

City of Taylorsville
Planning Commission Meeting Minutes
January 28, 2020
Pre-meeting – 6:00 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers and Room 202

Attendance:

Planning Commission

Marc McElreath - Chairman
Kent Burggraaf - Vice Chairman
Anna Barbieri
Lynette Wendel
Don Quigley
David Wright
Gordon Willardson
Don Russell (Alternate)

Community Development Staff

Amanda Roman – Associate Planner - Excused
Tracy Cowdell – City Attorney
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder
Mark McGrath – Community Development
Karyn Kerdolff – GIS/Planner - Excused

 5:59 PM **Commissioner McElreath** welcomed those present and opened the meeting. He asked for a Motion to go to closed session.  6:00 PM

1. **MOTION: Commissioner Burggraaf** – I will make a motion that we move to a closed session for the purpose described in Utah Code 52-4-205 specifically to discuss a pending or reasonably imminent litigation. **SECOND: Commissioner Quigley** – I Second the motion. **Chairman McElreath** – I will ask for a roll call vote. The vote was as follows: **Commissioner Quigley** – YES, **Commissioner Wright** – Yes, **Commissioner Barbieri** – Yes, **Commissioner McElreath** – Yes, **Commissioner Burggraaf** – Aye, **Commissioner Wendel** – Yes, **Commissioner Willardson** – Yes. The motion carried by unanimous vote.

CLOSED SESSION – 6:00 P.M. (Conference Room 202) For the Purpose(s) Described in Statute U.C.A. 52-4-205

The meeting was closed at 6:05 p.m. for the purpose listed below, wherein no other matters were discussed.

- Strategy Session Regarding Pending or Reasonably Imminent Litigation.
- Those in attendance at the Closed Session were: Tracy Cowdell (City Attorney), Stephanie Shelman (Deputy City Attorney), Mr. Mark McGrath, Commissioners McElreath, Quigley, Wright, Barbieri, Burggraaf, Wendel, Willardson and Russell (Alternate).

Minutes for the Closed Session were taken and are now on file as a Protected Record with the City Recorder.

BY PROCLAMATION OF THE CHAIRMAN, THE CLOSED SESSION ENDED AT 6:30 P.M. AND THE PLANNING COMMISSION RECONVENED IN CITY COUNCIL CHAMBERS AT 7:00 P.M. FOR THE REGULAR SESSION.

REGULAR SESSION – 7:00 p.m

2. **DISCUSSION ITEM:** Discussion Concerning Amending Chapter 13.19 (Site Specific Development Districts) of the Taylorsville City Code and the Proposed Chapter 13.41 SSD-IN. (Mark McGrath)

- 2.1  7:00 PM **Mark McGrath** gave a Power Point presentation regarding this item which showed the proposed location and an example of what the building will look like. In the proposed zone classification - SSD-IN Temple the IN stands for Institutional. He advised the drawings at this point are still very basic and were submitted in order to give the Commissioners some idea of what is being proposed. He also advised that there is a Small Area Master Plan being worked on for the Bus Rapid Transit Corridor, which will have an impact on this particular site. That is important because this new use will generate a lot more traffic into this area. The question was asked if that would generate the need for a traffic study and **Mr. McGrath** said that would be the case, however, he was unsure of the time-line for completion of that study. He continued on to say that all four sides of the building will be equal architecturally. That this is a small parcel and half the parking will be underground in a parking garage (241 spaces underground and 231 spaces above ground). That the proposed landscaping design, would emphasize quality rather than quantity. **Mr. McGrath** concluded by saying that the proposal will come before the Commission in March 2020 and construction proposed to commence in August 2020.  7:32 PM

3. **CITY COUNCIL MEETING DISCUSSION:** **Commissioner Quigley** gave his report for the Jan 22, 2020 City Council meeting that he attended.

4. **DISCUSSION:** **Commissioner Quigley** advised he has noticed the gateway sign entering Taylorsville from the east is in terrible shape and **Mr. McGrath** said he would check on that. To Commissioner Wendel's question about the status of the plan for improvements along 1300 West, **Mr. McGrath** said funding has been budgeted for by the City Council to hire a consultant to look at that and their ideas have been presented back to the Council, with their decision being awaited.
5. **ADJOURNMENT:** By motion of **Commissioner Wendel**, the meeting was adjourned at 7:45 p.m.

Minutes prepared by:

Jean Gallegos, Admin Assistant/Recorder for the
Taylorsville City Planning Commission

Approved in Planning Commission meeting held on: March 10, 2020