

**City of Taylorsville
Planning Commission Meeting Minutes
June 27, 2023
Pre-Meeting – 6:30 p.m. - Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

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

Community Development Staff

Jim Spung – Senior Planner
Terryne Bergeson Planner 1
Jean Gallegos, Admin Asst/Recorder

CITIZEN'S/GUESTS PRESENT: Ernest Burgess, Bob Knudsen, Mark Babbitt, Brett Fechter, Trevor Johnson, Emmia Strauss, Kathy Zdunich, Virginia Syme, Donna Slaymaker, Tandie Nunez, Leristine Edwards, Ricardo Collgo, Steve Kwok (online), Jimmy Nelson, Deanne Haroldson, Bret Sector, Mr. Gorman (not further identified).

BRIEFING SESSION – 6:30 P.M.



1. **Mr. Spung**  conducted the briefing session, discussed his item on the Agenda and answered Commissioner's questions. He then turned the time over to Ms. Bergeson, who in turn discussed her two items and answered questions.

Commissioner Willardson gave his report regarding what transpired during the City Council meeting he was assigned and attended. 

Mr. Spung took a few minutes to explain the process and requirements followed in expending CDGB funds 

Commissioner Wendel spoke for a few minutes about the ASSIST program which helps senior citizens in many ways, and she felt should be fully supported.

Break at 6:55 p.m.

GENERAL MEETING – 7:00 P.M.

Commissioner Quigley explained the process and rules for the hearings this evening and opened the meeting at 7:00 p.m.

Roll Call indicated all Commissioners were present with the exception of Commissioner Young who had been excused.

CONSENT AGENDA

2. Review/Approval of the Minutes for May 9, 2023.

MOTION: Commissioner Wendel – I move for approval of the Consent Agenda which consists of approval of the Minutes for May 9, 2023, as presented.

SECOND: Commissioner Russell

ROLL CALL VOTE: Commissioner Russell – AYE, Commissioner Wright – AYE, Commissioner Wilkey – AYE, Commissioner Quigley – AYE, Commissioner Wendel – AYE, Commissioner McElreath – AYE, and Commissioner Willardson – AYE. Motion passes unanimously.

Permitted Use Site Plan Review

3. 3P23/PU-000338-2023 Consideration of a Site Plan for the Redevelopment of the Wasatch Canyons Behavioral Health Facility Located at 5770 South 1500 West in Taylorsville, Utah. (Jim Spung/AICP/Senior Planner).

- 3.1 **Mr. Spung** presented this item.  **Steve Kwok**, on behalf of Intermountain Primary Children's Hospital and Wasatch Canyons Behavior Health, is requesting approval of a site plan for property located at 5770 South 1500 West, Taylorsville, Utah. The applicant's proposal includes the phased removal of seven structures to make way for the construction of a new 100,320 square foot, 3-story medical facility.

3.1.1 Subject property is a developed 9.75-acre parcel of un-platted property in the Hospital Zoning District. The property is designated as "Professional Office" on the Proposed Land Use Map. The General Plan includes the following statement describing the intent of the Professional Office designation: "Professional Office (PO) is a commercial classification focusing primarily on professional office uses such as legal, financial, insurance, real estate, marketing, medical and other healthcare-related fields." The applicant's proposal is consistent with the City's General Plan.

3.1.2 Staff has reviewed the application and found it to be in general compliance with the Taylorsville Land Development code. City Staff and review authorities will continue to work with the applicant to address outstanding review comments. Construction and development activity is not permitted until all applicable permits/approvals have been secured by the applicant.

- 3.2 **PUBLIC NOTICE:** Since this is a permitted use application, public noticing and hearing requirements are not required.

3.3 **FINDINGS:**

- 3.3.1 The application (File #3P23/PU-000338-2023) was initiated by Steven Kwok, HDC, Inc. on behalf of Intermountain Primary Children's Hospital and Wasatch Canyons Behavior Health.
- 3.3.2 The property is a developed 9.75-acre parcel of un-platted property in the Hospital (H) zoning district (Parcel ID: 21152510160000)
- 3.3.3 The applicant's proposal includes the phased removal of seven structures to make way for the construction of a new 100,320 square foot-3-story medical facility.
- 3.3.4 The subject property is in the Hospital (H) zoning district.
- 3.3.5 The subject property is in the "Professional Office" designation in the City's General Plan.
- 3.3.6 The applicant's proposal is consistent with the City's General Plan.
- 3.3.7 The existing and proposed land uses on the site are "hospital" and "medical and health services", which are permitted uses in the Hospital zoning district as identified in §13.13.010(B)(1) of the LDC.

- 3.3.8 The application has been reviewed by City departments and review agencies. Prior to final approval, City Staff will continue coordinating with the applicant to address all outstanding review comments.
- 3.3.9 Planning Commission review is required according to standards outlined in the Development Review Process, in accordance with §13.13.010(C) of the LDC.
- 3.3.10 The Planning Commission is the decision-making authority for preliminary site plan review. Staff recommends the Director be authorized to conduct the final site plan review.
- 3.4 **CONDITIONS OF APPROVAL:** Staff does not recommend any conditions of approval for this preliminary site plan approval.
- 3.5 **DISCUSSION:** **Mr. Spung** showed renderings of the existing facilities and outlined which ones would be removed. He showed site renderings of what is being proposed and explained there will be a lot of coordination between Staff and the applicants before any work is started. During construction the site will remain open to serve patients and approximately 96 parking stalls will need to be displaced during that time. He showed the phasing plan and advised the north area would remain functional until construction of the new building is finished. He explained in detail the parking needs, utility work, lighting and landscaping plans. Code requires any non-residential use must provide an 8' high concrete wall and Staff feels the existing wall is in good enough condition that it will not need to be replaced.  **Commissioner Wendel** asked what the public notice distance limit was and **Mr. Spung** said this is a permitted use, therefore, no public notice was required. **Commissioner Wright** asked how long the number of parking spaces would not be in compliance with Code and **Mr. Spung** informed him it would be until the construction is finished and the applicant must provide parking elsewhere temporarily until that is finished. **Commissioner Quigley** wanted to make sure there was no access of traffic into the neighborhoods. **Mr. Spung** said ingress/egress would only impact 1500 West.  Customer parking will be on site; however, the employee parking would be off site.
- 3.6 **APPLICANT ADDRESS:** **Steve Swok** with HDR was participating online and said  they are trying to make sure they are meeting all parking requirements off site. The work they are presently doing is to prepare a new site placement plan, which will include a whole new area for staff and patron parking plus the new three-story building. He went into detail about what the new development will entail  including amenities and functions which will include areas for recreation for the patrons, i.e., a park like soccer field and rooftop areas for the patrons to relax in.
- 3.6.1 **Commissioner Wright** asked for the applicants to address how the business will be carried out differently than now. **Callie Wall**, who works in the Primary Children's Office, explained in detail what programs will be available that are currently in use and added that a crises/intensive care treatment center will be available without appointment, which is a great service addition. **Commissioner Wright** asked her to describe that function further. **Ms. Wall** advised that when a patron uses that facility, staff will determine if they are okay to go home or will keep them for observation for up to 24 hours. If they still need further care, they will be transferred to other facilities better equipped to provide them proper care for their individual situation such as a crises mental health center. 
- 3.6.2 **Commissioner Wilkey** asked what the duration of the project was and **Mr. Kwok** it would take about two years for completion with end date projected in 2025.

- 3.7 **SPEAKING:** Although no public hearing was required for this item, **Commissioner Quigley** invited anyone wishing to speak to come forward at this time. No one came forward, so the meeting was opened up to the Commissioners for discussion or a motion. 
- 3.8 **DISCUSSION:**
- 3.8.1 **Commissioner Wilkey** said she is thrilled to have this in the community.  Suggested if there is going to be soccer playing, that this use be held to the same standards as any other with regard to the fencing.
- 3.8.2 **Commissioner Quigley** suggested that while there would be some disruption to the other side of the fence, it would be minimal and the parking lot would be directly bordering the fence and not the soccer field. That the use would involve recreational soccer playing and not league games, so he felt the disruption would be minimal.  He suggested leaving the fence as it is. 
Commissioner Wilkey answered him saying she just wanted to make sure the neighbors are done right by, and a concrete fence would be sturdier. **Commissioner Wright** supported leaving the existing fence as is. 
- 3.8.3 **Commissioner McElreath** asked if the trees were going to be taken out. **Mr. Spung** explained that the landscaping plans shows them being removed with only the mature trees on the south end remaining. **Mr. Jimmy Nelson** (project construction manager) added that the current plan for the trees is finding an arborist to submit an acceptable solution to save as many trees as possible. There must be space allowed for storm water. He agreed the fencing has been there for awhile but his recommendation is to leave that as is as much as possible.  **Commissioner Wright** felt that part of the approval would be to save a certain percentage of the trees.  **Mr. Spung** said Staff will work the applicant and neighbors for the best possible solution to this. That a masonry wall is a requirement but the Director of Economic and Community Development can decide if that is appropriate for this location or not. After the arborist says how many trees can be saved, Staff will need direction from the Planning Commission with that regard.
- 3.8.4 **Commissioner Wright**  suggested the idea of the improvements is great but two items should be considered. One is the current project has separate buildings which allows for a residential feel and adding instead a three-story building changes that to a commercial scenario. His other concern is the idea of children coming to the building in the middle of the night and felt that may be disruptive to the neighborhood. **Ms. Wall** advised there would be no disruptive noise with having a child come to the center in the nighttime. Even if the response includes ambulance or police, they do not come with sirens and lights flashing.
- 3.8.5 **Commissioner McElreath** would like Staff to consult with the neighbors to see their preference regarding the removal of trees on the site. **Mr. Spung** said Staff would do that, incorporating what the arborist suggests is feasible for this area and sharing that with the neighbors and the Planning Commission.
- 3.9 **MOTION:** **Commissioner Wilkey**  I move that we approve File #3P23/PU-000338-2023, a preliminary site plan for the redevelopment of the Wasatch Canyons Behavioral Health Facility located at 5770 S. 1500 W. in Taylorsville, Utah, as identified in the Exhibits of the Staff Report, subject to the findings outlined therein. I would also recommend that Staff works with the neighbors as well as Intermountain Health Care to understand the fencing situation and how many trees would be damaged if they were to change to a masonry fence.
SECOND: **Commissioner Russell**

ROLL CALL VOTE: [Commissioner Russell](#) – AYE, [Commissioner Wright](#) – AYE, [Commissioner Wilkey](#) – AYE, [Commissioner Quigley](#) – AYE, [Commissioner Wendel](#) – AYE, [Commissioner McElreath](#) – AYE, and [Commissioner Willardson](#) – AYE. Motion passes unanimously.

Conditional Use Permits

4. 8C22 - CUP-000192-2022 – Miriam Grando (Dream Venue) – Public Hearing and Consideration of a Revocation of a Non-Administrative Conditional Use Permit to Operate a “Reception Center” and Extended Hours of Operation for the Property at 3193 West 4700 South in Taylorsville, Utah. (Terryne Bergeson - Planner 1)

- 4.1 **Ms. Bergeson** presented this item.  The applicant initially requested a Non-Administrative conditional Use Permit (CUP) to operate a reception center at 3193 West 4700 south and an hours of operation extension in March 2022.

4.1.1 The property is in the Professional Office (PO) zone and per the Land Use Table (13.08.020) a reception center requires a Non-Administrative Conditional Use Permit granted by the Planning Commission. The property is located within 150’ from a residential zone so in addition to the reception center CUP, the applicant requested an hours of operation extension.

4.1.2 After the conditional use permit and extended hours of operation were approved, several issues have arisen at the reception center.

4.1.2.1 The applicant hosted events at the location prior to the approval of their business license. A business license is needed to operate any business in Taylorsville in accordance with 5.04.020.

4.1.2.2 One of the conditions of approval specifically included by the Planning Commission, was that, “If alcohol is found on the premise, the CUP will be revoked. No use of alcohol is allowed on this site due to it being within 250’ of a school.” Both City of Taylorsville Police and Code Enforcement Officers have documented evidence of alcohol at the location, in direct violation of the conditions of approval.

4.1.2.3 Those incidents were on April 10, 2023, when police received a complaint that kids from a Dream Venue event went on to an adjacent property and threw glass beer bottles all over the parking lot. Also, on May 26, 2023, there was a large high school graduation party at the location with 100+ attendees. There was alcohol present inside the venue and the person renting the venue said the owner allowed it. The owner was the one who called the police because they saw the event getting out of hand on surveillance. Due to the size of the event, it took all police resources off the road from calls to assist.

4.1.2.4 Due to the citations, the applicant has been working with the City to obtain proper permits and licenses to operate the business in a legal manner.

4.2 **FINDINGS:**

4.2.1 This application was initiated by Miriam Grando.

4.2.2 Per 13.08.020, a Reception Center in the PO Zone requires a Non-Administrative conditional Use Permit granted by the Planning Commission.

4.2.3 The applicant requested to stay open until 1:00AM on Thursday, Friday, and Saturday nights.

4.2.4 The property is located within 250’ of a residential zone which required an hours of operation extension granted by the Planning Commission.

4.2.5 The applicant informed Staff and Planning Commission they would not be servicing alcohol.

- 4.2.6 Planning Commission approved the conditional use request on April 26th, 2022.
- 4.2.7 Before final business license approval, events were held in violation of Section 5.04.020.
- 4.2.8 Police have been called to the property more than once and have witnessed issues in direct violation of the conditional use.
- 4.3 **STAFF RECOMMENDATION:** Staff recommends that the approval be revoked for the conditional use permit for a reception center and hours of operation extension based on information presented in Findings.
- 4.4 **APPLICANT ADDRESS:** Miriam Grando was present and spoke in Spanish with the assistance of a translator, Sasha Torren in English.  Ms. Torren said Ms. Grando has tried everything in her power to not have alcohol in the building. That customers must sign a contract saying they will adhere to the stipulation that there will be no alcohol involved and there are signs everywhere also saying that no alcohol is allowed but they still manage to bring it in. 
- 4.4.1 Commissioner Quigley  asked what type of events are being held in this center that seem to include alcohol and Ms. Torren said graduation parties and baby showers which involve adults. Commissioner Quigley asked what typically was the number in attendance because one of the issues being brought up is the lack of adequate parking. Ms. Torren said there were 24 parking spaces. Commissioner Quigley asked how many people usually attend the events. Ms. Torren said 90 to 100. Commissioner Quigley then wanted to know if the lack of parking has been a problem. Ms. Torren said that the guests don't park anywhere else. Commissioner Quigley asked if there had been recurring problems with the dentist next door to the east, Dr. Coleman. Ms. Torren advised that in the beginning Dr. Coleman did complain and Ms. Grando bought some orange cones to control the guests from parking on Dr. Coleman's spaces in the future. She also put in a chain across the access between the two sites.
- 4.4.2 Commissioner Wendel wanted to know if the owner has staff physically present during these events and Ms. Torren replied there is a security guard on duty from 7:00 p.m. to 1:00 a.m. during events.  Commissioner Wendel asked what that person's responsibilities were and if they related to traffic control, help with parking, conduct of searches for the things not allowed in the facility, etc. Ms. Torren replied that they help with the parking, controlling the children to make sure they are not outside and assure there is no alcohol inside.  Commissioner Wendel asked the applicant how many events she has held since starting the business and she replied it was about 60. Commissioner Wendel commented that there were problems with two of those. 
- 4.4.3 Commissioner Quigley advised that he knows Dr. Coleman personally and he had informed him that the parking issue was an on-going problem for him. Commissioner Wendel added that she felt Dr. Coleman should have been present tonight to present his side.
- 4.4.4 Commissioner McElreath asked the applicant if her security person was on site during the two events in question. She replied that for the one involving children throwing bottles on her neighbor's parking lot the answer was no. For the graduation party with drinking involved, her security guard was there 7 to 1 but there were already people inside when he came in and he started noticing what was already going on. Commissioner McElreath asked Staff if they knew of any other issues having been reported previously. Ms. Bergeson said those two police reports that were referenced were the only ones reported. Also, that Staff had sent out a public notice to surrounding neighbors asking for input and received none.
- 4.4.5 Commissioner Wendel asked the applicant what her plans were to mitigate the situation and circumvent any of this happening again and Ms. Torren said that the contract right now only says

“no alcohol” but she will amend to say the minute one bottle of alcohol is seen the event will be stopped and everyone asked to leave. That they will work with the neighbor to the east to install a better fence system to control parking from spilling onto his area and will have security on site from beginning to end of each event. She planned to hire a different company to provide the security needed for events. 

4.5 **SPEAKING: City Councilman Knudsen** gave his observations on this matter.  He said this business is within his Council District but he was speaking as a concerned citizen of the City tonight. In driving by he has noticed parking from this business spilling over to other businesses. He had a concern about the use of alcohol being prevalent and would like to see that strictly enforced. By that business being in such close proximity to an elementary school right across the street that presents a problem. He was concerned that when police respond to these type violations it hinders their ability to enforce other possibly more serious violations.

4.6 **DISCUSSION:**

4.6.1 **Commissioner Wright** commented that it was his impression from hearing the owner speaking tonight that she has let it get out of hand but has ideas to make some of the corrections to make it right. She has some options she plans to look at going forward and it may be a good idea to give her a probation period with stipulations in order to accomplish that. Number one would be a revised contract regarding alcohol that people scheduling the events must sign and adhere to.

4.6.2 **Commissioner McElreath** agreed, adding one more stipulation that  she hires adequate security that has been certified to handle these type situations – either private or off duty police officers. He also suggested moving the hours of operation to end at midnight to see if that works better. **Commissioner McElreath** asked the applicant if the building has fire sprinklers and she informed him it does not. **Commissioner McElreath** commented that for the size of the structure, the occupancy limit would be 120 with no tables included, which is determined by the Fire Department. That someone in the audience had said the building size was around 2,800 square feet,

4.6.3 **Commissioner Wendel** said that it seems like the security personnel the applicant now has do not have sufficient authority needed to respond to and handle the types of situations discussed tonight and perhaps it would help if there were a business staff person on site while these events are occurring.  She did feel like the applicant is trying to make an effort to make things better and the Commission has a responsibility to support small business owners in the City. She suggested the applicant might want to contractually restrict the number of people who could attend an individual event.

4.6.4  **Commissioner Quigley** advised that he recalled when this application came in before that he did not support it. That now, considering what goes on outside as well as inside the space, he did not feel the conditional use permit conditions were being adhered to. That nothing seems to take place until there is some sort of crisis. He felt the space was too small for this type of use and the parking was inadequate. Also, the business is not being managed very well at this point. He added that the high school graduation event should have never involved alcohol at all.

4.6.5 **Commissioner Willardson** was not convinced a second chance should be given to this business because of the short distance to an elementary school and the continued use of alcohol by customers. 

- 4.7 **MOTION:** Commissioner McElreath - I move that we amend the conditional use for File # 8C22 to operate a reception center and hours of operation extension for property located at 3193 West 4700 South, adding a condition that private security and/or city police be required to be on site for the entire event and the number of people inside the reception center cannot go over the fire code occupancy load as determined by the City Fire Marshal.  Commissioner Quigley asked about the hours of operation and Commissioner McElreath said the hours of operation will remain as is.
- SECOND:** Commissioner Wright. 
- Commissioner Wendel – May I offer a friendly amendment? Commissioner Quigley – Yes. Commissioner Wendel I think anytime a customer has access to the facility, as is when the key opens the door thereto, it needs to be supervised by an officer or a professional security guard.  Commissioner McElreath – Amendment accepted. Commissioner Wright – also accepted as Second.
- ROLL CALL VOTE:** Commissioner Russell – YES, Commissioner Wright – YES, Commissioner Wilkey – NO, Commissioner Quigley – NO, Commissioner Wendel – YES, Commissioner McElreath – YES, and Commissioner Willardson – NO. Motion passes 4 in favor, 3 in opposition.

- | | |
|----|---|
| 5. | 19C23/CUP-000343-2023 – Cassie Vallejo – Public Hearing and Consideration of a Conditional Use Permit to Operate a Reception Center at 4164 South 1785 West in Taylorsville, Utah. (Terryne Bergeson - Planner 1) |
|----|---|

- 5.1 **Ms. Bergeson** presented this item.  The applicant is requesting a Non-Administrative Conditional Use Permit (CUP) to operate a reception center in Carriage Square and an hours of operation extension. The applicant would like to host alcoholic beverage receptions wherein guests bring their own alcohol. Alcohol will not be served or provided by the applicant to guests. Business hours are requested to be 8:00 a.m. to 1:00 a.m. on weekends.
- 5.1.1 A business license application was submitted, and the applicant was informed of the conditional use permit requirement. The Code Enforcement in the City has received complaints that parties have been hosted at the center, but applicant has stated these were family events. Through the complaints, detrimental impacts have been identified and proposed conditions will apply.
- 5.1.2 Two comments were received as a result of the public notice mailing. The main concern is the noise from the events as well as hours of operation. Concerns about late hours on weeknights was a concern as well.
- 5.1.3 The applicant is requesting to allow events to be held until 1:00 a.m. on Friday and Saturday nights. The hours of operation Sunday – Thursday will remain at 10:00 p.m. closing. Section 13.23.200 states that the Planning Commission may approve requests for a business to operate after 10:00 p.m. when within 250 feet of residential housing.
- 5.1.4 Changes to the structure are not possible without significant cost to the tenant or property owner. The Building Official has reviewed the floor plan and recognizes that the total occupancy cannot exceed 48. The applicant plans to create a contract outlining specific rules that renters of the space must adhere to, to ensure that all attendees of events understand the requirements.
- 5.2 **FINDINGS:**
- 5.2.1 This application was initiated by Cassie Vallejo.
- 5.2.2 Per 13.08.020, a Reception Center in the Community Commercial zone requires a Non-Administrative Conditional Use Permit granted by the Planning Commission.
- 5.2.3 The space will be available for customers to rent the space and host private events.

- 5.2.4 The applicant will allow customers renting the space to bring their own alcohol. Per DABS, permits are not required for this type of use.
- 5.2.5 All events held at the center must be closed to the public. Tickets for entry cannot be sold and alcohol cannot be sold.
- 5.2.6 The location is within 250 feet of residential.
- 5.2.7 Planning Commission may grant a request for extended hours of operation within 250 feet of residential.
- 5.2.8 The applicant is requesting Planning Commission approval for extended hours to 1:00 a.m. on Friday and Saturday nights.
- 5.2.9 Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507.
- 5.2.10 Staff has conducted an analysis of the site and received public input.
- 5.2.11 Staff has identified as list of proposed conditions intended to mitigate effects on the surrounding sites.

5.3 **CONDITIONS OF APPROVAL:**

- 5.3.1 The applicant complies with all requirements of all applicable reviewing agencies.
- 5.3.2 The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.
- 5.3.3 Any changes to the structure will require a building permit.
- 5.3.4 Compliance with applicable building and fire codes must be maintained.
- 5.3.5 The applicant shall remain compliant with all business licensing requirements.
- 5.3.6 The business must conform to Salt Lake county's Noise Ordinance provisions.
- 5.3.7 Customers/hosts may serve alcohol according to DABS rules for private events only.
- 5.3.8 The sale of alcohol or hosting of public events is prohibited.
- 5.3.9 The Planning Commission shall determine the approved hours of operation.

5.4 **APPLICANT ADDRESS:** Cassie Vallejo, 3234 West 8475 South, West Jordan, Utah. Ms. Vallejo advised they will not be disrespectful of the neighbors. They don't anticipate there being any noise problem and they intend to keep the back door facing the residential area closed at all times. She intends to have well-qualified security guards on duty for events and has ordered security cameras to be installed.

5.4.1 **Commissioner Quigley** asked if they are currently in business, and she replied they are doing Zumba classes at this time but want to focus on the reception center aspect. That she is not charging anything for them holding their classes there for the time being. She has leased the space for one year. Commissioner Quigley asked how large the space was and she advised it is 2,200 square feet and can have 49 people therein, per the Fire Code.

5.4.2 **Commissioner Wright** asked what her plans were for the security guard. She said her intent was to have one security guard there, mostly to make sure the neighbors are not bothered and to monitor the alcohol usage. He also wondered about the parking and was told it is all open parking in Carriage Square. **Commissioner Quigley** asked her if she would possibly be willing to have two security guards on duty when alcohol is involved, to which she said that would not be a problem.

Commissioner Quigley opened the public hearing and asked those wishing to speak in favor or opposition to please come forward at this time.

5.5 **SPEAKING:**

5.5.1 **Tandie Nunez**. She has lived in her present home for 16 years.  She had no knowledge there was even a business at this location until about the middle of May. Then on weekends they started hearing loud music. She has called the police twice now about the noise and shared texts with Ms.

Vallejo who said she was sorry but it continued to happen after that. **Ms. Nunez** shared videos she recorded with sound which show the amount of noise. She also shared a balloon popping incident that occurred at 12:30 at night, which upset her daughter who thought it was gun shots.

5.5.2 **Deanne Haroldson**  (lives on Morris Street). She indicated she would love to have a business like this one but the problem with the whole plaza is the building was erected in 1979 and the walls are very thin. There is 25' between the buildings and her fence and the fence doesn't block anything. She has a car wash on the other side of her property which has a block wall, which funnels the sound right into her yard. She felt there must be a better location for this type of use because the sound from that building is a problem.  It may help to have the hours of operation end at 10:00 p.m., as would installation of a studier, taller wall to help alleviate the noise issue. 

5.5.3 **Trevor Johnson** (El Camino Drive).  **Mr. Johnson** advised he previously lived next door to an event center in Sugarhouse so he knows what problems these can generate. He was concerned as a parent as to what this will probably turn into, with loud noise and people driving while drunk. 

5.5.4 **Bret Sector** (Morris Street).  **Mr. Sector** is concerned with the hours of operation, loud noise and also commented on the balloon popping incident sounding like gunshots.

5.5.5 **Mr. Gorman** said he has had a similar business located at the north end of Carriage Square for 15 years and added sound proofing to the unit he is in and by putting extra foam under the speakers it worked well. His business is a little larger, allowing up to 300 occupants at a time and the sound proofing and adjusting the sound levels have been helpful. 

5.6 **DISCUSSION:**

5.6.1 **Commissioner Quigley** asked Ms. Vallejo if she would consider adding sound proofing, to which she replied in the affirmative. He then asked her what percentage of her events would involve alcohol and she said it would probably be most of them. 

5.6.2 **Commissioner Wright** said that he has a difficult time dealing with the sound problem, realizing that it is very different in residential areas compared to commercial. **Mr. Spung** said it is a different more stringent threshold with commercial abutting residential. **Commissioner Wright** added he would be in favor of adding that more extra requirement for this situation. Also, he would add conditions like having a security guard on site during events and that they must meet the fire code occupancy guidelines. If live music is involved, it must end by 10:00 p.m. and meet Salt Lake County's Noise Ordinance requirements. He suggested requiring the applicant to verify the sound compliance numbers in her space.

5.6.3 **Commissioner Quigley** commented that a conditional use permit has a built-in safety net and it seems like the applicant is willing to try to resolve all issues. He felt everyone needs to be given the opportunity to prove themselves. He agreed with cutting live music off at 10:00 p.m. in deference to neighbor's concerns. 

5.7 **MOTION:**  **Commissioner Wendel** - I move that we approve a conditional use permit to operate a reception center at 4164 South 1785 West in Taylorsville, Utah. Applicant is Cassie Vallejo, File 19C23/CUP-000343-2023, based on the findings and conditions in the staff report, in addition to the

applicant complying and remaining in compliance with the sound ordinances as stated by Salt Lake County in reference to decibels and the appropriate hours for those decibels. The fire code as to the number of people who can attend the event is to be verified by Staff. Applicant has stated the number to be approximately 49 persons. That the hours of the events with live bands for music will terminate at 10:00 p.m. Other events and sound will terminate at midnight and all persons must be exited or vacated from the property, with the property cleaned by 1:00 a.m. with extended hours on Friday and Saturday.

A security guard will be on duty when renters and visitors have access to the property. 

SECOND: Commissioner Wright

ROLL CALL VOTE: Commissioner Russell – AYE, Commissioner Wright – AYE, Commissioner Wilkey – AYE, Commissioner Quigley – AYE, Commissioner Wendel – AYE, Commissioner McElreath – AYE, and Commissioner Willardson – AYE. Motion passes unanimously.

CITY COUNCIL MEETING DISCUSSION: Commissioner Willardson – June 21, 2023. (Report heard in Briefing Session).

By motion of Commissioner McElreath the meeting was adjourned at 9:40 p.m.

These Minutes were prepared and presented by:

Jean Gallegos

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

Approved in meeting held on September 12, 2023.