

**City of Taylorsville
Planning Commission Meeting Minutes
November 18, 2025 at 6:15 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance

Planning Commission

Don Russell - Chair
Marc McElreath
Don Quigley
Gordon Willardson
David Wright
David Young (Alternate)

Staff

Dina Blaes, Strategic Engagement
Terryne Bergeson - Planner
Jamie Brooks – City Recorder
Ryan Richards – Deputy City Atty

Excused: Commissioners Barbara Muñoz and Cindy Wilkey

Others: Brandon Biederman, Ernest Burgess, Angelo Calacino, Jean Hellstrom, and Norman Wendel

6:15 P.M – Briefing Session

The start of the briefing session had been pushed back to accommodate the Board of Canvassers which had met at 6:00 p.m. Commissioner Don Quigley opened the briefing session, explaining that Chair Don Russell was running late and had asked Commissioner Quigley to start the meeting.

Terryne Bergeson provided an overview of the agenda items.

For the first item, she explained that a consultant group would present a draft Jordan River Regional Park Master Plan as an addendum to the park chapter of Taylorsville's general plan. She emphasized this was the public hearing phase of the project where the consultants would seek planning commissioner input to incorporate into the final plan, which they would present at a later date for a formal recommendation. No formal action would be taken that evening.

Ms. Bergeson then outlined agenda items 3-5 regarding the Motion Townhomes applications first addressed at the October 28th meeting. She reminded the commissioners that they had voted to table these matters subject to addressing drainage concerns, open space, and also provided a traffic study. Since then, the applicants had resubmitted site plans addressing these concerns and provided a traffic study. Ms. Bergeson indicated she would provide a brief overview of the changes, and the applicant would also make a presentation, with the hope of getting a positive recommendation that evening.

Before the regular meeting began, Chief of Strategic Engagement Dina Blaes shared information about a new tool from the Wasatch Front Regional Council regarding implementation of architectural "centers." She described it as an amazing presentation

about architectural and urban design elements that many people wished to see around Salt Lake County. The tool included sliders showing how to intensify development on older shopping mall sites to be more pedestrian-friendly and water-wise. Ms. Blaes indicated she would send the link to commissioners and potentially bring it back for future discussion.

Commissioner Quigley asked if it was specific to Taylorsville. Ms. Blaes explained it covered the entire Wasatch Front Regional Council area with examples from various jurisdictions and would spark good ideas for future conversations.

Commissioner Wright asked about trail network proposals recently published by Governor Cox's office, noting there were areas in Taylorsville included. Ms. Blaes confirmed this was likely part of the outdoor recreation grant program with about \$40 million dedicated through UDOT for regionally significant trails. She expressed delight that Taylorsville might be high on the funding list and promised to follow up with further information.

The briefing session adjourned at 6:25 p.m.

6:30 P.M. – Regular Meeting

Commissioner Quigley called the meeting to order at 6:30 PM, welcoming everyone and explaining that he would conduct the meeting until Chair Russell arrived. He read the standard welcome statement explaining that the commission was a citizen board appointed by the City Council to make recommendations on zoning changes, conditional uses and subdivisions. Decisions were based on the general plan, staff recommendations, and testimony given.

Commissioner Quigley acknowledged Commissioner Cindy Wilkey viewing the meeting online. He noted, however, that she would not be voting. He also noted two other participants online.

CONSENT AGENDA

There was no consent agenda .

GENERAL PLAN AMENDMENTS (Legislative Action)

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| <p>2. Public Hearing and Consideration of a Jordan River Regional Park Master Plan, proposed to be Adopted as an Addendum to Chapter 6 (Parks) of the 2025 Taylorsville General Plan; File 2GP25-GPLAN-000556-2025, City of Taylorsville (applicant), Terryne Bergeson, Presenter.</p> |
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Ms. Bergeson explained that the first item was a public hearing for the Jordan River Regional Park Master Plan, proposed as an addendum to Chapter 6 (Parks and Open Space) of the Taylorsville General Plan.

Angelo Calacino from Salt Lake County Parks and Recreation provided opening remarks. He explained that Salt Lake County had been working for about a year on a master plan for the Jordan River stretch from State Road 201 to 5400 South, as outlined in state legislation. The process involved working with five jurisdictions along the river to create a comprehensive plan that all entities could implement for future physical and economic improvements.

Brandon Biederman of Port Urbanism then presented the plan. He began by thanking the commissioners for their time and explaining the plan had been in process for just over a year. The presentation would provide an overview and awareness, with the full plan coming back in early 2026 for formal consideration.

Commissioner Quigley wished to confirm that they were not being asked to approve anything that evening. Ms. Bergeson indicated that was correct.

Mr. Biederman outlined the project schedule, showing they started with public engagement in 2024, issued reports by year-end, and were now in Part 2 putting together the plan. He explained the state legislation designated the project area from SR-201 to 5400 South, with Taylorsville having about 3.75 miles of boundary along the south side.

The public engagement process revealed three main themes: connected, active, and healthy river corridor. Through workshops with planning departments, they identified four primary priorities: active transportation with trails on both sides, improvement of river health and water quality, passive and active recreational planning, and corridor-wide management strategies for safety.

Mr. Biederman then presented the conceptual framework plan in seven segments:

Segment 1 (5400 South area): Featured Mill Race Park and Germania Park. Plans included ecological enhancement with potential restoration of historical river meanders, creating wetlands and riparian areas while maintaining dual trails.

Segment 2 (Three Parks Confluence): Included plans to unify Confluence Park, Little Confluence, and Trailhead Arrowhead Park as a destination, adding trails for both sides and ecological enhancement.

Segment 3 (Ecological Spine): A lighter touch approach due to the narrow corridor, focusing on habitat and two-trail strategy, working with veteran's memorial and boat launches.

Segment 4 (Four Corners Commons): Where four jurisdictions met, creating a shared municipal park with both active and passive recreation opportunities.

Segment 5 (Tracy Aviary area): Light touch working with the aviary, focusing on safety improvements and access connections to 3300 South.

Segment 6 (Redwood Conservation Area): The largest county-owned land area, envisioned as a destination park with passive recreation and wetland restoration to compensate for the closed Brighton Canal.

Segment 7 (Straightened section): Limited opportunities but focused on dual trails, softening industrial edges, and enhancing Redwood Park as a water-based hub.

During questions, Commissioner Wright recommended including connections to the UDOT Trail network, particularly at 6200 South and 4100 South. Mr. Biederman acknowledged this and mentioned they were also considering connections to the Jordan River Canal and the three canyon confluences.

Commissioner McElreath asked about trail markers for emergency purposes. Mr. Biederman explained they were considering "public access points" with emergency phones and parking for both public and emergency use, possibly with markers every so often.

Commissioner Quigley expressed concerns about wetlands creating hiding places for homeless populations, particularly between 4700 South and 3300 South, noting some residents avoided the trail due to safety concerns. Mr. Biederman acknowledged this was discussed frequently with stakeholders and they outlined strategies including more access points, maintaining visibility corridors between 3.5-8 feet, and trails on both sides to increase passive surveillance.

Commissioner Young expressed concern about phragmites. Mr. Biederman explained that strategies would include establishing robust native species before phragmites could take over, possibly with temporary irrigation, and using floodplain improvements to filter seeds earlier.

Commissioner Russell arrived at 6:57 p.m. and Commissioner Quigley turned the meeting over to him at 7:05 p.m., at which time Chair Russell opened the public hearing.

Wren Griffith from the Jordan River Commission expressed strong support for the planning process, noting the extensive public outreach mirrored their own Blueprint Jordan River feedback. She mentioned they were working on a public safety workgroup to implement mile markers and design standards, working with Salt Lake County Emergency Dispatch.

Chair Russell closed the public hearing.

No motion was required as this was an informational presentation, with the final plan to return in spring 2026.

3. Public Hearing and Recommendation to the City Council for a General Plan Map Amendment for Approximately 13.248 Acres of Property at 4271 South, 4225 South, and 4273 South 2700 West, from Employment Center & Employment Mix to Residential -High Density; File 1GP25-GPLAN-000551-2025; DAI Utah (Motion Townhomes), Chase Andrizzi and Casey Forbush, applicants; Terryne Bergeson, presenter.

ZONING MAP AMENDMENT – LEGISLATIVE ACTION

4. Public Hearing and Recommendation to the City Council for a Zoning Map Amendment for approximately 13.248 Acres of Property at 4271 South, 4225 South, and 4273 South 2700 West, from Professional Office (PO) to Site-Specific Development Residential (SSD-R); DAI Utah (Motion Townhomes), Chase Andrizzi and Casey Forbush, applicants; Terryne Bergeson, presenter.

ZONING TEXT AMENDMENT – LEGISLATIVE ACTION

5. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Taylorsville Municipal Cde, Adopting Chapter 13.45, Standards for the SSD-R Motion Zoning District.

Ms. Bergeson presented information regarding the applications pertaining to the properties at 4271, 4225, and 4273 South 2700 West. The applicants, Chase Andrizzi and Casey Forbush, were represented by Joe Salisbury.

Ms. Bergeson explained this was continued from October 28th when the Planning Commission moved to table the item to allow time for addressing the traffic study, drainage concerns, and potential increased green space. The applicants had submitted new plans addressing these concerns.

She reiterated that this request involved changing the general plan designation from Employment Center and Employment Mix to Residential High Intensity, which would support the proposed 222-unit townhome development on 13.248 acres at 16.75 dwelling units per acre.

Ms. Bergeson outlined how the proposal aligned with the general plan's guiding principles of balance, diversity, social equity, stewardship, resilience, civic beauty and identity, and health and mental well-being. She explained it supported fundamental strategies including strengthening community identity, creating vibrant economic centers, maintaining desirable neighborhoods, supporting multimodal community, and promoting public safety.

The proposal also aligned with the city's 5% strategy to accommodate 7,000 new housing units by 2060 while protecting existing neighborhoods by channeling development to 5% of the city's land area.

Key changes in the resubmitted plans included:

- Reoriented clubhouse to face internally toward largest open space
- Flipped buildings to have front facades facing public streets instead of garages
- Added a 10-foot median at entry with proposed public art
- Increased parking to 691 spaces
- Maintained 33% open space (excluding clubhouse and right-of-way)

Ms. Bergeson noted staff's concerns about the median's long-term maintenance and recommended its removal from the plan, suggesting enhanced landscaping on the sides of the road instead. If retained, the road would need to be 20 feet wide on each side of the median.

The traffic study showed the residential use would generate 1,591 trips at full buildout (in the year 2028) compared to 2,814 trips projected for the previously approved office use. Peak hour trips would be 106 trips during the morning peak hours and 126 trips during the afternoon/evening peak hours for residential. Were commercial development to take place instead of the proposed residential use, the study projected 212 trips during the morning peak hours and 138 during the afternoon/evening. The study predicted minimal use of the connection through the existing neighborhood - only 4-5 vehicles during peak hours.

Ms. Bergeson then responded to inquiries pertaining to the traffic study and the number of available parking spaces in the development. In response to a question from Commissioner Quigley, Ms. Blaes explained that there were concerns regarding future road maintenance if the median were to be built. She was also concerned about the fact that signage there could cause confusion for those enroute to the nearby commercial property.

Chair Russell invited the applicant's representative to address the planning commission.

Joe Salisbury thanked staff and the commissioners for their collaborative approach. He emphasized the project addressed the "missing middle" housing need, with Taylorsville having only 2% townhomes in its housing stock. He presented details about Motion Townhomes including:

- Renters by choice concept with upscale design
- On-site management and maintenance
- Smart home technology and security systems
- Rents 33-62% higher than area average
- Innovative pet potty stations with artificial turf
- Daily trash collection
- Multiple amenity areas including pavilions, fire pits, dog park, and playground

Regarding the median, Mr. Salisbury passionately advocated for it, showing examples of decorative light features from other communities. He proposed a light box structure with towers on either side costing approximately \$150,000, arguing it would create a sense of arrival while also slowing traffic. He expressed flexibility if the city ultimately decided against it.

Discussion ensued about the median. Commissioner Wright suggested moving it to one side of the road, suggesting that the asymmetry might be attractive. Commissioner Quigley initially supported the median as a traffic calming device but acknowledged Ms. Blaes' maintenance concerns. She then clarified that staff's position wasn't absolute

opposition but stemmed from concern about long-term maintenance of public infrastructure and potential confusion since the road also led to a commercial development.

Commissioner Young suggested retaining some of the light features, even without keeping the median itself. If the median were to be approved, Ms. Bergeson again pointed out that the road would need to be widened to 20' wide on either side in order to accommodate fire trucks.

Regarding architectural compatibility, Mr. Salisbury showed two design options for the 3-story units - one with consistent gabled roofs and another with mixed mono-pitch roofs to better tie in with the 2-story units. The commissioners expressed no strong preference, trusting staff and the developer to work out the details. The applicant then reviewed many of the proposed amenities.

Commissioner Wright understood that the applicant was an entity separate from Beltway West. However, he wondered if there was a way to include both in the signage. Mr. Salisbury responded that he was open to that if his project were to be approved.

Commissioner McElreath suggested opening the public hearing, and Chair Russell did so.

Norman Wendel raised concerns about drainage from Solitude Ridge. He explained that this concern had been brought up since 2012 but never addressed. He noted water now pooled after a drainage ditch was removed during previous development. He also asked if discussion had occurred with the state about using their 80-foot greenbelt for a second access road, expressing concern about commercial traffic going through the residential subdivision.

Ms. Blaes responded they had discussed access with the state but couldn't force the issue, only suggesting they communicate with the developer.

Jean Hellstrom from Village 2 expressed concern about parking and roads, particularly the volume of traffic the road would carry when commercial units filled up. She supported exploring connection to the new 4400 South interchange.

When no one else expressed a desire to speak, Chair Russell closed the public comment period.

Commissioner McElreath spoke in opposition to the monument for the reasons expressed by others. (Note: He later clarified that he intended to use the word *median*.) He felt that there had been several suggestions for what could be done instead.

MOTION: Commissioner McElreath moved to forward a positive recommendation to the Taylorsville City Council for File #1GP25-GPLAN-000551-2025, for 13.248 Acres of Property at 4271 South, 4225 South, and 4273 South 2700 West from Employment Center and Employment Mix to Residential High Intensity. The motion was seconded by Commissioner Wright and passed unanimously.

MOTION: Chair Russell moved to forward a favorable recommendation to the Taylorsville City Council for File #6Z25-DCA-000552-2025 based on the information, findings, and conditions outlined in the staff report. The motion was seconded by Commissioner Wright and passed unanimously.

MOTION: Commissioner Wright moved to forward a positive recommendation to the Taylorsville City Council for File #7Z25-DCA-000553-2025 based on the information, findings, and conditions outlined in the staff report including addressing the sign development with Beltway West as well as relocation of entry feature to a more amenable location that will be less problematic. The motion was seconded by Commissioner McElreath.

Commissioner Quigley objected to the inclusion of the monument sign ("entry feature") in the motion as he felt it had not been sufficiently discussed. He pointed out that a median was discussed, but not a monument sign. Commissioner McElreath explained that although he may have used the word *monument*, he meant *median*. Commissioner Wright indicated that his intent in the motion was regarding the median. Commissioner Quigley said he would not block the motion, but he took issue with the second portion of the additional condition.

The motion passed unanimously.

OTHER MATTERS

There were no other matters brought forward for discussion.

CITY COUNCIL MEETING DISCUSSION

Commissioner Young had been unable to attend the November 5th city council meeting.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Commission McElreath, and Chair Russell declared the meeting adjourned.

The meeting adjourned at 7:24 p.m.

Jamie Brooks, City Recorder

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