

City of Taylorsville
Planning Commission Meeting Minutes
June 22, 2021
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

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

Community Development Staff

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

BRIEFING SESSION – 6:30 P.M.

1.  The briefing session to review the Agenda was conducted by Mr. Jim Spung. The Agenda consisted of a Zoning Map Amendment, File #11Z21, by Brad Reynolds Construction for properties located at 4701 S 1065 W.; 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way from R-1-10 to R-1-8 and R-1-6, which was previously heard by the Planning Commission on May 25th, 2021 and received a negative recommendation to the City Council. It was brought back by the developer with substantial changes for reconsideration. **Mr. Spung** gave a summary of the changes. It would be all single-family dwellings with some zoned R-1-6 and some R-1-8 size lots. The originally proposed number of homes has been reduced by 19, which is substantial and would not require a General Plan amendment because it would then be in compliance. Staff has reviewed the request and found it to be consistent with General Plan and long-term plans for the City. It also would provide much needed housing. The developer feels this is a good compromise to meet the most needs. **Commissioner Russell** asked what else was different besides the reduction in the number of homes. **Mr. Spung** advised one main difference was that the R-1-8 lots all abut the existing surrounding R-1-10 homes. **Commissioner McElreath** asked how many of the R-1-8 lots are actually closer to being R-1-10 and **Commissioner Willardson** answered that four of them are 10,000 sf or better and there are 14 that are 6,000 sf. **Mr. Spung** reminded the Commissioners that tonight's review was not for the subdivision but rather the zoning only. **Commissioner Burggraaf** said that if the zoning is approved by the Planning Commission and City Council, then the subdivision would come before the Planning Commission for approval. **Commissioner Burggraaf** received a communication from Commissioner Quigley in his absence that said he was in favor of the revised proposal of the developer to convert that vacant land into single family homes which are designated R-1-8 and R-1-6 lots. That he trusts that the Commissioners will make a wise decision. 

Commissioner Burggraaf asked to hear the City Council meeting attendance discussion at this time. Commissioners who attended the most recent City Council meetings briefed on what transpired during their assigned meetings. Discussion most notable for the Planning Commission was the City Council upheld the Planning Commission negative recommendation regarding the proposal by Cowboy Partners for a General Plan amendment for the property located at 1758 West 5400 South from Regional Commercial to High-Density Mixed-Use as not being an appropriate use for this particular site. Also discussed was the transfer of funds under CDGB to begin upgrades of the Carriage Square commercial center and also a separate upgrade of the Center Pointe Master Plan with a long-term vision for that whole center.



PRESENT FOR THE REGULAR SESSION: Jani Harper, Mr. and Mrs. Kirts, Brad Reynolds, Sharli Kingston, Loura (not further identified), Ernest Burgess.

REGULAR SESSION – 7:00 P.M.

CONSENT AGENDA

2. **Commissioner Burggraaf** called the meeting to order and introduced those in attendance on the Commission. Commissioner Wendel is participating remotely and Commissioner Quigley is excused from attendance this evening. **Commissioner Burggraaf** asked for discussion or a motion on the Consent Agenda. **MOTION: Commissioner Wright - I move for approval of the Minutes for April 27, 2021 as presented.**
SECOND: Commissioner Russell
VOTE: All Commissioners present and remote voted in favor. Motion passes 6 in favor and 1 excused, with no vote.

ZONING MAP AMENDMENT

3. 11Z21 - Recommendation to the City Council for a Zoning Map Amendment for properties located at 4701 S 1065 W.; 1054 W. 4800 S.; 1066 W. 4800 S.; 1078 W. 4800 S.; and 1088 W. Turnberry Way from Single-Family, R-1-10 to Single-Family (R-1-8) and Residential Single-Family (R-1-6). (Jim Spung/AICP/Senior
- 3.1 **Mr. Spung** presented this item.  The original zoning map amendment application requesting to rezone the property from R-1-10 to RM-10 and R-1-6 was filed with the City on May 7, 2021 and was presented to the Planning Commission on May 25, 2021. The Planning Commission forwarded a negative recommendation to the City Council based on public comment and concerns related to amending the General Plan map. The applicant has now amended the application to address neighborhood concerns and Planning Commission comments and is requesting the revised application be re-considered by the Planning Commission, pursuant to the Taylorsville Planning Commission Policies and Procedures (Section 4, page 7): which says “Reconsideration of Applications: An application which has been denied by the Planning Commission may be reconsidered by the Commission if an applicant presents new evidence which the Chair and Community Development Director determine is sufficient to merit reconsideration of the application. A request for reconsideration shall be made in writing and filed within ten days from the date of the original decision. If a request for reconsideration is granted, the Commission shall reconsider the application in the same manner as an original application was considered.”
- 3.1.1 **Mr. Spung** continued that the review tonight is related to the zoning designation for the subject area and does not include anything to do with the subdivision. The images to be shown this evening are for reference only. The subdivision will be reviewed at a later date via a public hearing before the Planning Commission.
- 3.1.2 The project involves 8.5 acres which are currently owned by one owner and is a farming site, which includes an accessory building on the site used for that purpose. The site is bordered by single family dwellings on and south and east sides and mobile homes to the north. It is currently zoned low density residential. The requested change would include establishing R-1-6 zoning to the north and R-1-8 zoning to the south.
- 3.1.3 Staff recommends approval of the project submitted tonight for reconsideration. 
- 3.2 **FINDINGS:**
- 3.2.1 This application was initiated by Paul Randstrom, Brad Reynolds Construction.

- 3.2.2 The subject property is made up of nine (9) individual parcels with a cumulative area of approximately 8.54 acres.
 - 3.2.3 The subject property is zoned Single-Family, R-1-10.
 - 3.2.4 The subject property is in the Low-Density Residential designation in the City's General Plan.
 - 3.2.5 On May 7, 2021, the applicant filed a request for a Zoning Map amendment for the subject property from Single-Family Residential (R-1-10) to Single-Family Residential (R-1-6) and Multi-Family Residential (RM-10).
 - 3.2.6 On May 25, 2021, the Planning Commission forwarded a negative recommendation to the City Council for the zoning map amendment request, based on public comment and concerns related to the City's General Plan policy.
 - 3.2.7 On June 1, 2021, the applicant submitted a request to amend the original filing.
 - 3.2.8 The applicant's intended development plan includes 17 single-family lots with a minimum lot area 6,000 square feet (R-1-6) and 14 single-family lots with a minimum lot area 8,000 square feet (R-1-8).
 - 3.2.9 The applicant's intended development plan requires the subject property to be rezoned to Single-Family Residential (R-1-6) and Single-Family Residential (R-1-8).
 - 3.2.10 The applicant's intended development plan and zoning map amendment request are consistent with the City's adopted General Plan.
 - 3.2.11 City Staff supports the applicant's request.
 - 3.2.12 The City Council is the decision-making authority for a Zoning Map amendment request and may adopt or reject the amendment as it deems appropriate pursuant to Section 13.05.030 and other applicable sections of the Taylorsville City Code.
- 3.3 **STAFF RECOMMENDATION:** Staff recommends the Planning Commission reconsiders the motion made on May 25, 2021 and send a positive recommendation to the City Council to amend the zoning Map from R-1-10 to R-1-8 and R-1-6, as identified in Exhibit F (which is a map of the proposed zone change of the area in question), based on the Findings as outlined in this Staff Report.
- 3.4 **APPLICANT ADDRESS:** Brad Reynolds  expressed appreciation to the Planning Commission for taking the time to look at the revised application. He advised these are challenging times with building costs being at all time high levels, especially lumber which has risen 320%. That was the main reason the original application included townhomes. However, in order to accommodate concerns expressed by the Planning Commission and neighbors previously, the project concept has been changed eliminating the townhomes and reducing the number of homes being proposed from 49 to 31 units, with the square footage varying between 8,000 and 13,000. This proposal now complies with the existing General Plan of low density residential, so amending the General Plan is not necessary. He felt this will be a great product for the community and still provide affordable housing. **Commissioner Wright** asked him what the price range will be and **Mr. Reynolds** said they were anticipating starting at \$675,000 to \$700,000. **Commissioner Russell** asked when he anticipated construction would begin and was informed by **Mr. Reynolds** that it would probably take 1 ½ months to move the cattle off the site. Then they plan to start as soon as all approval steps have been completed.
- 3.5 **PUBLIC HEARING:** **Commissioner Burggraaf** opened the public hearing for anyone wishing to speak to this proposal.
- 3.5.1 **Mrs. Kirts** stated she was in favor of this project and felt it would be a benefit to Taylorsville. 
 - 3.5.2 **Seth Harper** advised the applicant has been willing to work out issues brought up by the neighbors and he looked forward to coming together and have new neighbors. 
 - 3.5.3 **Sharli Kingston** expressed concern about the increase in traffic this will create. (She also submitted written comments). 

3.5.4 **Loura** (not further identified) wanted to make sure there are plans in place to mitigate the traffic, such as adding signs which say “slow down”. She also wanted to know if there is another entrance planned. **Commissioner Burggraaf** advised that the hearing tonight was only to establish the zoning on the property and suggested she contact City Staff who would be glad to help her with all her other questions 

3.5.5 **Mr. Spung** went over the written comments he had received as follows:

3.5.5.1 Note: This E-Mail was originally sent to City Councilman Curt Cochran and forwarded to the Planning Commission through Mr. Spung.  **Ashley Green**

 “We appreciate you reaching out. Because my husband and I have 6 kids, our biggest concern about the proposed development is safety. When we bought our house 3 years ago, the end-of-the-street location was one of the biggest selling points. We know with the housing shortage this is a great location to add homes. Our hope is that there will be as few houses as possible to decrease the amount of traffic going past our home. With all of the homes on the 2 streets being extended (Turnberry Way and the road that will connect with 4800 S) being single family homes, we feel that would stay the most true to the initial vision of the neighborhood as well. With the additional families coming into the area, we feel a playground or green space would also be a valuable addition to the area, as there is not a decent spot close by. Thank you for taking this into consideration. Feel free to contact me if you have any questions. Ashley Green”.

3.5.5.2 **Norma Asplund** -  Note: This E-Mail was originally sent to City Councilman Curt Cochran and forwarded to the Planning Commission through Mr. Spung. “Dear Mr. Cochran, Mr. Spung and whomever else will take the time to listen. Once again, I appreciate Mr. Cochran’s checking on us a while back. It makes us feel like possibly someone cares and we do have representation.

- Neighbors of Turnberry Way met with Mr. Reynolds again last evening and I am filled with a million things I need to say. First of all it seemed to me that even though he proposed town homes on his first go round, he knew darn well he wasn’t going to get that passed. It is my opinion that he was talking down to us when he “conceded” that he isn’t going to be putting in the townhomes after all but now is proposing single family homes. Almost as if he had planned the small cramped homes to begin with and us “uneducated” group of neighbors would be happy with this new “compromise”
- News flash, we’re not stupid and we are not ok with his plan to shove a bunch of houses together with no consideration for the large lots currently present. The lot I purchased back in 1980 and have taken care of ever since.
- I feel there needs to be some consistency. I don’t go into all the measurements as I know you have them at your disposal. Mr. Reynolds has proposed some larger lots with a cluster of small ones on the back side where he was going to do the townhomes. I think he needs to increase the lot sizes so the neighborhood has consistency. He proceeded last to tell us how terribly expensive it was going to be for him to build any of these houses. I’m not sure if we were supposed to feel sorry to him at this point or not, give me a break. He’s buying homes on 4800 S. to ensure the second entry point. The man is going to make many millions on this project. Then as I stated in my previous letter, he’ll go off to his fancy neighborhood where the houses

and yards are large and consistently spaced and count his money that Taylorsville City is handing over to him.

- I understand there will be a neighborhood build on the farm property. I agree that they have a right to develop it. But I am begging you to keep our neighborhood consistent. We have trailer homes all around us, and we back up to a government subsidized low income neighborhood already. With all of that we consistently take care of our properties and take pride in our street. Please demonstrate the same pride we have for this part of our city, your city I firmly believe as do my neighbors that the easements should be consistent with the easements currently in place on Turnberry Way. Please don't let this man come in and make a cheap crammed mess in our back yard. There is a reason areas in places like Draper and Herriman for example are so desirable for people to live in. They have planned well and are not just taking any offer that comes.
- If he is allowed to cram in as many small lots as he can, where does it stop? When the golf course is sold someday, will that be an acceptable plan there too? And if you say yes to Mr. Reynolds, how can we then stand up to whatever rich person comes into put neighborhoods on the golf course property and expect those homes to be decent? It's not big enough to be a Day Break but it's big enough to be a make or break for Taylorsville City.
- Do not allow him to build the small cramped lots with the larger ones. Please insist that he build all of the lots with an equivalent larger size and plenty of easement room for each home. Even with larger size lots he'll still make millions on this project.
- Then there is the subject of traffic. This crammed project will no doubt triple the amount of traffic we currently have. Please consider this disaster when making your decision. We are a neighborhood that is starting with young families again and small children. And what about water for all these homes/families? I am begging you as one of our representatives to carefully consider this opportunistic proposal. There is so much at stake here. So many long lasting ramifications. Thank you for your time. Norma Asplund".

3.5.6 **Alaina Bailey**



Note: This E-Mail was originally sent to City Councilman Curt Cochran and forwarded to the Planning Commission through Mr. Spung. "I bought my house and moved my family just over a year ago to this street because it was a dead end street with families that also had children and with similar values. A quiet street my young children can ride their bikes and play without worry of traffic. Making this change will take this away from my family and neighbors who moved here for the same reasons. It will no longer be a safe place for my children. It will no longer be the quiet place I sought out for my family with minimal traffic. It will bring many varieties of people from out of town to our street because the prices are going to be marked up so high for smaller homes that locals with smaller families will not be able to afford to buy the new homes, possibly bringing unknown dangers to our neighborhood. With the current market the way it is I have no way to move again. With the lots as small as planned, they will be putting 3 houses in the same size of space as my home alone. This extension to our street is a complete change of atmosphere from the existing street and neighborhood. I haven't met the property owners but I've heard they are nice people and I wish the best for them. I know they need to sell the property and changing the zoning raises the value of their property, but these changes mean much more than money for my family and other families being affected. It's life changing for all of us on this street and the other street

being affected. There are other options for this property that will not need zone change and will not change the atmosphere and feel of our wonderful neighborhood. I have met the developer and he seems to be a decent man and is just trying to good business. I appreciate his efforts to make things as nice as possible and still economical for his business. I hope he finds many good opportunities to improve neighborhoods and make a good living but I don't feel like this is an improvement for our neighborhood and especially not for our street and the planned adjoining street. Please do NOT allow the zoning changes!!! Thank you, Alaina Bailey". 

3.5.7 Note: This E-Mail was originally sent to City Councilman Curt Cochran and forwarded to the Planning Commission through Mr. Spung. **Sharli Kingston** – “Hello, my name is Sharli Kingston. I live on 1132 West Turnberry Way. I’m asking that you help my community stop the rezoning for my area to make way for numerous homes to be built at the end of my street. I moved on this street a year ago because of low traffic on this street. Because I have a child with a disability and even though we watch him really close he has still managed to get out of the yard. I’m concerned that new homes at the end of the street will bring heavy traffic to my neighborhood. I ask that you represent my voice and stop there zoning of lot sizes to make way for more houses. Thank you.” 

3.5.8 **James and Taunie Anderson** -  “Hello Jim (Spung), We are writing in regard to the near future development of the property that was previously owned by Robert Wirthlin, Jr. The development is being done by Brad Reynolds Construction. Right now the plan is to ingress and egress both from Turnberry and from the Taylors Ridge neighborhood over property that is owned by us (the Andersons). We feel that we have the most to say on the subject as this will be taking place partially on our property. That said, we are in favor of the development as it is laid out in the flyer. We have some small details to work out with the builder, but we are satisfied with the plan overall. We prefer this plan over any plan to buy the brown house to our east and run the road into the development from there as that would make us an island. Additionally, we believe this will clean up the entry to our property and satisfy the residents in the Taylors Ridge neighborhood. My wife runs Monkey Business Preschool on our property and we feel this will be the safest option for traffic around us. It will be helpful for traffic to enter and exit 4800 South through one location rather than battling traffic in three different spots. We had an opportunity to see some of Brad’s work in a development just off Winchester and the homes are very well constructed and the owners are very happy with the quality of the homes. I believe these homes will be a welcome addition to the area. As nice as it would be to keep farmland in the area, we recognize this is not an option. These homes will likely bring greater property value to all residents in the area, and that’s a win for everyone. We have been approached by residents from another neighborhood that have been spreading misinformation about this builder and the status o the development We believe this is to fit a false narrative. We urge all involved to check out other Brad Reynolds developments and see for yourselves what it can look like. We thank you for your time and for input from other residents that will be impacted by this new neighborhood. Regards, James and Taunie Anderson”.

3.5.9 **Patrick Barlow** – “My name is Patrick Barlow. I am a Taylorsville Resident living on 4800 S near the proposed development for which there is a public meeting tonight. Admittedly, I have not heard everything regarding the proposed development and subsequent zoning amendment, but from what I have heard everything regarding the proposed development and subsequent zoning amendment, but from what I have heard and understand, I am in favor of re-zoning to allow this development to happen. While it would increase traffic along 4800 S, I personally don’t believe any citizen has the right to block another from using land they rightfully and legally purchased, as long as they aren’t using that land maliciously, and building this

development is not malicious. I just wanted to add my voice as a citizen living in the immediate vicinity of this development. Again, I am in favor of re-zoning to allow this development to happen. Patrick Barlow". 

3.5.10 **Linda Lou Christensen** – “I believe a letter was sent out regarding a public hearing scheduled for tonight, Tuesday, June 22, 2021 at 7pm, as of yet there is no agenda posted on the city website. One of the items to be discussed once again is the rezoning of an area nearby my neighborhood. Once again, last Thursday, a group of the neighbors on Turnberry Way met with Mr. Brad Reynolds, of Brad Reynolds – and he let us know some of what he’s proposing to do as far as residential development, it’s an amended version of what he proposed last month (no more townhomes, thank-heavens) – this time the layout has 31 homes, with lots ranging from 0.138 up to 0.319. Twelve of those lots are in the 0.138 to 0.142 range (I believe those will be proposed R-1-6 zoning) and the rest will probably be the R-1-8 lots. The single-family home subdivision that this developer has built previously (Callaway View Subdivision) – <http://www.bradreynoldsconstruction.com/our-communities/callaway/>) does indeed have very nice homes, those lots range from .14 to .24 – but there’s only 11 of them, and they are in a unique location (surrounded by the golf course, with no other homes close by). I do realize that real estate is at a premium, and that there is a need for homes in our area – but 6000 square feet is a rather small lot, and when you put a home on it there isn’t much room around it for a yard or a buffer zone. Am totally fine with the R-1-8 (8000 square feet lots), that’s pretty typical anymore – but am somewhat concerned with the smaller size ones. And, after hearing the last meeting and discussion 25 May, I believe your members will discuss and come up with a good recommendation that’s fitting for our community, looking forward to listening in and hearing what the planning commission has to say. “ Note: Ms. Christensen furnished her address and e-mail contact, both of which are on file with the City. 

3.5.11 **Margaret Harper** – “To the Taylorsville planning commission. My husband and I live at (furnished the address – which is on file with the City). We will be affected by the proposed development of Wirthlin Farms In addition to a new subdivision being built east of our home, we will lose a piece of our property for the road that will be built to access that development. We welcome the development. While the cows and horses on the farm have been charming neighbors, most of the buildings can be classified an eyesore, the lane which runs on the east side of our property is much busier than one would imagine. In addition to personal vehicles and deliveries from Amazon, FedEx and UPS, the property owner runs a business from his property and there is steady traffic from employees and heavy equipment going in and out. The owner has allowed a weedy mess to grow along the fence we share, and the one time he attempted to control the weeds he sprayed something that killed our lawn all along the shared fence line. We also welcome development that will clean up the messy “driveway” that was installed last year, something I can’t imagine meets city codes in any way. The farm isn’t a beautiful addition to our community, it’s a poorly maintained property. We have never complained about the maintenance of the property, it was there when we purchased our home and we knew what we were getting into. Brad Reynolds is proposing something that will be an asset to our community. These additional homes will attract good citizens to our community. I welcome the change. Thank you for your time. Margaret Harper”. 

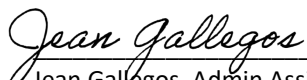
3.6 **Commissioner Burggraaf** closed the public hearing the opened the meeting for discussion by the Planning Commission or a motion.

3.6.1 **Commissioner Willardson** commented that it is evident that Mr. Reynolds has smoothed out some of the contention previously expressed by the neighbors. That he would still like a little park there with some grass but felt overall the developer has done a good job. 

- 3.6.2 **Commissioner Wright** said he supported the original plan because it addressed the housing shortage and felt it has now gone to a place where it has melted better into the neighborhood. Something will eventually happen on this site and felt what is presently being proposed will be something nice. That he would like it different but that is clearly not going to happen. He felt open space would add to the cost but in the end would be worth it. 
- 3.6.3 **Commissioner Russell** expressed appreciation for the homework done by the developer and felt this project would be a plus for the City. 
- 3.6.4 **Commissioner Burggraaf**  said the applicant had been asking to change the zoning but also City policy by way of the General Plan. This submittal has now been revised and the rezone proposal actually fits within what the City envisions for the General Plan is concerned. By way of round numbers, in a little over 8.5 acres which staff put in its report that pulls out to about 371,000 square feet, which potentially could be up to 37 lots which doesn't count for access and roads. That leaves it at potentially having upwards of 28 lots after roads are included. What has been proposed tonight has the specifics that he needed from the applicant the last time, which clearly helps to outline what specific parts were actually being zoned to what. He was now in favor of the development and it sounded that some of the neighbors were as well, however, he agreed that there are still some aspects which are not ideal but it is better than originally proposed. With that statement he turned the time back to the Commission for a motion.
- 3.7 **MOTION: Commissioner McElreath** - I would like to make the following motion for File #11Z21, that the Planning Commission has reconsidered the previous motion made on May 25th, 2021 and is now sending a positive recommendation to the City Council to amend the zoning map from R-1-10 to R-1-8 and R-1-6 for the property identified in Exhibit "F", based on the Findings as outlined in the Staff Report and from discussions heard tonight.  **NOTE:** Exhibit "F" is a map of the affected areas showing proposed zoning for each parcel, and is on file in the City of Taylorsville's Community Development Department and is available for viewing upon request.
SECOND: Commissioner Willardson
Commissioner Burggraaf restated the motion. 
VOTE: All Commissioners present and remote voted in favor. Motion passes 6 in favor and 1 excused, with no vote.

ADJOURNMENT: By motion of **Commissioner McElreath** and second by **Commissioner Wright**, the meeting was adjourned at 7:51 p.m. 

These Minutes were prepared and submitted by:


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

Approved in meeting held on August 24, 2021.