

**City of Taylorsville
Planning Commission Meeting Minutes
March 14, 2023
Regular Session – 6:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Don Quigley – Chair
Cindy Wilkey – Vice Chair (Excused)
David Wright
Lynette Wendel
Don Russell
Marc McElreath
Gordon Willardson
David Young (Alternate) (Excused)

Community Development Staff

Jim Spung – Senior Planner
Terryne Bergeson – Planner I (Excused)
Jean Gallegos/Admin Assistant/Recorder

GENERAL MEETING – 6:00 P.M.

CITIZENS/GUESTS PRESENT: In person and via Zoom. Bob Knudsen and Ernest Burgess.

Discussion Item



1. **Mr. Jim Spung** presented this item. This meeting consisted of review of the Taylorsville Land Development Code Update Project – Chapter 13.03: Use Regulations.  **Mr. Spung** went over his power point presentation and the latest draft of the Chapter which included the most recent notes therein. In general, tonight the discussion revolved around: (1) Consolidation and reorganization of all use-related standards into one chapter; (2) Creation of a new table of uses for all zoning districts; (3) Updating levels of permission for uses; and (4) Updating definitions and use-specific standards. He went over the current use lists and addressed the new consolidated use table. He discussed housing diversity and diversified housing options which included (1) To allow a variety of housing types; (2) Removal of barriers that prevent development of housing at different price points; and (3) Consideration of new incentives to encourage housing variety in targeted areas.
2. The majority of the ensuing discussion included **Mr. Spung** saying that an Administrative Conditional Use is staff level review and Director approval, with Non-administrative Conditional Uses going before the Planning Commission. **Mr. Spung** went into detail with review of the Use Table in the document, focusing on the changes made therein to consolidate and make it more user-friendly.
3. **Mr. Spung** advised Staff will be working on all overlay zones, beginning with one for the Jordan River Corridor, including design requirements before incorporation into the general standards.
4. Another important element discussed was the need for diversified type housing in Taylorsville. That right now the only diversification is in what size the apartments can be. **Commissioner Quigley** was of the opinion that is determined by what generation is being dealt with. Younger people are satisfied in renting, which gives them more flexibility in where they live. Older adults like the stability of owning their homes.



Mr. Spung explained the affordability of housing is very high right now because rent is very high, as

house payments to buy. The problem in Taylorsville is how to provide affordable housing which includes a variety of options for customers. **Commissioner Quigley** felt that taxation is the biggest driving force and felt it would be helpful if Congress could make it possible to write off a portion of the tax interest and increase the Standard Deduction amount. **Commissioner Wright** added that it is also important to provide housing where people want to stay and build a community. **Commissioner Wendel** agreed that younger people today are less interested in buying than just renting for the time being.

5. **Mr. Spung** explained in detail the new direction being taken for the tables within the chapter. He showed the Commissioners the easiest way to navigate the tables and answered their questions in that regard.
6. **Mr. Spung** felt it would make sense to center development where public transit is available. He realized it is hard to envision because there is no master plan in place for it right now. **Commissioner Quigley** said that the Commission is trying to give the City Council directional tools but the Council will still drive what is finally done. **Mr. Spung** likened that to the Commissioner supplying a pallet of many colors to the City Council for them to choose which ones they prefer.
7. **Commissioner Wendel** asked about short-term rentals and **Mr. Spung** advised that portion of the update has not been completed but there will be a “place holder” left for it in the new Ordinance.
8. **Mr. Spung** said that affordable housing is on everyone’s mind. That there are different approaches to take for that, one being giving some type of incentive to do it or don’t give them the choice by adding a certain percentage must be affordable housing. It depends on how aggressive the City Council wants to be.  That permanent and affordable housing are both important. The problem is a concern over having too many short-term rentals to compensate for the loss of permanent housing.
9. **Commissioner Wendell** suggested the problem of having too many too close together could be regulated like day care. **Mr. Spung** added that there could also be a limit on the number of occupants allowed. That would help eliminate there being events hosted which would change the character of the neighborhood. Also, to say the structure must remain looking like a family home could be written in the standards.
10. **Commissioner McElreath** felt a homeless research center also needs to be addressed.  **Mr. Spung** said the City can be proactive and make the rules or have the City Council give direction on that. **Mr. Spung** said that specific use has not been included in the document yet, however, that can be done right now. **Commissioner Quigley** said he understood the premise but did not want to go too far and encourage that particular use in the City right now. **Mr. Spung** suggested not saying they are “not allowed” but rather would only “be allowed” when. Staff and the Planning Commission need to make specific recommendations in this regard. **Mr. Spung** said that Staff will continue to work on that issue, along with the affordable housing one. He said another land use issue not addressed is Cannabis-Marijuana use. **Commissioner Quigley** also suggested the need was great for more open space and pocket parks throughout the City.
11. **Mr. Spung** then reviewed the different types of retail sales groups within the City as being (1) Small (such as Carriage Square cubicles); (2) Medium-large (Walgreens); (3) Large- (Supermarket); and (4) Big box (Wal Mart). The new Code could include standards for each different size. **Commissioner Wright** suggested putting small retail shopping areas within residential zones. **Mr. Spung** said that would work in certain types of areas but would require zone changes and compliance with building codes. The intent is to let the market figure out what works.

12.  Commissioners made several suggestions regarding the tables in the document, including how many car washes are needed in the City, places where self-storage areas are allowed, dealing with commercial uses in residential areas, Accessory Dwelling Units, allowances for having farm animals, portable storage units (POD's), Tattoo parlors, etc. **Mr. Spung** compiled a list and will bring back suggestions for discussion at a future Planning Commission meeting. This completed the discussion for this evening.
13. **Commissioner Wendel** then asked if there were any training sessions scheduled that the Planning Commissioners could attend and **Mr. Spung** advised he would check on that. He added that Mark McGrath (Long Range Planner for Taylorsville) had suggested a new book for the Commissioners to read titled "The Color of Law". That is a history of zoning laws and descriptions. **Mr. Spung** will look into that as a possible book club event for the Commission.

ADJOURNMENT: By motion of **Commissioner Wendel**, the meeting was adjourned at 08:35 p.m.

These Minutes were prepared and presented by:

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

Approved in meeting held on May 9, 2023.