

Planning Commission Staff Report

File #53C22

**Consideration of a Conditional Use Permit for a
Reception Center Located at 4151 S Redwood
Rd.**



Department of Community Development

Date:	October 17 th , 2023
Meeting Date:	October 24 th , 2023
Agenda Item:	Consideration of a Conditional Use Permit for a Reception Center at 4151 S Redwood Rd
Subject Property Address:	4151 S Redwood Rd
Applicant:	Fernando Peralta
Applicant Agent:	N/A
Author:	Karyn Kerdolff, GIS Planner
Zoning Designation:	Community Commercial (CC)
General Plan Designation:	Community Commercial (CC)
Parcel #:	21032010040000
Applicable Ordinances:	13.08.020 and 13.23.200
Agenda item #:	3

Attachments:

- Exhibit A: Zoning Map
- Exhibit B: General Plan Map
- Exhibit C: Subject Property
- Exhibit D: Vicinity Map

Summary:

The applicant is requesting a Non-Administrative Conditional Use Permit (CUP) to operate a Reception Center at 4151 S Redwood Rd. The applicant's CUP application including the following request:

“Celebration Reception Hall will hold Weddings, Quinceañeras and Anniversaries”

The property is in the Community Commercial (CC) 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.

Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507. If the Planning Commission were to deny the CUP request it must be determined that *“reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied”*.

Adjacent Land Uses

North	South	East	West
West Valley City	CC-Community Commercial, RM-12 - Multi-Family Residential 12 units per acre	RM-12 - Multi-Family Residential 12 units per acre	CC-Community Commercial

Public Comment

Several comments were received. The comments were concerned with the noise level emitting from the location. Responders indicated that the space has been used sporadically for a while for events.

Analysis

General Compliance with Development Codes - Development Review Committee

A Reception Center is consistent with the General Plan Community Commercial Designation. The land use is allowed per the Taylorsville Municipal Code with a Non-Administrative Conditional Use permit, which is being requested. There are no site plan or development concerns with this request.

Findings

1. This application was initiated by Fernando Peralta.
2. This is the second application request for a reception center at this location. The first was denied on October 18th, 2022.
3. The proposed hours of operation are Monday through Saturday, 5 pm - 12 am, an extension of hours request is approved by the Planning Commission.
4. Per 13.08.020 a Reception Center in the CC zone requires a Non-Administrative Conditional Use Permit granted by the Planning Commission.
5. The applicant will not be serving alcohol and will not request an alcohol permit.

6. Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507.
7. This location was red tagged by the Taylorsville City Building department on September 20th, 2022.
8. A reception hall has been in operation at this location without the proper approvals, including a conditional use and business license.
9. Activity has occurred at this location even after the location was red tagged by the building department.

Staff Recommendation

Staff is recommending approval of the Reception Center request based on the information presented at the time of this report.

If the Planning Commission recommends approval the following Conditions should be required.

Conditions of Approval

1. The applicant complies with all requirements of all applicable reviewing agencies.
2. The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.
3. Any changes to the structure will require a building permit.
4. The applicant shall remain compliant with all business licensing requirements.
5. All parking must be on site unless a shared parking agreement is documented with the City.
6. The business must conform to Salt Lake County's noise ordinance. Any doors opening to the side of the building facing residential properties will need to remain closed during events.
7. Operating past 12 am will result in the revocation of the conditional use approval.
8. The presence of alcohol at the location, without proper approval, will result in the revocation of the conditional use approval.

Recommended Motions

I move that we approve File #58C22 for a request for a Conditional Use Permit to operate a Reception Center for the property located at 4151 S Redwood Rd.

I move that we deny File #58C22 for a request for a Conditional Use Permit to operate a Reception Center for the property located at 4151 S Redwood Rd.

Reviewed By:

Department Director _____

Zoning Map: 4151 S Redwood Rd

Exhibit A

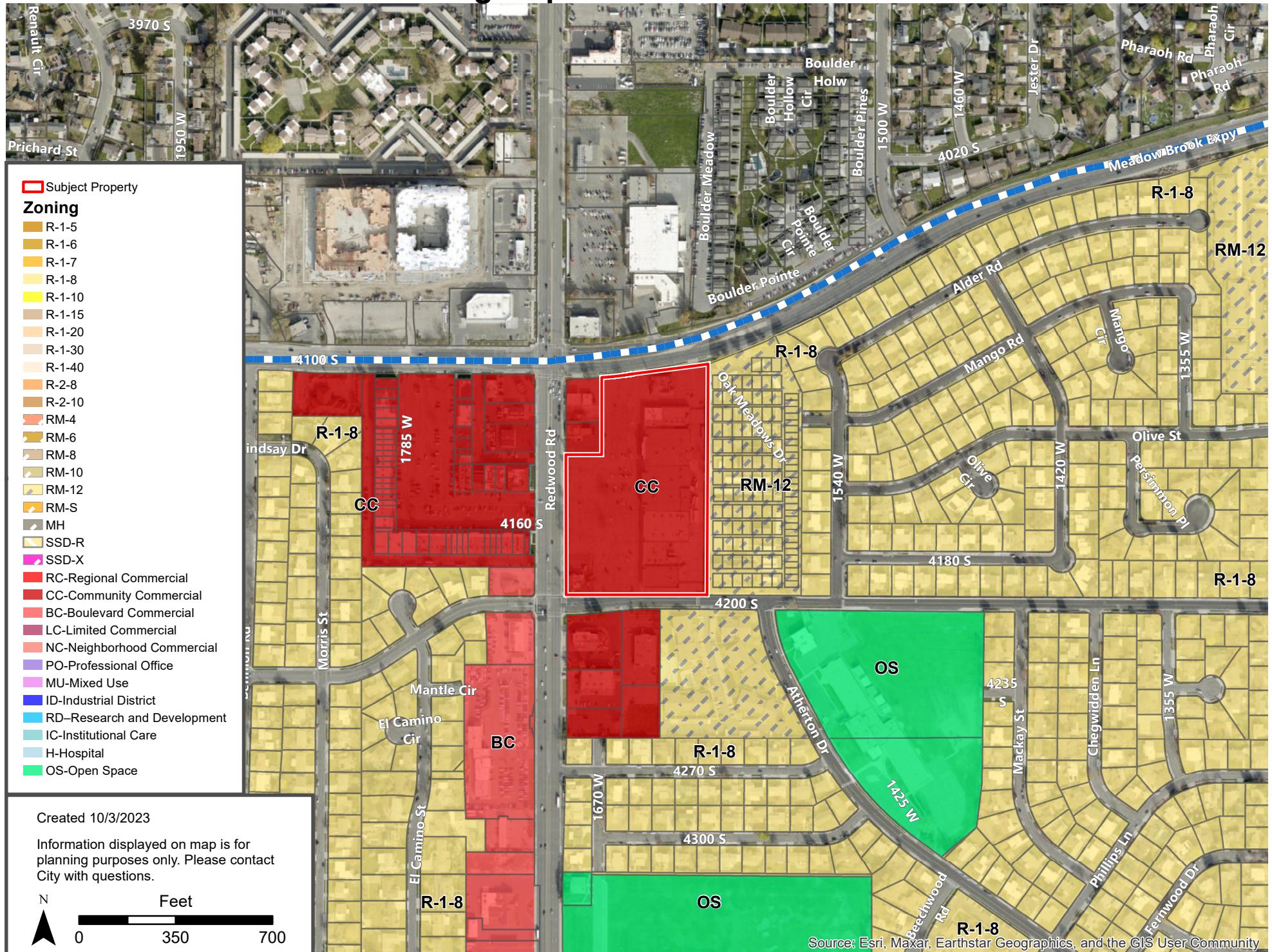
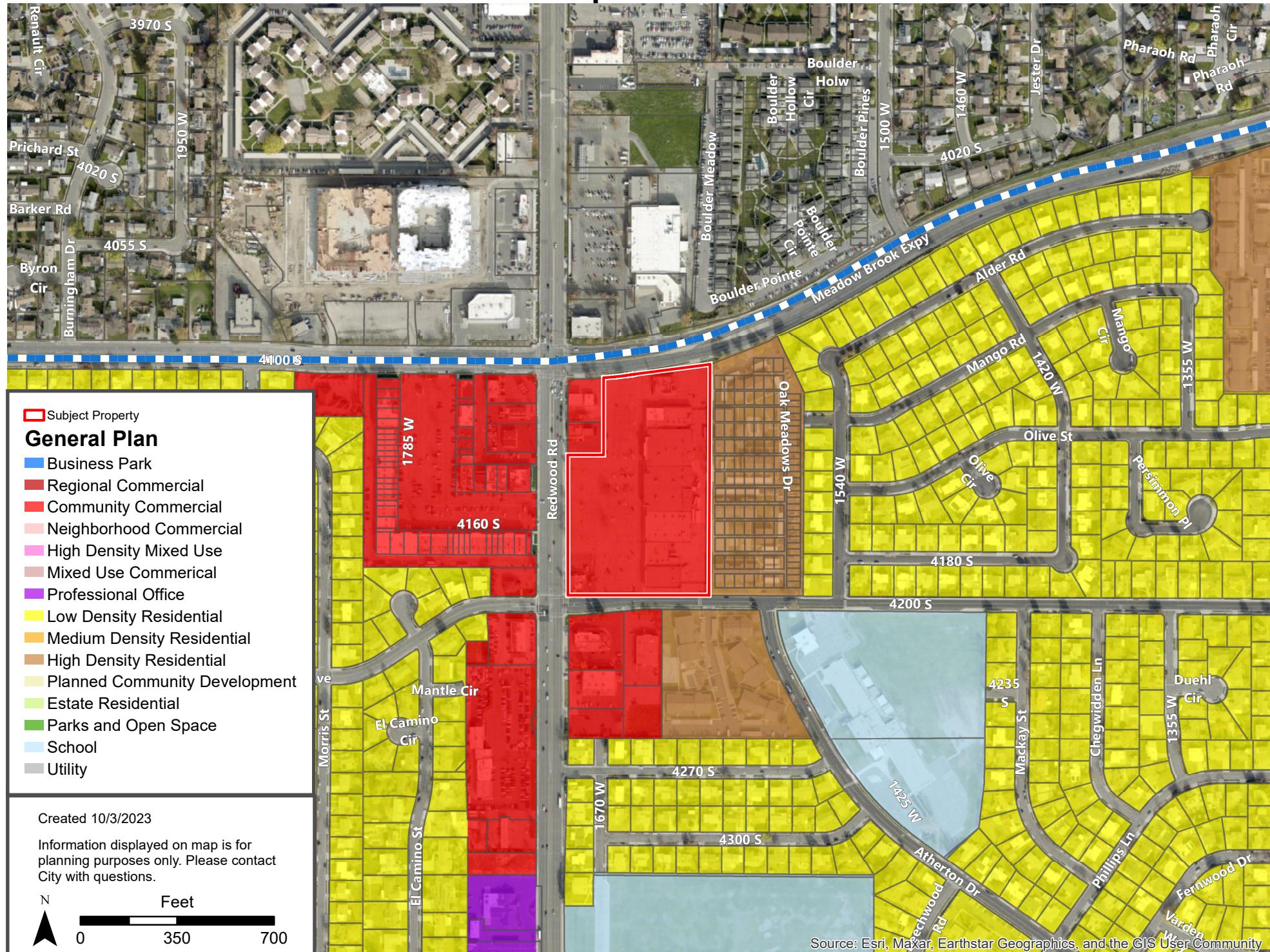
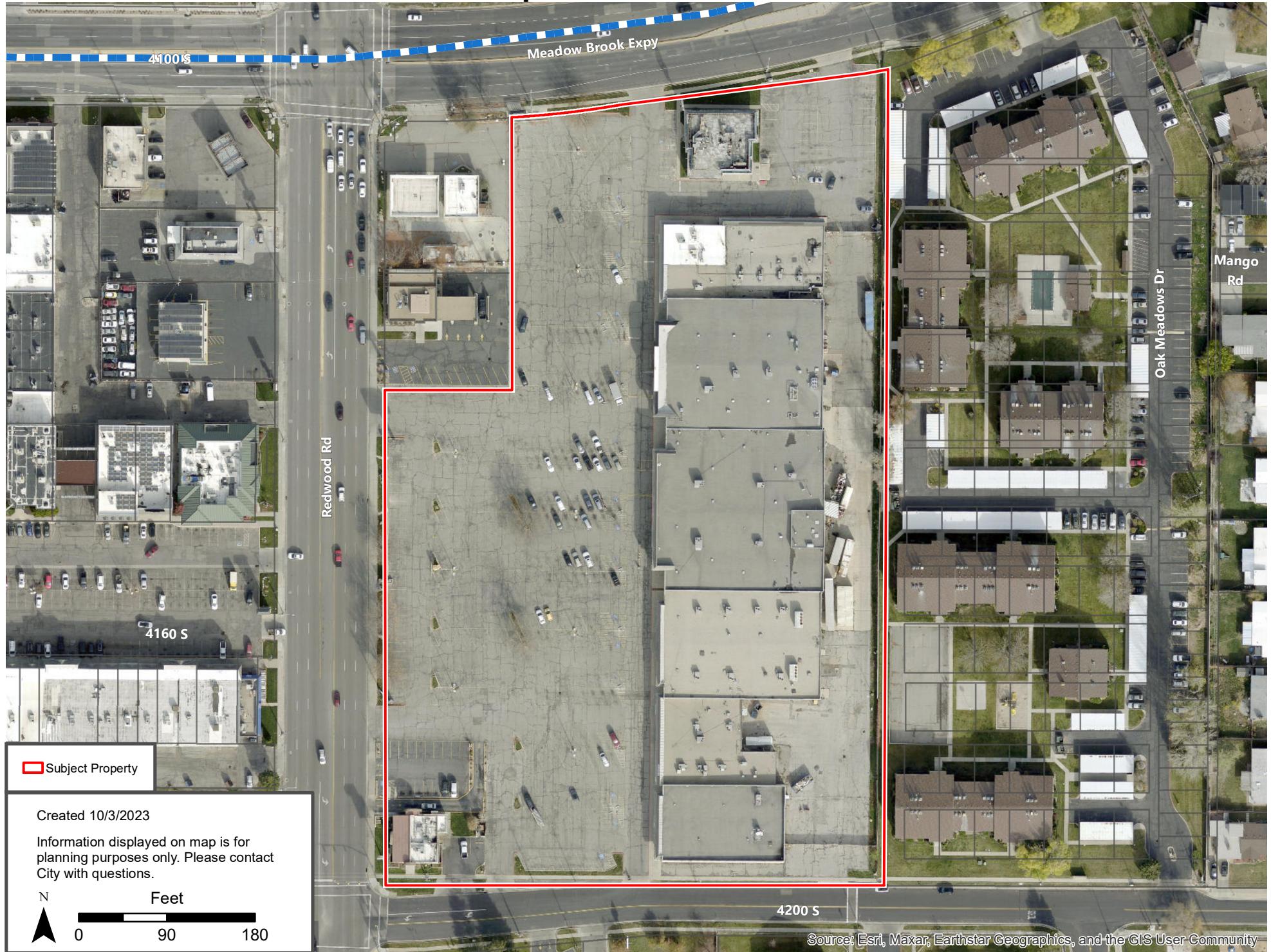


Exhibit B

General Plan Map: 4151 S Redwood Rd



Site Map: 4151 S Redwood Rd



Vicinity Map: 4151 S Redwood Rd

Exhibit D

