

**City of Taylorsville
Planning Commission Meeting Minutes
May 13, 2025
Briefing – 6:00 p.m. / General Meeting – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance

Planning Commission

Don Russell – Chair
Lynette Wendel
Gordon Willardson
David Wright
David Young (Alternate)

Staff

Jim Spung – Senior Planner
Terryne Bergeson - Planner
Jamie Brooks – City Recorder

Excused: Commissioners Don Quigley, Marc McElreath and Cindy Wilkey

Others: Ernest Burgess, Bob Knudsen, Michelle Holman, Robin Marvive, and Michael Nieuwland

BRIEFING SESSION – 6:00 P.M.

1. Briefing Session to Review the Agenda
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Senior Planner Jim Spung provided an overview of the evening's agenda. He noted that Commissioner Quigley had texted him and would likely not be present. Marc McElreath was traveling for work but might join via Zoom.

Mr. Spung stated there was a short agenda for the night, consisting of minutes approval for three meetings and a subdivision application.

Commissioner Wendel asked that the minutes be considered in three separate motions as different commissioners were in attendance at each meeting.

Mr. Spung then briefly discussed the subdivision application, noting it was for a property the commission should be familiar with because it had been discussed previously. The property was near the Taylorsville Bennion project and involved creating two flag lots behind existing duplex units.

Mr. Spung showed maps and images of the proposed subdivision, explaining the layout and configuration. He noted the front setback would be measured from the common shared property line, with side setbacks on the north and south, and rear setbacks on the east and west. This would resemble the configuration of neighboring properties.

Mr. Spung mentioned he had received a few emails from neighbors. He stated he would read the neighbor's messages during the public hearing portion of the meeting.

Commissioner Wendel asked for clarification on whether this was the same property discussed previously that involved a potential inheritance situation. Mr. Spung confirmed it was the same property, clarifying that the applicant's great aunt lived in one house and his grandfather in another, though the grandfather's parcel was not included in this plat.

Mr. Spung noted that the application met flag lot criteria and fit with the neighborhood, matching the adjacent subdivision. He stated that while ideally something else might go there eventually, this proposal meets the standards and had been applied for on private land.

Commissioner Willardson asked about fire code requirements. Mr. Spung explained that a turnaround was not required as it was fewer than 150 feet from a hydrant or public road.

Chair Russell then updated the Planning Commission on the most recent City Council meeting, noting that the rapid transit item was unanimously approved. The general plan item was discussed but action was deferred, with Council members indicating they needed more time to review it. City Recorder Jamie Brooks added that further discussion was planned for the first meeting in June with potential passage expected in late June or early July.

Mr. Spung encouraged commissioners to continue reviewing the general plan chapters and provide feedback, as changes could still be made even after adoption through a public hearing process.

Commissioner Wendel asked for her colleagues' thoughts on the revised economic development chapter. Commissioner Young felt it was improved with more direction, and the discussion focused on implementation and encouraging the city to be proactive. Mr. Spung pulled up the revised chapter to review key changes, including new charts and data on revenue sources, sales tax trends, retail trade areas, and detailed information on local shopping centers.

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

REGULAR MEETING – 6:30 P.M.

Chair Russell read the welcome statement and explained that Commissioners McElreath, Quigley and Wilkey had been excused.

Consent Agenda

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| <p>2. Review/Approval of the meeting minutes of March 25, April 8, and April 22, 2025.</p> |
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Commissioner Wright noted he had some discussion points for the April 22 minutes. The commission agreed to handle approval of each set of minutes separately.

MOTION: Commissioner Wendel moved to approve the meeting minutes for March 25, 2025. The motion was approved by Commissioner Young and passed unanimously.

MOTION: Commissioner Wendel moved to approve the meeting minutes for April 8, 2025. The motion was seconded by Commissioner Willardson and passed unanimously.

Regarding the minutes for the April 22 meeting, Commissioner Wright requested that a response from Mark McGrath regarding other cities' economic development spending be included in the minutes, as he felt it contained useful information. He indicated his question was at about line # 335 in the draft minutes. Ms. Brooks indicated she would review that portion of the recording and add the requested response.

MOTION: Commissioner Wright moved to table approval of the April 22, 2025 meeting minutes. Commissioner Wendel seconded the motion which passed unanimously.

SUBDIVISIONS - Administrative Action

3. Public Hearing and Consideration of Preliminary Subdivision Approval to Create Four Residential Lots on 0.979 Acres of Property at Approximately 1881, 1883, 1901, and 1903 West 4655 South in Taylorsville, Utah; (File 1S25-SUB-000494-2024; Applicant: Jake Larsen, Desert Peak Builders; Presenter: Mr. Spung, AICP / Sr. Planner)

Mr. Spung presented the subdivision application, showing vicinity maps and aerial views of the property. He explained that the proposal would create two flag lots behind existing duplex homes, with a shared 20-foot-wide driveway. Mr. Spung noted that the application generally complied with city code criteria, though some minor comments were still being addressed with the applicant.

Staff recommended approval with the following conditions:

1. All outstanding city department and review agency comments be resolved and subsequent revisions comply with applicable city ordinances, codes, and standards prior to plat recording.
2. The plat be compliant with all requirements and standards of Salt Lake County.
3. All required fees and bonds are to be paid to the City.

Mr. Spung outlined three recommended conditions of approval: addressing outstanding comments, complying with city codes and ordinances, meeting Salt Lake County standards, and paying all required fees and bonds.

Commissioner Willardson asked about responsibility for the private road and whether it was sufficient for fire and safety access. Mr. Spung confirmed that maintenance would be the sole responsibility of the back lot owners, and that Unified Fire had approved the current configuration. He also noted that no parking would be allowed on the private lane (which would be noted on the plat) with signs to be installed as required by the fire department.

Applicant Jake Larsen thanked city staff for their assistance and explained that this concept had evolved from a previous mixed-use proposal that was unsuccessful. He stated they had worked closely with staff to ensure compliance with city codes.

Chair Russell asked Mr. Larsen when he hoped to break ground. He responded that he hoped to do so in August.

During the public hearing, three residents spoke:

1. Robin Marvive, an adjacent property owner, expressed concerns about fencing, security, and potential noise from the new homes.
2. Michael Nieuwland asked about snow removal practices on similar nearby properties and whether the proposed homes would be tall like other recent builds in the area.
3. Michelle Holman noted issues with snow removal, garbage cans, and cars not respecting an existing fire lane.

In response to the public comments, Mr. Spung explained that a 6-foot vinyl privacy fence was proposed along the entire south property line. He noted that pushing snow from private drives onto public streets was generally not allowed and she suggested contacting the city if that was already occurring as had been suggested. Regarding building height, Mr. Spung explained that while not part of this subdivision review, the general maximum height for homes in the city was 35 feet.


Jake Larson added that the intent was to build rambler-style homes, which would fit the buildable area and be consistent with the neighborhood demographics and median income.

Commissioner Wright initiated a discussion about the mixed-use zoning of the property and how it related to the city's broader development goals. Commissioner Wendel and Mr. Spung provided context on the challenges of implementing mixed-use development in a largely built-out city and explained how the current proposal, while not mixed-use, still met code requirements and preserved the existing neighborhood character.

MOTION: Commissioner Wright moved to approve File 1S25-SUB-000494-2024, the Preliminary Subdivision Plat Creating Four Residential Lots on 0.979 Acres of Property at 1881, 1883, 1901, and 1903 West 4655 South in Taylorsville, Utah, Subject to Findings and Conditions as Outlined in the Staff Report. The motion was seconded by Commissioner Willardson and passed unanimously.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. Commissioner Wendel seconded the motion, and the meeting adjourned at 7:02 p.m.


Jamie Brooks, MMC
City Recorder



