

**City of Taylorsville
Planning Commission Meeting Minutes
July 14, 2020
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

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

Community Development Staff

Wayne Harper - Director
Jim Spung – Senior Planner
Karyn Kerdolff- GIS Planner
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder

PRESENT: Ernest Burgess

BRIEFING SESSION – 6:30 P.M.

1. The briefing session to review the Agenda was conducted by **Jim Spung** and **Karyn Kerdolff** (Planning Staff).



On the Agenda was a Zoning Map amendment by Utah Land Company for the properties at 3399 West and 3397 West 4700 South for a change from Single Family Residential (R-1-8) and Limited Commercial (LC) to RM-8. This item was previously heard on May 12, 2020 as a General Plan amendment from medium density residential to high density residential. That proposal was tabled by the Commission to allow the applicant to review suggestions made by the Commission. Also, on May 12, 2020, the applicant proposed a Zoning Map amendment to rezone the same properties from R-1-8 and LC to RM-12, which was also tabled by the Commission to allow the applicant to review suggestions made by the Commission. The applicant has decided against seeking the General Plan amendment and to change the Zoning Map amendment to allow less density. The new proposal was discussed at length by the Commissioners with Staff, especially addressing access, number of units, etc. **Mr. Spung** advised most of the issues would be addressed under the subdivision process. **Commissioner Willardson** asked the question if he was allowed to talk in person with the neighbors separate from this meeting. **Commissioner Wendel** advised that it was her understanding that was not allowed and **Commissioner Burggraaf** suggested that a legal opinion be obtained from the City's Attorney and some training provided to the Commission in that regard. **Mr. Spung** advised he would take care of that.

Commissioner McElreath opened the public hearing at 7:00 p.m. and turned the time over to Staff for presentations.

REGULAR SESSION – 7:00 P.M.



CONSENT AGENDA

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| 2. Review/Approval of the Minutes for May 12, 2020 and June 9, 2020. |
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- 2.1 **MOTION:** **Commissioner Quigley** – I move for approval of the Consent Agenda consisting of the Planning Commission Minutes for May 12th and June 9th, 2020, with one correction to the May 12th minutes in paragraph 3.5.1, third sentence which should read, “**Commissioner Quigley** felt that was unfortunate because he did not feel it would negatively affect their property to the east.” Adding the word “not” as indicated.

SECOND: **Commissioner Wright.**

VOTE: All Commissioners present voted in favor.

ZONING MAP AMENDMENT

3. 7Z20 – **Utah Land Company** - Recommendation to the City Council for a Zoning Map Amendment for Property at 3399 West and 3397 West 4700 South from Single Family Residential (R-1-8) and Limited Commercial (LC) to RM-8. (Karyn Kerdolff/GIS Planner)

3.1 **Ms. Kerdolff** presented this item.

3.1.1 She explained that Utah Land Company is requesting a zoning map amendment to facilitate the development of a twenty (20) unit townhome style subdivision along 4700 South. That Robert Thompson representing Utah Land Company, has come before the Development Review Committee (DRC) to discuss this proposal. Mr. Thompson came to the first meeting with a general site plan and concept. City Staff directed Mr. Thompson to apply for a General Plan amendment and Zoning Map amendment. Staff also directed Mr. Thompson to further develop the proposed site plan concept. The second DRC meeting focused on addressing concerns with the Fire Department access to the site, road widths, and other development standards.

3.1.2 That Mr. Thompson has been working with both parcel owners and has acquired parcel #21-08-226-002-0000) already for the project. Mr. Thompson appeared before the Planning Commission on May 12, 2020; at which time it was suggested by the Commission for Mr. Thompson to revise the proposal to fit within the current density range allowed within the Medium Density Residential General Plan designation. Mr. Thompson worked with Staff to revise the application and site plan to meet that recommended density. He is now proposing a twenty (20-unit development instead of a twenty-nine (29) unit development.

3.2 **FINDINGS:**

3.2.1 This application was initiated by Robert Thompson on behalf of Utah Land Company.

3.2.2 This is a Zoning Map amendment from Limited Commercial and R-1-8 to RM-8 for the parcels generally located at 3399 W 4700 S (Parcel ID 21-08-226-002-0000) and 3397 W 4700 S (Parcel ID 21-08-226-001-0000)

3.2.3 The proposed subdivision will have twenty units, varying in size.

3.2.4 The proposed zoning Map amendment places the property in residential use, which all surrounding property is residential.

3.2.5 The proposed Zoning Map amendment aligns with the General Plan.

3.2.6 A Zoning Map amendment must be approved or denied by the City Council.

3.2.7 The applicant's request provides additional residential housing types, helping to provide greater housing diversity.

3.2.8 The applicant's request improves a currently underutilized property along 4700 South.

3.2.9 The applicant appeared before the Planning Commission on May 12, 2020 and has modified the application to address comments brought up by the Planning Commission during that meeting.

Note on Findings: Open space and amenities will be addressed in the Subdivision/Site Review Process.

3.3 **STAFF RECOMMENDATION:** Staff proposes a positive recommendation be sent by the Planning Commission to the City Council for a Zoning Map amendment from Limited Commercial and R-1-8 to RM-8 based on the Findings in the Staff Report.

3.4 **APPLICANT ADDRESS:**  **Mr. Thompson** stated that Ms. Kerdolff did a great job explaining this proposal, which includes a significant reduction in density from 29 units to 20, along with adding more parking. He advised he would be happy to answer any questions the Commissioners may have tonight and that he looks forward to moving ahead with this project. **Commissioner Quigley**  wondered if by decreasing the

number of units it would significantly raise the price of the dwellings, and if so, by how much. He also wanted to know if this would still be considered moderate income housing. **Mr. Thompson** advised that it would increase the price point up somewhat. That end units are larger now, therefore, will be a higher price. On the middle units there will be no increase. It all depends on what the development cost turns out to be, but it won't be any dramatic increase. The increases in size are nominal, around 200 square feet. **Commissioner Quigley** said obviously the land cost is only factored out amongst 20 units and wanted to know if that meant an increased price. **Mr. Thompson** said that was something he was going to work out with the land-owner on the cost of the land and that has already been discussed with them.

3.5 **Commissioner McElreath** opened the public hearing and asked if there were any comments. **Ms. Kerdolff** said that she had received one from Janet Stewart and read the statement in its' entirety, which substantially said that she expressed objection and opposition to this proposal because there still would not be sufficient parking available and people will park along the streets. There would also be an increase in traffic in general, along with the fact that townhomes do not attract long-term residents, so there would be a constant turnover. She did not feel this is a good location for townhomes and felt allowing this would be detrimental to the existing neighborhood. Her preference would be a single-family residential subdivision there. She also objected to giving up her view of the mountains when this development goes in.

3.6 There being no further comments, **Commissioner McElreath** closed the public hearing and opened the meeting for discussion and/or a motion by the Commissioners.

3.7 **DISCUSSION:**

3.7.1 **Commissioner Willardson** said he was not in favor of developers buying land and wanting to maximize their profit by negatively impacting the surrounding area. He did not have a problem with housing going in on this site but felt it is not a good fit to put multi-family housing in there. He felt realistically the future plan would be to buy a few of them and rent them out to people wanting to utilize the new Church of Jesus Christ of Latter-day Saints Temple, to which he was opposed. 

3.7.2 **Commissioner Burggraaf**  felt that the applicant has done exactly what the Commission recommended in the last meeting. He appreciated his efforts and for Staff in working with the applicant. The General Plan is the aspiration that is the achievement goal and what the applicant is doing is fixing a zone that doesn't currently reach that aspiration. The applicant is asking to change it to fit within those parameters and he felt Staff was correct in their Findings as far as, number one it meets some of the moderate incoming housing needs, even with the potential that some of the units are slightly more expensive than they would have been at 29 units on this lot; they still are cheaper than a single family home. He felt it is a good project that is located right along a main transit corridor and was an appropriate legislative recommendation being made to the City Council because the applicant is making the effort that maybe should have been done before in bringing this area into compliance with the General Plan or if the Commission does not like what is being proposed, then to perhaps look at making a change to the General Plan. 

3.7.3 **Commissioner Barbieri**  expressed her appreciation to the applicant for their time and energy in working this out. She knows that can be costly and that there are limitations in scope as to what can be done. She did appreciate them taking into consideration the Commission's previous comments. She felt what is being proposed is better for the community that is being produced, as well as the community that surrounds this. She was hopeful that there will not be an HOA saying that there is no street parking allowed within the development. She hoped that on-street parking will be allowed in this development, which will help with the concern neighbors have that parking will spill onto their streets. She felt the development, being right along the transit corridor is important. She addressed Commissioner Willardson's comment that people may be renting those out to people going to the new

temple saying she felt that would probably mean there would be a little older aged group of people involved, which would mean less noise and a less impactful life style than there would be with those of a younger age. She ended her comments saying this is going to be a very nice addition to the neighborhood. 

3.7.4 **Commissioner Wendel**  also thanked the developer for listening to the Commission's suggestions. She felt it was a win-win situation when the City can give its' input and have the developer want to create a product that works for the community. She expressed that she was aware it is tough to swallow the changes but the matter of fact is that the population is still on target to double in the next 20 years and Taylorsville sits in a portion of the valley that needs to accommodate its children and seniors in order to keep them living close by. She said she is extremely empathic to the existing neighbors and that is why it is important to mitigate every problem possible. She added this may breathe new life and bring families into that area. Having Arcadia Elementary down the street is a plus. Also, that transportation opportunities there are great. She felt strongly about protecting the character and quality of life of the neighborhood and those who have lived there for a long time, one way being by containing the parking situation with allowing on-street parking or reserved spaces. Another element is making sure there is sufficient ingress/egress off of 4700 South. Lastly that green space will be critical to the appeal of those living in the units. 

3.7.5 **Commissioner Quigley**  also expressed his appreciation to the developer. He added that he particularly liked the number of units reduction which would alleviate the concern over the 5' driveways previously proposed and which allows for more parking. He felt they have done a great job and are moving in the right direction. He liked the idea that these are for sale and not rental units.

3.7.6 **Commissioner Wright** commented he wanted to express gratitude to Staff also for putting in time and effort to come to the table with a good option.  He felt there could be some nice improvements made along 4700 South, to work with the traffic situation. As he looked at the location, he felt it could very well add favorably to the neighborhood and because it is in conformity with the General Plan, he supports this approach.

3.8 **MOTION: Commissioner Barbieri**  **I move that we send a positive recommendation to the City Council for File #7220 for a Zoning Map amendment from Limited Commercial and R-1-8 to RM-8 for parcels located at 3399 West and 3397 West 4700 South based on the Findings outlined in the Staff Report.**
SECOND: Commissioner Wright
ROLL CALL VOTE: Commissioner Quigley – AYE, Commissioner Wright – AYE, Commissioner Barbieri – AYE, Commissioner McElreath – AYE, Commissioner Burggraaf – AYE, Commissioner Wendel – AYE, Commissioner Willardson – NAY. Motion passes 6 to 1.

CITY COUNCIL MEETING DISCUSSION: **Commissioner Willardson**  attended the last City Council Meeting and presented his report, which included reappointment resolutions for **Commissioner Quigley** and **Commissioner Wendel** to new terms. **Commissioner Wright** also reported on the meeting he attended, which covered the City's decision to form their own police department.

ADJOURNMENT: By motion of **Commissioner Barbieri**, the meeting was adjourned at 7:37 p.m.

These Minutes were prepared by:

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

Approved in meeting held on August 11, 2020.