

**City of Taylorsville
Planning Commission Meeting Minutes
July 22, 2025
Briefing Session – 6:00 p.m. / General Meeting – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance

Planning Commission

Don Russell – Chair
Marc McElreath - Vice Chair
Barbara Muñoz (non-voting)
Don Quigley
Cindy Wilkey
David Wright
David Young (Alternate)

Staff

Dina Blaes - Strategic Engagement
Terryne Bergeson - Planner
Jamie Brooks – City Recorder
Stephanie Shelman* – Dep. City Atty

*Attended Electronically

Excused: Commissioner Gordon Willardson

Others: Ernest Burgess and Robert Knudsen

BRIEFING SESSION – 6:00 P.M.

1. Review agenda for General Meeting – Terryne Bergeson

Draft Minutes

Planner Terryne Bergeson explained that a second draft of the July 8th minutes had been distributed for the planning commissioners to review. There were no questions regarding the content of the minutes.

Agenda Item No. 3 (File 3S25)

Regarding the preliminary subdivision plat and exemption request that had been continued from the July 8th meeting, Ms. Bergeson explained that at the previous meeting, the proposal included a 42-foot-wide private right-of-way, with an exemption request for curb and gutter. The Planning Commission had tabled the item to allow the applicant and staff the opportunity to determine if a 42-foot-wide public right-of-way could be amenable to all.

She clarified that according to city code, public roadways must end in either a single cul-de-sac, or a hammerhead traffic configuration in order to accommodate emergency vehicles. Additionally, they must have emergency access approved by the department director or be a future extension of a stub street. She displayed three possible configurations: a stub street extending to the north (if public), a cul-de-sac terminating at

the end of the road (if public), or the proposed configuration with a 42-foot-wide private street ending in the middle of the northern two lots.

She noted that the Planning Commission could waive or modify the requirements after considering a recommendation from the city engineer. Neither the engineer nor planning staff recommended waiving the requirement.

Commissioner Wright asked Ms. Bergeson to review the requested exemptions. She explained that they were:

- (If dedicated as public) To waive the requirement for a stub street/cul-de-sac and allow termination as illustrated. (This was a new request made subsequent to the July 8th presentation to the planning commission).
- To designate the street as private under Taylorsville City Code 13.21.110.
- To allow a 42-foot-wide right-of-way instead of the standard 50' required for public roads
- To have a Type H curb and gutter instead of a Type A curb and gutter (This exemption request was within the purview of the city engineer rather than the planning commission)

Commissioner Quigley sought clarification about the city engineer's position, noting that the final sentence in the engineer's comments stated he would be satisfied with the findings of the Planning Commission regarding any of the three proposed configurations. Ms. Bergeson explained that while the engineer did say that, the applicant was not proposing a public street with a stub or a cul-de-sac, so there was effectively only one option on the table.

Commissioner McElreath asked if anyone from the city attorney's office would be in attendance for the general meeting. Ms. Bergeson responded that one would be in attendance electronically.

Agenda Item No. 4 (File 1S125)

A reasonable accommodation request for a residential facility for people with disabilities at 3547 West Biathlon Circle was then reviewed. Ms. Bergeson explained that the applicant had applied for a single-family rental license, which allowed up to four unrelated adults to occupy a home, but was requesting an accommodation to house up to eight individuals with intellectual and developmental disabilities.

Ms. Bergeson noted that the applicant had already obtained a residential support certificate from the Department of Health and Human Services. She reviewed the submitted floor plan, which showed four bedrooms, though she was uncertain if any main floor rooms would be used as bedrooms because they were not labeled as such on the plans.

She confirmed the home met all requirements for a single-family zone and had sufficient covered and off-street parking to accommodate staff and visitors, with a three-car garage and at least four uncovered off-street parking spaces.

Commissioner Young asked about the nature of the residents' disabilities, and Ms. Bergeson reiterated that they were intellectual and developmental in nature, which might suggest fewer residents would have cars. She noted that commissioners could ask the applicant for more details during the regular meeting if they wished to.

Staff recommended approval of the reasonable accommodation request.

Agenda Item No. 5 (13C25)

Ms. Bergeson then provided an overview of a conditional use permit request to operate a used car dealership at 4479 South Redwood Road in the Boulevard Commercial zone. She explained that the land development code did not have many requirements for used car dealerships.

The property was located across from Salt Lake Community College. Based on the approximately 1,200 square-foot building size, staff determined that six off-street parking spaces would be required for customers and employees, with the remainder of the spaces in the rear to be used for vehicle display.

Commissioner Young asked about the undeveloped eastern portion of the property, which was currently vegetation. Ms. Bergeson confirmed that conditions would be placed on the approval to prohibit any storage on the undeveloped portion, and if the applicant wished to develop that portion of the property, he would need to come back for a site plan review before the Planning Commission.

Ms. Bergeson noted that public comments had expressed concerns about the potential of bright lighting that was common with some used car dealerships, but there were no current plans for new lighting.

Staff recommended approval subject to the conditions outlined in the staff report.

The briefing session concluded at 6:26 p.m.

GENERAL MEETING – 6:30 P.M.

Others: Heather Bedont, Ernest Burgess, Kent Carothers, Dan Davies, Kathy Davies, Curtis Halliday, Isaac Halliday, Samuel Halliday, David L. Jones, Traci L. Jones, Robert Knudsen, Hawa Mallay, Cathie Plothow, Steve Plothow, and Rod Tye

Chair Russell called the general meeting to order at 6:32 p.m. and read the welcome statement.

Consent Agenda

2. Minutes – July 8, 2025 Planning Commission Meeting

MOTION: Commissioner McElreath moved to approve the minutes of the July 8, 2025 Planning Commission meeting as presented. The motion was seconded by Commissioner Wilkey and passed unanimously. (Commissioner Muñoz abstained).

SUBDIVISIONS (Administrative Action)

3. **Continued from July 8, 2025** Consideration of Preliminary Subdivision Amendment to Create Four Residential Lots (and a Private Lane Exemption Request) on 1.42 Acres of Property at 1280 West Marinwood Ave in Taylorsville, UT (File #3S25-SUB-000519-2025; George Halliday, applicant; Terryne Bergeson, Presenter

Ms. Bergeson presented the continued application from July 8th regarding the Halliday Estates subdivision amendment. She explained that the Planning Commission had previously tabled the item to give staff and the developer time to work out remaining conditions, including options for a 42-foot-wide right-of-way with a public street.

Ms. Bergeson explained that in discussions prior to and during the July 8th meeting, the applicant stated he was not interested in revising his submitted plan. He was willing to dedicate a 42-foot-wide access as a public right-of-way but did not want to extend it to the north property line. For a public street, standards required it to either terminate in a cul-de-sac or have a stub street to the property line.

Ms. Bergeson presented three options: (1) a public stub street that extended to the north property line, (2) a cul-de-sac bubble, or (3) the proposed configuration with a 42-foot-wide private right-of-way. She clarified that only the third option was being proposed by the applicant.

City Engineer recommendations were shared, indicating no strong opinion on whether the street should be public or private. However, if made public, it would need to end in a cul-de-sac circle, and if private, the proposed hammerhead turnaround would be sufficient.

Commissioner McElreath asked Deputy City Attorney Stephanie Shelman how tonight's action might affect similar applications presented in the future. Ms. Shelman responded that although it would set a precedent to some extent, the specific circumstances were unique to this property.

Commissioner Muñoz asked if the application were to be approved with a private lane but many years later the property changed hands, how difficult would it be to make it a public road? Ms. Blaes responded that there was no way to predict what would happen in the future, but the proposed 42' wide access would be a benefit to the city.

Chair Russell asked if anyone else wished to speak on the matter. The applicant's son, Isaac Halliday, distributed a graph to the commissioners and staff. He indicated it depicted elevation profiles of the property, showing that a road extending to 4800 South would require a 3% grade, or a 6% grade if the neighboring McGowan property were divided. He explained that any house built on the rear lots would require significant fill with retaining walls on multiple sides.

Neighboring property owner Rod Tye began to comment from the podium but was interrupted by the city recorder who asked Chair Russell if it was his intention to hold an additional public hearing, as he had not indicated that on the record. Chair Russell said he intended to allow Mr. Tye's comment but then call for a motion.

Mr. Tye spoke in support of the application. He mentioned safety concerns if a road were to extend all the way to 4800 South in the future, noting the quiet nature of the neighborhood with pedestrian traffic to the nearby church.

Commissioner Quigley commented that he had driven through the neighborhood and found that it was "full of private lanes."

Commissioner McElreath pointed out that if three people were allowed to speak, a public hearing should be officially opened and anyone interested in commenting should be allowed to do so as they would in any public hearing.

There was a discussion among staff and the commission regarding the fact that a public hearing had not been noticed for that evening. Deputy City Attorney Stephanie Shelman indicated that if the Commission wished to take public comment that evening, they would need to delay deciding on the matter until a later meeting. Based on Ms. Shelman's statement and the body's wish to take action that evening, Ms. Blaes recommended they take no further public comment.

Commissioner McElreath wished to confirm that Ms. Shelman agreed. She agreed that since a public hearing had been held during a previous meeting, it would be acceptable for the commission to take final action on the matter.

Commissioner Wright indicated he had no qualms about the road being private, but he wondered if any of his fellow commissioners still had concerns.

Commissioner McElreath reiterated that he was still in favor of the roadway being public for the reasons he had outlined on July 8.

Commissioner Wilkey reiterated her concerns regarding approving an exemption and allowing a private road due to her experience of living in such a situation herself.

Commissioner Quigley disagreed, suggesting that a fair comparison could not be made between the two neighborhoods.

Commissioner Wright could not imagine the city ever extending the road to the north through the existing neighboring properties. He felt a 42' right-of-way on a private street would be appropriate. Any future challenges were not significant enough to justify a potential lawsuit from the applicant.

There were potentially five actions/motions to be made.

ACTION #1

MOTION: Commissioner McElreath moved to deny the request for an exemption to §13.21.100 (D) (50-foot right-of-way) based on the recommendations in the staff report, particularly that of the city engineer to not exempt the public street from being a stub street.

Before the motion was seconded, a discussion ensued regarding stub streets and in what ways the motion would affect the remaining motions to be made.

Commissioner Wright seconded the motion. The motion passed unanimously although Commissioner Muñoz abstained.

ACTION #2

MOTION: Commissioner Wright moved to approve the request for an exemption to §13.21.110 based on discussion at the public meetings and findings outlined in this staff report. The motion was seconded by Commissioner Quigley.

Chair Russell	Yes
Commissioner Wilkey	No
Commissioner Wright	Yes
Commissioner Quigley	Yes
Commissioner Muñoz	Abstain
Commissioner McElreath	No
Commissioner Young	Yes

Motion Passed 4-2

Commissioner Muñoz stated for the record that she had also abstained from the earlier motion for Action #1 and would be abstaining from all votes in the meeting.

ACTION #3

MOTION: Commissioner Wright moved to approve the request for an exemption to §13.21.110 (50-foot right of way), based on discussion at the public meetings and findings outlined in this staff report. The motion was seconded by Commissioner Wilkey.

Commissioner Muñoz	Abstain
Commissioner Quigley	Yes
Commissioner Wilkey	Yes
Commissioner Wright	Yes
Chair Russell	Yes
Commissioner McElreath	Yes
Commissioner Young	Yes

Motion Passed 6-0

ACTION #4

MOTION: Commissioner Wright moved to defer review and approval of the type of curb and gutter to be installed for File #3S25 SUB-000519-2025 to the city engineer. The motion was seconded by Commissioner Quigley.

Chair Russell	Yes
Commissioner Quigley	Yes
Commissioner McElreath	Yes
Commissioner Wright	Yes
Commissioner Wilkey	Yes
Commissioner Muñoz	Abstain
Commissioner Young	Yes

Motion Passed 6-0

ACTION #5

MOTION: Commissioner Quigley moved to approve File #3S25-SUB-000519-2025, a preliminary subdivision amendment to create four residential lots at 1280 West Marinwood in Taylorsville, Utah, based on the findings and decisions for the associated exemption requests, and subject to the conditions listed in this staff report. The motion was seconded by Chair Russell.

Commissioner Quigley	Yes
Commissioner Muñoz	Abstain
Commissioner McElreath	Yes
Commissioner Wilkey	Yes
Commissioner Wright	Yes

Chair Russell	Yes
Commissioner Young	Yes

Motion Passed 6-0

REASONABLE ACCOMMODATION (Administrative Action)

4. Consideration of a Request for a Reasonable Accommodation to Allow More than Four (4) Adults to Reside in a Residential Facility for Persons with a Disability at 3547 West Biathlon Circle in Taylorsville, Utah. (File 1SI-RA-000537-2025; Hawa Mallay, applicant; Terryne Bergeson, Presenter)

Ms. Bergeson presented the request for a reasonable accommodation to allow more than four unrelated adults to reside at a residential facility for people with disabilities. She explained that the applicant, Hawa Mallay, had contacted the city to determine the proper process for operating such a facility.

Ms. Bergeson noted that the city process required a rental license, which typically allowed up to four unrelated adults to occupy a home. For more than four adults, a reasonable accommodation request was necessary. The applicant was working with the state to obtain a residential support services certificate for housing individuals with intellectual and developmental disabilities.

The state had already approved a capacity of nine residents, but city code limited such facilities to eight residents. Ms. Bergeson showed that the property was a single-family residence with a three-car garage and adequate parking, located in an R-1-8 zone. The applicant provided floor plans showing four bedrooms on the top floor with two bathrooms, though plans for the basement level were not included in the presentation.

Ms. Bergeson explained that the applicant planned to provide 24-hour residential support services, with staff working in shifts rather than living on-site. She noted that as part of the business license process, the owner would need to declare that she would not house individuals who constituted a direct threat to the health and safety of others.

The applicant, Hawa Mallay, introduced herself as a registered nurse working at the University of Utah Hospital. She explained that she had originally planned for four residents but after the state assessment, realized she could accommodate more. Ms. Mallay clarified that the home had three bedrooms in the basement (like a mother-in-law apartment), four bedrooms upstairs, and one bedroom on the first floor. She confirmed that staff would not live in the home but would work in shifts with 24/7 coverage.

When asked about the residents, Ms. Mallay explained they would be disabled adults (18+) with a variety of needs.

Commissioner Wright inquired about the number of vehicles she anticipated having on site. Ms. Mallay responded that she would have one or two. She did not yet know if her clients would have vehicles, but she felt there was plenty of parking space. He then asked if the residents had any legal troubles. She responded that she did not yet know who her clients would be, but their needs were not legal in nature.

For purposes of clarification, Commissioner Munoz asked if an example might be an adult with autism who was fairly high functioning but not quite able to live independently. Ms. Mallay agreed that it was a good example.

Commissioners expressed concerns about the missing basement floor plans. Ms. Bergeson suggested making it a condition of approval that the remaining floor plans be submitted and verified before final approval.

MOTION: Commissioner Quigley moved to approve File #1SI25 – SI-RA-000537-2025, a request for a reasonable accommodation for a residential facility for persons with a disability at 3547 W Biathlon Circle to increase the number of unrelated adults allowed to occupy a residence from four (4) to eight (8) people, with the condition that the applicant submit a final drawing including the basement. The motion was seconded by Commissioner Wilkey and passed unanimously (with Commissioner Muñoz abstaining).

CONDITIONAL USE – (Legislative Action)

5. Public Hearing and Consideration of a Non-Administrative Conditional Use Permit to Operate a Used Car Dealership at 4479 South Redwood Road in Taylorsville, Utah. (File #13C25-CUP-000525-2025; Guillermo Gonzales, applicant; Terryne Bergeson, Presenter)

Ms. Bergeson explained that applicant Guillermo Gonzalez was having technical difficulties joining the Zoom meeting and was therefore not present.

She proceeded with the presentation of the conditional use permit application to operate a used car dealership at 4479 South Redwood Road. She explained that the applicant was not proposing any improvements to the building or site, but simply needed the use reviewed by the planning commission. The property was zoned Boulevard Commercial and was located across from Salt Lake Community College, with a canal separating it from residential neighborhoods to the rear.

The site contained a ~1,300 square foot building with three parking spaces in front and approximately eleven spaces in the back. About half of the rear portion of the property

was undeveloped, with no plans for improvements to that area. The applicant proposed operating Monday through Friday from 10 AM to 6 PM.

Ms. Bergeson noted that the land development code required vehicles to be parked on approved paved surfaces and prohibited storage of inoperable vehicles. Staff recommended six spaces be reserved for customers and employee parking (three in front, three in back), with the remaining eight spaces used for vehicle display.

Staff also recommended the following conditions of approval:

1. The temporary trailer and vehicle on the undeveloped portion of the lot shall be removed prior to final approval of the conditional use permit.
2. The undeveloped portion of the lot shall not be used for outdoor storage.
3. Gravel in parking lot shall be repaired prior to issuance of the business license.
4. Any parking on the site shall be on a paved surface and shall comply with applicable standards in the Taylorsville Land Development Code.
5. Storage of inoperable vehicles to be prohibited.
6. The applicant shall demonstrate compliance with all applicable standards prior to final approval of the conditional use permit.

There was a small accounting firm (one employee) already in place on the site which would continue to operate. However, no additional parking was needed for that business as it had very little outside traffic.

Chair Russell opened the public hearing.

Heather Bedont, a resident on Larch Way (behind the property), expressed concern about increased traffic and people having access to the canal area between the commercial property and the residential neighborhood. She also mentioned potential safety issues with the proximity to a middle school and pedestrian traffic along Redwood Road.

Another resident who had submitted written comments confirmed their main concern was lighting, which Ms. Bergeson had addressed by noting there were no plans for additional lighting, and any future lighting change would require a photometric plan to prevent light spillage into residential areas.

Chair Russell closed the public hearing.

Commissioner Quigley expressed concern about approving the application without the applicant present to answer questions. He worried about potential future expansion of the use, noting that the undeveloped portion of the property could later be developed to significantly increase the car display area.

Ms. Bergeson clarified that the technical problems with the Zoom connection were on the city's part—not the applicant's. Additionally, any expansion of the use would require coming back to the Planning Commission, and additional site improvements would need to meet landscaping, fencing, and lighting standards.

MOTION: Commissioner Quigley moved to table File #13C25-CUP-000532-2025 to a future meeting when applicant can be present to answer questions from the Planning Commission. The motion was seconded by Commissioner Wright.

Commissioner McElreath wished to discuss the motion before a vote was taken. He asked to confirm that the motion was to table the item until the applicant was present. Commissioner Quigley said that was correct-- that he wished to have the opportunity to ask questions of the applicant.

Commissioner McElreath pointed out that there was no requirement that the applicant appear at the meeting. Chair Russell then called for a roll call vote on the motion.

Commissioner McElreath	No
Commissioner Quigley	Yes
Commissioner Wilkey	No
Commissioner Wright	Yes
Chair Russell	Yes
Commissioner Muñoz	Abstain
Commissioner Young	No

Motion Failed 3-3

Commissioner Young pointed out that the Planning Commission needed to take *some* action on this application. Ms. Blaes agreed, explaining that the commission had received a recommendation from staff and they could move to either approve or deny the application. But if they moved to deny it, they needed to provide findings as to why they chose to do so. They could also choose to table it for a reason that was acceptable to a majority of the voting body.

MOTION: Commissioner McElreath moved to approve File #13C25-CUP-000532-2025, a request for a non-administrative conditional use permit to operate a used car dealership at 4479 South Redwood Road, subject to the findings and conditions in the staff report. The motion was seconded by Commissioner Wilkey.

Commissioner McElreath	Aye
Commissioner Quigley	Nay
Commissioner Wilkey	Aye
Commissioner Wright	Nay
Chair Russell	Aye
Commissioner Young	Aye
Commissioner Muñoz	Abstain

Motion Passed 4-2

CITY COUNCIL MEETING DISCUSSION

Commissioner Wilkey provided an update regarding the City Council meeting on July 9, 2025.

Commissioner McElreath asked for additional training for the commission including in Roberts' Rules of Order to make the meetings more efficient.

Ms. Blaes responded that she and planning staff would make those arrangements. She asked them to let her know if there were any specific training topics they were interested in. Commissioner Wright expressed interest in interacting with commissions of other similarly sized cities. Upcoming training opportunities offered by the Utah Land Institute, American Planning Association and the Urban Land Institute were mentioned as well.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Commissioner McElreath and Chair Russell declared the meeting adjourned at 8:38 p.m.



Jamie Brooks, MMC
City Recorder

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