

**City of Taylorville
Planning Commission Meeting Minutes
January 13, 2026
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorville Blvd – Council Chambers**

Attendance-

Planning Commission

Don Russell, Chair
Marc McElreath, Vice Chair
Barbara Muñoz
Cindy Wilkey
Gordon Willardson
David Wright
David Young

Staff

Grant Allen – Senior Planner
Terryne Bergeson – Planner
Dina Blaes – Strategic Engagement
Jamie Brooks – City Recorder

BRIEFING SESSION – 6:00 P.M.

1. Agenda Review

Chair Russell turned the time over to Planner Terryne Bergeson who provided a brief outline of the regular meeting agenda.

2. David Young to Accept Position as District No. 1 Representative

3. City Council Coverage, Training, and Schedule

Chief of Strategic Engagement Dina Blaes then asked the planning commissioners to consider what training topics they wished to have staff bring to them in the coming year.

4. Introduction of Senior Planner Grant Allen, AICP

Ms. Blaes introduced Grant Allen who had recently been hired as a Senior Planner. Mr. Allen came to Taylorville via the City of Orem and held bachelor's and master's degree in planning.

The briefing session adjourned at 6:10 p.m.

GENERAL MEETING – 6:30 P.M.

Chair Russell opened the regular meeting at 6:30 p.m.

CONSENT AGENDA

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| 5. Review and Approval of the Minutes for the December 16, 2025 Planning Commission meeting. |
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MOTION: Commissioner Wright moved to approve the minutes of December 16, 2025. The motion was seconded by Commissioner McElreath and passed with one abstention (Commissioner Wilkey).

SPECIAL ITEM

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| 6. Election of Chair and Vice Chair for 2026 |
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Ballots were distributed to the commissioners by the city recorder. Commissioner McElreath nominated Commissioner Young to serve as Chair. Commissioner Wright seconded that nomination and there were no other nominations for Chair.

Commissioner Wright nominated Barbara Muñoz to serve as Vice Chair which was seconded by Commissioner McElreath. Planning Commission members submitted their votes on paper ballots, which were counted by staff. The election results confirmed Commissioner Young as the new Chair and Commissioner Munoz as the new Vice Chair for 2026. It was agreed that they would begin their new roles at the January 27th meeting.

DISCUSSION ITEMS

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| 7. Upcoming Legislative Session – 2026 Forecast |
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Ms. Blaes provided an overview of the upcoming legislative session, noting it would likely be even more challenging than the previous year. She indicated there were already over 380 bills filed with the session beginning the following Tuesday.

Ms. Blaes explained she would be sending commissioners a memo with links to resources for tracking legislation related to land use and housing. She recommended three specific resources: the Utah League of Cities and Towns (ULCT) bill tracker, the Wasatch Front Regional Council bill tracker, and Will Sommerkorn's blog at utahlanduse.org/blog, which provided context for the proposed legislation.

Ms. Blaes highlighted the recently issued statewide housing plan that had been in development for approximately 16 months. She explained that the plan listed numerous tactics developed by approximately 200 contributors including planners and planning

commissioners from across the state. She suggested commissioners review the document to understand state-level thinking that would likely impact local jurisdictions.

There were several concerning bills that Ms. Blaes recommended the Planning Commission monitor including:

1. HB 141 (Local Land Use Revisions) by Representative Ray Ward - This bill would create a "preferred land use regulation" category that would permit starter homes, 5,400 square foot minimum lots, and internal/detached ADUs throughout the state. The bill would give cities only five days to review applications and 30 days to actively deny them before they became a by-right use. Ms. Blaes noted this bill was not supported by the ULCT and she described it as "preemption at its worst."
2. HB 68 (Housing Amendments) by Representative Cal Roberts - This cleanup bill would consolidate scattered housing funding mechanisms into one section of code. It would also restructure the state housing organization by moving it from the Department of Workforce Services to the Governor's Office of Economic Opportunity. The bill addressed the granting, sale, and lease of government properties for housing development, particularly affordable housing and starter homes. It would require that at least 10% of residential units on government-granted or leased property qualify as moderate-income housing.

Ms. Blaes noted other legislative trends including numerous property tax bills and potential changes to the state infrastructure bank to provide low-interest loans to municipalities for infrastructure improvements related to affordable housing. She also mentioned a federal initiative where the Treasury Department was instructed to develop policies prohibiting institutional investors from purchasing single-family homes, though implementation details were still being determined.

8. 2026 Topics of Interest

Chair Russell expressed interest in receiving periodic city updates about new businesses and developments in Taylorsville.

Commissioner Wright suggested having the opportunity to meet with commissioners from other municipalities similar in size and demography to Taylorsville. He wished to discuss how they addressed comparable challenges. He also suggested field trips to see implemented projects, particularly those involving infill development that transformed "concrete jungles" into more livable spaces. Commissioner Muñoz concurred.

Commissioner Young noted that as a built-out city with predominantly car-oriented development from the 1970s, Taylorsville faced challenges in transitioning to a walkable community. He suggested exploring examples of cities that had successfully made this transition.

Commissioner Wilkey suggested further discussion on Accessory Dwelling Units (ADUs), noting the significant interest in this topic. Mr. Allen mentioned an example of a community that offered pre-approved ADU plans to streamline the review process and reduce permit overhead. Commissioner Young added that California allowed detached ADUs to be subdivided and sold as separate properties to create affordable housing opportunities.

Commissioner Young also expressed interest in learning about the Wildland Urban Interface (WUI) regulations and their potential impact on insurance requirements, defensible space, and landscaping ordinances. Ms. Blaes explained that while Taylorsville did not have WUI areas aside from some fire-sensitive zones along the Jordan River Parkway, understanding the developing regulations could be beneficial.

Commissioner Wilkey requested an update on the implementation of the general plan, specifically regarding the formation of a committee mentioned in the plan. Ms. Blaes confirmed that the final revised draft of the last chapter had just been received from Mark McGrath, and the plan would soon be available on the city website. Ms. Bergeson shared information about a training session she attended regarding general plan implementation teams that maintained focus on the strategies and provided regular updates on progress toward goals.

Commissioner Wright inquired about the Jordan River reconnect plan that Ms. Bergeson had emailed about earlier that day. Ms. Bergeson explained that Salt Lake County representatives and their consultant team had presented a draft plan to various city planning commissions, incorporated feedback, and were now seeking final public comments before finalizing the document. She mentioned the plan would eventually be presented to the Planning Commission for adoption as an addendum to the parks chapter of the city's general plan.

CITY COUNCIL MEETING DISCUSSION

Commissioner Willardson reported on the December 17, 2025 City Council meeting after which Chair Russell relayed information pertaining to the January 7, 2026 meeting.

Commissioner Wright planned to attend the January 21st meeting.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Commissioner Willardson and Chair Russell declared the meeting adjourned at 7:10 p.m.

Jamie Brooks, MMC
City Recorder

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