

**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

Don Russell – Chair
Marc McElreath, Vice Chair
Don Quigley
Lynette Wendel
Cindy Wilkey
David Wright (Electronically)
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, Bob Knudsen, Andy Hubbard, Bob Northfield, Erin Talkington, and Rob Weaver

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 training opportunities, 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 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 until the next meeting.

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

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

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

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

6:30 PM GENERAL MEETING

CONSENT AGENDA

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| 2. Review and possible approval of the minutes of the February 25 th and March 11, 2025 Planning Commission meetings |
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Chair Russel called for any discussion or questions regarding the draft meeting minutes for February 25 or March 11, 2025. Commissioner Wendel thanked the city recorder for reviewing them again.

MOTION: Commissioner Wendel moved to approve the minutes of the February 25 and March 11, 2025 Planning Commission meetings as presented. The motion was seconded by Commissioner Wilkey and passed unanimously.

GENERAL PLAN AMENDMENTS (Legislative Action)

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

Mr. McGrath introduced the agenda item, explaining that the requirement for this plan came from the State legislature, specifically UCA §10-9a-403.1. He mentioned that Taylorsville had three stations on the new BRT/MidValley Express system that required what was essentially a small master plan. Mr. McGrath stated that they had been working on the plan for well over a year.

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

Mr. Weaver presented an overview of the station area plan, discussing the team composition, objectives, and existing conditions of the three BRT station areas along Taylorsville Expressway. He explained the diversity of proposed housing choices. He then turned the time over to Erin Talkington to address current economic conditions.

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

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

Mr. Northfield explained that the hope was for the creation of a dense, walkable, vibrant community with a variety of different types of housing. He also reminded the planning commissioners that the property was privately owned, so there was no way to tell how long it would take for the plan to come to fruition. He described Taylorsville Expressway as a spine, with the three BRT stations acting independently, but also being unified by common goals and planning principles.

Mr. Weaver then addressed the Planning Commission regarding implementation possibilities, again pointing out that none of the properties were currently owned by Taylorsville. Still, presented a spreadsheet with various action items to take place either in *1-5 years* or *More Than 5 Years*. Some of these items were zoning/regulatory in nature, while others were more focused on economic and market strategies. Still others pertained to housing, transportation, utilities and open space. He asked Ms. Talkington to address some of those economic and housing strategies that the city might employ.

Ms. Talkington discussed the city incrementally budgeting for “beefing up” redevelopment areas, explaining it would not have to be a huge amount of money right away. Instead, it

could start small and expand over time. She also mentioned private-public partnerships that could be utilized.

Mr. Weaver addressed transportation-related issues, including repairing existing sidewalks within the plan in order to encourage walkability. He also mentioned the importance of maximizing UTA ridership and increasing pedestrian safety by providing dedicated walk crossing times to cross the expressway before turning things back to Ms. Talkington to address housing and funding.

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

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

- The feasibility of underground power lines
- Parking near the MidValley Express stations
- Density and building height considerations
- The potential for condominium development
- Job growth and commercial development prospects
- The impact on existing residents and opportunities for improving their quality of life

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

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

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| 4. Review of the Comprehensive Update to Taylorsville's General Plan (3G23-GPLAN-000440-2024; Applicant: City of Taylorsville; Presenter: Mark McGrath) |
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Mr. McGrath presented information regarding the comprehensive general plan update. He showed a slide indicating the status of various chapters, mentioning that chapters 1, 2, 3, 4, and 9 were still in draft form, while chapter 8 on moderate income housing had already been approved.

Mr. McGrath stated that the commission would receive the entire document in the next few days, allowing for a comprehensive review at the April 8 meeting. He mentioned that if the commission was comfortable with the plan at that point, they could make a

recommendation to the city council, or they could continue the discussion to the April 22 meeting if more time was needed.

Commissioner Wendel complimented Terryne Bergeson (Planner) on Chapter 9, pointing out that it contained a great deal of information that was new to her.

The commissioners discussed various aspects of the general plan, particularly focusing on the environmental stewardship chapter. Commissioner Wright had several suggestions regarding water conservation and usage, including:

- Mobilizing water to meet the needs of existing landscapes (Utah State evaluation)
- Considering volunteer opportunities in implementing strategies and actions
- Focusing tree canopy efforts in sensitive areas and along the Jordan River Parkway and canals
- Emphasizing desirable trees that contributed to habitat and long-term sustainability
- Clarifying requirements for trees in park strips (may not be the best locations)
- Developing plans for improving canal areas
- Strategies for water conservation and measurement

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

City Council Meeting Discussion

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

Adjournment

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


Jamie Brooks, MMC
City Recorder

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