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City of Taylorsville
Planning Commission Meeting Minutes
February 10, 2026
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

8 **Attendance-**

10 **Planning Commission**

11 David Young, Chair
12 Barbara Muñoz, Vice Chair
13 Marc McElreath
14 Cindy Wilkey
15 Gordon Willardson
16 David Wright

Staff

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

18 **Excused:** Commissioner Don Russell

20 **BRIEFING SESSION – 6:00 P.M.**

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| 1. Highlights of the 2026 American Planning Association & Lincoln Institute of Land Use Policy Trend Report for Planners |
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21 Senior Planner Grant Allen and Dina Blaes, Chief of Strategic Engagement presented
22 highlights from the 2026 APA Lincoln Institute of Land Policy trend report. They focused
23 on artificial intelligence (AI) as a rapidly changing landscape for both planners and the
24 public. He shared a quote from Tom Sanchez, PhD, highlighting the difficulty in adjusting
25 to AI's rapid evolution and determining its impact.

26 Commissioner Wright asked what staff's concerns were regarding AI usage. Those
27 concerns included the following:

- 28
- 29 • The potential dilution of quality when AI is used extensively in professional work
 - 30 • The importance of quality inputs and underlying models when using AI tools
 - 31 • The need to be careful about appropriate applications of AI in planning work

31 Mr. Allen noted that Taylorsville planning staff had not yet used AI in their work and
32 explained that the city was working to determine appropriate usage policies.

33 Ms. Blaes noted that the city was taking a serious approach to AI policy development,
34 with Jay Ziolkowski currently preparing an AI policy for the city. She emphasized the need
35 to maintain the city's credibility as an institution and discussed approaching AI as if it were
36 an "intern" - a tool that required professional oversight before any work was released.

37 Commissioner Wilkey inquired about the validity of developer-submitted plans that might
38 be AI-generated. Staff acknowledged this was likely already happening but emphasized
39 the need for human verification of any AI-produced work.

40 Ms. Blaes highlighted the trend of state preemption in local governance, noting that states
41 across the country were increasingly telling cities what to do regarding land use decisions.
42 They discussed the concept of "cooperative localism" versus true preemption, and noted
43 this was an ongoing issue in the current Utah legislative session. The report also covered
44 various other serious topics including environmental issues and workforce stability issues.

45 Upcoming agenda items for future meetings would include:

- 46 • Open and Public Meetings Act training on February 24th
- 47 • Discussion about GRAMA (Government Records Access and Management Act)
- 48 and use of personal emails
- 49 • A new Planning Commission alternate was expected to be appointed at the
- 50 February 18th City Council meeting

51 Chair Young expressed interest in having contact information for his fellow
52 commissioners. He also asked who could assist with getting access to their city email
53 accounts. Ms. Blaes she would be happy to coordinate that with IT.

54 Ms. Blaes mentioned that staff would be reaching out to each commissioner to determine
55 what contact information could be included on a roster that would be distributed only to
56 the planning commissioners.

57 Regarding future training topics, Chair Young wished to learn about how to go about
58 proactively bringing a planning issue to staff's attention (as opposed to hearing an
59 application that originated elsewhere.) Ms. Blaes suggested that if there was such an
60 issue, the group as a whole could bring it up in a briefing session and staff could then
61 research the issue.

62 Commissioner Muñoz offered to provide training on Utah's legislative process if there was
63 sufficient interest in having her do so.

64 **GENERAL MEETING – 6:30 P.M.**

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66 Chair Young called the meeting to order at 6:34 p.m. at which time he read a welcome
67 statement explaining the planning commission's role.

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| 1. Review and Approval of the Minutes of the January 13, 2026 Planning Commission Meeting |
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2. Review and Approval of the Minutes of the January 27, 2026 Planning Commission Meeting

70 Commissioner Young requested to pull the January 27th minutes from the Consent
71 Agenda so that his name could be added to the list of attendees.

72 **MOTION: Commissioner Wilkey moved to approve the minutes of January 13, 2026**
73 **as presented and January 27, 2026 as amended. The motion was**
74 **seconded by Commissioner Wright and passed unanimously.**

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LEGISLATIVE ACTION

3. Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Title 13 of the Taylorsville Municipal Code, Amending State Code Reference Numbering Pursuant to SB1008

77 Mr. Allen presented a zoning text amendment to Title 13 of the Taylorsville Municipal
78 Code. He explained that during the 2025 first special session, the Utah Legislature
79 passed Senate Bill 1008, which recodified the Land Use Management Act. This
80 recodification reorganized and renumbered chapters, requiring the city to update all
81 references in its municipal code.

82 Mr. Allen showed examples of the changes, noting that the staff report contained
83 approximately 36 pages of these reference updates. The amendment was published on
84 the state notice website with no comments received.

85 **MOTION: Commissioner Muñoz moved to open the public hearing. The motion was**
86 **seconded by Commissioner Wilkey and passed unanimously.**

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88 There was no one in attendance either in person or online who expressed a desire to
89 speak.

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91 **MOTION: Commissioner Wilkey moved to close the public hearing. The motion was**
92 **seconded by Commissioner Muñoz and passed unanimously.**

93 Commissioner Wilkey inquired if staff had double-checked all the reference updates. Mr.
94 Allen confirmed that he had thoroughly reviewed the document twice, and Ms. Blaes
95 conducted a final review.

96 **MOTION: Commissioner Wright moved to forward a positive recommendation to**
97 **the City Council on File No. 1Z26-DCA-000577-2026 to amend Title 13**
98 **Land Development Code of the Taylorsville Municipal Code as specified**
99 **in Exhibit A of the staff report based on the findings outlined in the staff**
100 **report. The motion was seconded by Commissioner Willardson and**
101 **passed unanimously.**

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CITY COUNCIL MEETING DISCUSSION

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Commissioner McElreath reported on the February 4th City Council meeting.

Chair Young was scheduled to report on the February 18th meeting but would be unable to attend. Commissioner Willardson offered to attend in his place and Chair Young would cover the next one that Commissioner Willardson was assigned to.

ADJOURNMENT

MOTION: Commissioner Wright moved to adjourn. The motion was seconded by Commissioner McElreath and passed unanimously.

The meeting adjourned at 6:48 p.m.

Jamie Brooks, MMC
City Recorder

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