



**City of Taylorsville Utah
Planning Commission Meeting Agenda
Tuesday, October 28, 2025
Council Chambers, Room No. 140
2600 West Taylorsville Boulevard
Taylorsville, UT 84129**

Please Turn All Mobile Devices to Silent or Vibrate While in Council Chambers

NOTICE IS HEREBY GIVEN THAT THE CITY OF TAYLORSVILLE WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING IN THE CITY COUNCIL CHAMBERS LOCATED AT 2600 WEST TAYLORSVILLE BLVD., TAYLORSVILLE, UTAH AND ELECTRONICALLY ON TUESDAY, AUGUST 26, 2025.

ELECTRONIC MEETING INFORMATION:

Link: <https://us02web.zoom.us/j/85131063031?pwd=rmq1yjvxsYkqoSjl9x8dDSAs4kniH.1>
Dial: 669-900-6833
Meeting ID: 879 7454 7598
Passcode: 342755

One tap mobile

+13462487799,,87974547598#,,, *342755# US (Houston)
+16694449171,,87974547598#,,, *342755# US

Join instructions

https://us02web.zoom.us/join/87974547598?signature=FDZlz6Tr0g_kUyz9S75TqCzAW_9cu28MPRZ_1d8TE-I

BRIEFING SESSION – 6:00 P.M.

1. Briefing Session to Review the Agenda. (Terryne Bergeson / Planner II)

GENERAL MEETING – 6:30 P.M.

CONSENT AGENDA

2. Mark McGrath Retirement Announcement.
3. Training Follow Up: Distribution to each Planning Commissioner of the publication titled, *Parliamentary Procedure at a Glance* (Dina Blaes/Chief of Strategic Engagement, CD&ED Department).
4. Report-out on the APA Utah Conference held October 9-10, 2025 (Don Russell, Planning Commission Chair & Terryne Bergeson/Planner II).
5. Review/approval of the minutes of a regular meeting held July 22, 2025 and August 26, 2025.

ZONING TEXT AMENDMENT – LEGISLATIVE

6. Public Hearing and Recommendation to the City Council for a Development Code Text Amendment to Section 13.26.090(A)(3) Related to On-Premises Directional Signs.
File: 5Z25-DCA-000549-2025

Applicant: Jimmy Neilsen, IHC, Justin Grubb, Trademark Visual
Location: 5770 S. 1500 W.
Presenter: Terryne Bergeson, Planner II

GENERAL PLAN MAP AMENDMENT – LEGISLATIVE

7. Public Hearing and Recommendation to the City Council for a General Plan Map Amendment for Approximately 13.248 Acres of Property at 4271 S, 4225 S., and 4273 S. 2700 W., from Employment Center & Employment Mix to Residential – High Intensity.
File: 1GP25-GPLAN-000551-2025
Applicant: DAI Utah (Motion Townhomes), Chase Andrizzi and Casey Forbush
Location: 4271 S., 4225 S., and 4273 S. 2700 West
Presenter: Terryne Bergeson, Planner II

ZONING MAP AMENDMENT – LEGISLATIVE

8. Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for approximately 13.248 Acres of Property at 4271 S, 4225 S., and 4273 S. 2700 West, from Professional Office (PO) to Site-Specific Development Residential (SSD-R).
File: 6Z25-DCA-000553-2025
Applicant: DAI Utah (Motion Townhomes), Chase Andrizzi and Casey Forbush
Location: 4271 S., 4225 S., and 4273 S. 2700 West
Presenter: Terryne Bergeson, Planner II

ZONING TEXT AMENDMENT – LEGISLATIVE

9. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Code, Adopting Chapter 13.45, Standards for the SSD-R Motion Zoning District.
File: 7Z25-DCA-000553-2025
Applicant: DAI Utah (Motion Townhomes), Chase Andrizzi and Casey Forbush
Location: 4271 S., 4225 S., and 4273 S. 2700 West
Presenter: Terryne Bergeson, Planner II

OTHER MATTERS

CITY COUNCIL MEETING DISCUSSION:

Staff to report on October 15, 2025 City Council meeting

Assign a Commissioner to report on the City Council meeting scheduled for November 5, 2025.

ADJOURNMENT

I, Jamie Brooks, do hereby certify that I am the duly appointed and qualified City Recorder for the City of Taylorsville, State of Utah, and do further certify that a true and correct copy of the Taylorsville Planning Commission was posted at Taylorsville City Hall, on the City's website at www.taylorsvilleut.gov and on Utah's Public Notice website at <http://pmn.utah.gov> at least 24 hours prior to the meeting.


Jamie Brooks, City Recorder

Posted: October 24, 2025

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of the agenda if necessary. In accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling (801) 963-5400 at least 3 business days in advance of the meeting to be held.