

**City of Taylorsville
Planning Commission Meeting Minutes
April 8, 2025
General Meeting – 6:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance

Planning Commission

Don Russell – Chair
Marc McElreath (Attended Electronically)
Don Quigley (arrived at 6:11 p.m.)
Lynette Wendel
Cindy Wilkey
Gordon Willardson
David Wright
David Young (Alternate)

Staff

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

Others: Ernest Burgess and Bob Knudsen attended in person while Erin Talkington, Bob Northfield and Rob Weaver were present electronically.

Chair Russell called the meeting to order at 6:05 p.m. Commissioner McElreath was present via a Zoom link. The Chair read an opening statement.

Consent Agenda

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| 1. Minutes – March 25, 2025 Planning Commission Meeting |
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MOTION: Commissioner Wendel moved to approve the minutes of the March 25, 2025 Planning Commission meeting as presented. The motion was seconded by Commissioner Wright and passed unanimously.

GENERAL PLAN AMENDMENTS (Legislative Action)

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| 2. Review and Recommendation to the City Council for a General Plan Amendment to Adopt the Taylorsville Expressway Station Area Plan; File 1G24 – GPLAN-000427-2024; Mark McGrath, Long-Range Planner |
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Long-Range Planner Mark McGrath explained that this was a continuation of the comprehensive discussion that took place earlier in the month regarding the Station Area Master Plan so that the commissioners could have more time to review the document. He pointed out that the consulting team was online in case there were any questions for them.

Commissioner Wilkey asked where future riders of the Midvalley Express would park since it did not appear there would be parking available in Taylorsville. Mr. McGrath explained that the majority of the parking would be in Murray, West Valley and at Salt Lake Community College, although there would be smaller numbers of parking areas along the entire route. He stressed that there would be no need for park-and-ride type areas as the BRT would operate differently and be utilized primarily by walk-up customers.

Commissioner Wright expressed curiosity about the breadth of funding sources for redevelopment. He wondered if there might be other opportunities that had not been considered. Mr. McGrath responded that after discussions with Utah Transit Authority (UTA), they had discussed making a change to the “project champions” column of the *Implementation Chart* included in the chapter in order to reflect that those individuals/entities would be responsible for identifying future funding sources. Commissioner Wright felt it made sense to do so.

Mr. McGrath indicated that staff recommended that the planning commission forward a positive recommendation to the city council.

MOTION: Commissioner Wilkey moved to forward a positive recommendation to the City Council Regarding the Taylorsville Expressway Station Area Plan. The motion was seconded by Commissioner Young and passed unanimously.

3. Review and Recommendation to the City Council for a Comprehensive Update to Taylorsville’s General Plan; File 3G23 – GPLAN-000440-2024; Mark McGrath, Long-Range Planner

Mr. McGrath said he hoped to focus on Chapter 5 (Economic Prosperity and Resilience) and Chapter 6 (Parks, Recreation and Open Space) that evening. However, he was happy to take questions on any of the other chapters as well.

Chapter 6 – Parks, Recreation & Open Space

He explained the difference between parks and what were referred to as “special use sites” in the city, explaining that Centennial Plaza south of city hall fell into the latter category. There were eleven parks in Taylorsville, totaling over 236 acres, resulting in 4.14 acres of park space per capita. There were also several parks and open spaces in the city which were owned and operated by Salt Lake County as well as Vista Softball Complex which was co-owned by both Taylorsville and the County. The Jordan River Preserve was a state-owned open space and the Rocky Mountain Power Corridor Trail Head, and the Fore Lakes Golf Course were two privately owned properties which rounded out the overall green space inventory within Taylorsville’s geographic boundaries.

Over the next fifty years, the city could count on gaining an additional 16,600 additional residents, which meant that another 16+ acres of open space would be needed.

Upon viewing a map of walkable service areas in the city, Commissioner Wendel was interested in knowing how the information was verified since she could tell that as far as her own neighborhood was concerned, it did not appear to be terribly realistic or accurate. She suggested comparing known trail access points with the walkable service areas map. She also felt that the projected overlay of the master trails plan would be helpful in identifying where additional neighborhood parks could be placed based on current connectivity. Mr. McGrath felt the data provided was fairly accurate.

Commissioners Quigley and Young both commented that while not officially a park, Salt Lake Community College provided a considerable amount of green space and was clearly an asset to the community. Commissioner Wright felt it would be appropriate to denote major barriers to pedestrian connectivity-- 5400 South, for example. Mr. McGrath agreed, saying that was part of the reason the plan called for additional "mini" parks within Taylorsville so that it was not necessary for kids to cross major arteries in order to access park space.

Commissioner Wendel suggested looking to see what other nearby communities had done. For example, she suspected West Jordan had far more open and green space due to their high numbers of pocket parks in addition to large regional spaces.

Ms. Bergeson responded that staff had actually studied West Jordan's Master Plan for Parks and found that their ratio of park space to resident was comparatively quite low.

Commissioner Wright agreed with an earlier comment Commissioner Wendel had made regarding connectivity and walkable access to parks, pointing out that easy access was an important aspect of any park.

Mr. McGrath explained that there was a specific recommendation in this chapter to reserve 4 acres at the former Westbrook Elementary site for future park space.

At the request of Chair Russell, Mr. McGrath briefly outlined the Salt Lake County-Taylorsville partnership for parks in the community. There was then an extensive discussion regarding the direction Salt Lake County seemed to be going with parks in recent years as well as their level of maintenance.

Commissioner Wright commented that one could place a value on each park based on its level of usage. Returning to the topic of parks maintenance, Mr. McGrath asked him if he had any knowledge of the effectiveness of robotic mowers similar to those the city was currently testing. He spoke favorably of them and said they were getting better at handling smaller spaces.

Mr. McGrath displayed a heat map which depicted expected growth in various areas within Taylorsville, explaining that perhaps it made sense to focus efforts to increase green space in those areas in the future. He pointed out that doing so would be quite challenging since Taylorsville had so little raw land left. Commissioner Wright suggested

that was all the more reason to make every effort to keep green space in mind when presented with redevelopment opportunities.

Commissioner Wendel commented that this chapter was especially effective in defining challenges and addressing opportunities for overcoming them in the future.

Chapter 5 – Economic Prosperity & Resilience

Moving on to review Chapter 5 of the updated plan, Mr. McGrath explained that there was not a great deal of substance to this chapter as much of it had been edited out. He had hoped to focus on specific places in Taylorsville which needed specific from the city. He also wished to identify more specific economic development programs which could be enacted in order to facilitate redevelopment of certain areas. He cited an example of 4700 South 2700 West and described it as an “A+ location deserving of an A+ development.”

Commissioner Wilkey felt it was important to include a map of areas that needed to be targeted. Mr. McGrath responded that was one of the things that had been removed, but said perhaps it could be added back in. He noted a need for better, higher quality business enterprises in the city to help augment the commercial tax base.

Commissioner Wendel agreed with Commissioner Wilkey’s comments and mentioned how disappointed she was in this chapter, wondering why information was removed from it. Her chief complaint after living in the city for 25 years related to poor economic development and she found it very frustrating to see residents go to neighboring cities to shop and dine. After the Land Use chapter, she felt this was the most important of all the others in the entire plan.

Commissioner Quigley agreed with his colleagues and commented that it seemed like the city had “given up on the heart of Taylorsville.” Mr. McGrath responded that was definitely not the case and that 5400 South Redwood was still very much the heart of the city. He admitted, however, that the *Crossroads of Taylorsville* was something of a dinosaur and a type of development which would not exist much longer in the grand scheme of things. He and Commissioner Quigley both liked the idea of over time, seeing the property evolve into a multi-use development that added office and residential spaces.

Commissioner Wright asked what the commissioners could do to have more of a voice in some of these decisions, pointing out that they were not there to simply rubber-stamp what was presented to them. He asked that when Mr. McGrath re-presented this chapter to the commission, the critical portions that had been cut be returned for their consideration.

Commissioner Wendel reiterated her comment that she found this chapter lacking, pointing out that there was a lack of continuity with the rest of the document.

Mr. McGrath concluded his remarks by reminding the commissioners how much economic development had changed over the last decade.

Commissioner Wright to report on the City Council meeting held April 2, 2025.

Commissioner Wright said there was a mention that the Midvalley Express was expected to be completed in 2026. Council Member Harker brought her 3rd grade class to the meeting to highlight one of their recent projects, and the results of the Y2 survey were provided. He pointed out that only 55% of respondents felt Taylorsville was “headed in the right direction” which he felt was not a great statistic. He asked that copies of the survey results be distributed to the commissioners and Mr. McGrath made a note to do so.

Chair Russell was to attend the May 7th council meeting.

Adjournment

MOTION: Commissioner Quigley moved to adjourn. Chair Russell seconded the motion and declared the meeting adjourned at 7:24 p.m.


Jamie Brooks, City Recorder



