**

68 Chair Russel called for any discussion or questions regarding the draft meeting
69 minutes for February 25 or March 11, 2025. Commissioner Wendel thanked the
70 city recorder for reviewing them again.

71
72 **MOTION:** Commissioner Wendel moved to approve the minutes of the
73 February 25 and March 11, 2025 planning commission meetings
74 as presented. The motion was seconded by Commissioner Wilkey
75 and passed unanimously.

76
77 **GENERAL PLAN AMENDMENTS – Legislative Action**

78
79 **3. *Public Hearing and Recommendation to the City Council for a General Plan
80 Amendment to Adopt the Taylorsville Expressway Station Area Plan (1G24 –
81 GPLAN-000427-2024; Applicant: City of Taylorsville; Mark McGrath)***

82
83 Mr. McGrath introduced the agenda item, explaining that the requirement for this plan
84 came from the 2022 legislative session, House Bill 462. He mentioned that Taylorsville
85 had three stations on the new BRT/MidValley Express system that required what was
86 essentially a small master plan. Mr. McGrath stated that they had been working on the
87 plan for well over a year.

89 Mr. McGrath then introduced the consultant team: Rob Weaver from KGRW Architects,
90 Bob Northfield from BCT Design, Erin Talkington from RCL Co., and Andy Hubbard, of
91 Great Basin Engineering.

92 Mr. Weaver presented an overview of the station area plan, discussing the team
93 composition, objectives, and existing conditions of the three BRT station areas along
94 Taylorsville Expressway. He explained the diversity of housing choices proposed and the
95 current economic conditions. He also provided a detailed description of the highlights of
96 each individual station area.

97 Ms. Talkington then discussed economic and market strategies, highlighting the
98 importance of identifying redevelopment sites and taking an incremental approach to
99 development. She also mentioned various funding tools and strategies for encouraging a
100 wider range of housing types.

101 Chair Russell opened the public hearing. However, there was no one who expressed a
102 desire to speak either in person or online, so the Chair closed the public hearing.

103 Mr. Weaver returned to the podium to address the land use vision for the area. He
104 discussed the density ranges and the importance of mixed-use development near the
105 stations. He also explained the green open space network and transportation hierarchy
106 proposed in the plan before introducing Bob Northfield.

107 Mr. Northfield explained that the hope was for the creation of a dense, walkable, vibrant
108 community with a variety of different types of housing. He also reminded the planning
109 commissioners that the property was privately owned, so there was no way to tell how
110 long it would take the plan to come to fruition.

111 The commissioners asked questions and provided comments on various aspects of the
112 plan, including:

- 113 • The feasibility of underground power lines
- 114 • Density and building height considerations
- 115 • The potential for condominium development
- 116 • Job growth and commercial development prospects
- 117 • The impact on existing residents and opportunities for improving their quality of
118 life
- 119 • Strategies for water conservation and measurement
- 120 • The importance of tree canopy and focus areas for tree planting

121
122 Mr. Harper appreciated the planning commission's thoughtful consideration of the plan.
123 He stressed that they had the opportunity to share their vision for the city with the city
124 council. One of the goals was to maximize the public investment in areas of mass transit
125 and to ensure that there were multiple types of housing available nearby. Some details
126 might change over time, but he hoped the green space would remain. He encouraged the

127 commissioners to read through the rest of the plan, study it, and ensure they were
128 comfortable with the vision it presented.

129

130 **MOTION: Commissioner Wendel moved to table the item for additional discussion**
131 **at the April 8th meeting. The motion was seconded by Commissioner**
132 **Young and passed unanimously.**

133

134

135 **4. Review of the Comprehensive Update to Taylorsville's General Plan (3G23-**
136 **GPLAN-000440-2024; Applicant: City of Taylorsville; Presenter: Mark**
137 **McGrath)**

138

139 Mr. McGrath presented information regarding the comprehensive general plan update.
140 He showed a slide indicating the status of various chapters, mentioning that chapters 1,
141 2, 3, 4, and 9 were still in draft form, while chapter 8 on moderate income housing had
142 already been approved.

143 Mr. McGrath stated that the commission would receive the entire document in the next
144 few days, allowing for a comprehensive review at the April 8 meeting. He mentioned that
145 if the commission was comfortable with the plan at that point, they could make a
146 recommendation to the city council, or they could continue the discussion to the April 22
147 meeting if more time was needed.

148 The commissioners discussed various aspects of the general plan, particularly focusing
149 on the environmental stewardship chapter. Commissioner Wright had several
150 suggestions regarding water conservation and usage, including: Considering volunteer
151 opportunities in implementing strategies and actions

- 152 • Focusing tree canopy efforts in sensitive areas and along the Jordan River
153 Parkway and canals
- 154 • Emphasizing desirable trees that contributed to habitat and long-term sustainability
- 155 • Clarifying requirements for trees in park strips
- 156 • Developing plans for improving canal areas

157 The commission and staff discussed these suggestions and agreed to consider
158 incorporating them into the plan.

159

160 ***City Council Meeting Discussion***

161 Commissioner Young updated the commissioners on the most recent Council meeting during
162 the briefing session.

163

164 ***Adjournment***

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166 **MOTION: Commissioner Wilkey moved to adjourn. The motion was seconded**
167 **by Commissioner Quigley and Chair Russel declared the meeting**
168 **adjourned at 8:39 p.m.**

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172 Jamie Brooks, MMC
173 City Recorder

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