

**City of Taylorsville**  
**Planning Commission Meeting Minutes**  
**November 14, 2023**  
**Pre-meeting – 6:00 p.m. / Regular Session – 6:30 p.m.**  
**2600 West Taylorsville Blvd – Council Chambers**

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**Attendance-**

**Planning Commission**


Don Quigley – Chair  
Cindy Wilkey – Vice Chair  
David Wright  
Lynette Wendel  
Don Russell  
Marc McElreath  
Gordon Willardson (Arrived at 6:36 p.m.)  
David Young (Alternate)

**Community Development Staff**

Jim Spung – Senior Planner  
Terryne Bergeson – Planner I  
Mark McGrath – Long-Range Planner  
Jamie Brooks – City Recorder

**CITIZEN'S/GUESTS PRESENT:** Ernest Burgess, Gregoria Gallegos, Bob Knudsen, Bill Mertlitch

**BRIEFING SESSION** – 6:00 P.M.

1.  Commissioner Russell's last name was misspelled at one place in the October 24<sup>th</sup> meeting minutes. City Recorder Jamie Brooks explained that she would correct that prior to finalizing the minutes.

Planner Terryne Bergeson gave a brief overview of the staff report she would present regarding Agenda Item #3. She explained that a reception center had already been operating at the location for several years, but it was changing ownership. When the new owner applied for her business license, it was discovered that there was no CUP on file, so this application was filed.

A floor plan of the facility was displayed, and it did not appear that there was an exit other than the one that led to an office area. Chair Quigley expressed concern about fire safety in that situation. Mr. Spung suggested checking with the applicant during the regular meeting to determine if there were additional exits.

Chair Quigley commented that this was yet another application for a business that had already been operating despite not being properly permitted.

Commissioner Wilkey wondered if it was time to designate some parameters for reception centers to ensure consistency, particularly regarding how much security should be required during large events.

Long-Range Planner Mark McGrath explained that he had sent the *Mobility* chapter and the Active Communities Plan and hoped that the commissioners had gotten the opportunity to review both.

Commissioner Wright inquired about potential improvements for 6200 South, particularly involving active transportation.

Mr. McGrath responded that widening 6200 South was on the Wasatch Front Regional Council's long-range plan, but largely because the City of West Jordan had been pushing for it. He wondered if the Commission wished to leave it on Taylorsville's plan or not.

Commissioner Wendel responded that it took her longer to get to Redwood Road on 6200 South than it did for her to take Redwood Road all the way to the State capitol. She suggested that West Jordan focus on 7000 South rather than 6200 South. With what Taylorsville had done or was doing on both 4700 South and 5400 South, she felt we had done plenty for traffic needs in Salt Lake County. She was only interested in advocating for active transportation on 6200 South. She pointed out that West Jordan had the most land still available for development, so she looked to that city to shoulder any future burden.

Chair Quigley suggested a five-minute break before convening the general meeting.

#### **GENERAL MEETING** – 6:33 P.M.

Chair Quigley opened the public meeting and read the welcome statement. All Commissioners were present except Commissioner Willardson who arrived shortly thereafter.

#### **CONSENT AGENDA**

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| 2. Review/Approval of the Minutes for the October 24, 2023 Planning Commission meeting. |
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**MOTION:** Commissioner Wendel moved to approve the minutes from the October 24, 2023 meeting. The motion was seconded by Commissioner McElreath. The motion passed. (Commissioner Wright abstained from the vote.)

Commissioner Willardson arrived at 6:36 p.m.



### **CONDITIONAL USE PERMITS**

3. Public Hearing and Consideration of a Conditional Use Permit for a Reception Center at 4122 South 1785 West (43C23 / Terryne Bergeson / Planner)

 Ms. Bergeson explained that *Eventos Villa Magnolia* was an existing reception center that had been at this location for approximately ten years. It was under new ownership, and when the new owner approached the city to obtain a business license, staff realized there was no conditional use permit on file, hence this application. The new owner was not proposing any operational changes.

The city's land use table required that any reception center obtain an administrative conditional use permit with possible conditions designed to mitigate any adverse effects on surrounding neighbors. As required, a notice regarding this CUP application was sent to all property owners within 300' notifying them of the public hearing and the opportunity to comment. No comments had been submitted thus far.

Ms. Bergeson noted that there was a typographical error in the staff report which indicated that the weekend hours of operation would be 12:00 p.m. to 6:00 a.m. It was actually 12:00 p.m. to 12:00 a.m. (midnight). Such extended hours required approval of the Planning Commission. Customers of the event center would be permitted to bring alcohol to the location which would be served by employees licensed to do so. A licensed security officer would also be on site during events.

Staff recommended approval of the application with the following conditions:

- 1) The applicant complies with the requirements of all applicable reviewing agencies.
- 2) The CUP 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) The business must conform to Salt Lake County's noise ordinance.
- 6) The center may only be used for private events.
- 7) Alcohol use must comply with DABS requirements and regulations.
- 8) Alcohol may only be served at private events by a person with active certification to serve alcohol.
- 9) The hours of operation are permitted to be extended on Friday and Saturday nights until 12am.

Commissioner Wright inquired about a time limit on how late live music could be played, since a similar facility was recently given a 10:00 p.m. deadline due to numerous noise complaints made by nearby residents. Ms. Bergeson responded that because there had been no noise complaints made to the police and the applicant was in the habit of

ensuring the rear door remained closed to reduce the chance of disturbing neighbors, she had not felt it was necessary to include that in the recommended conditions.

Chair Quigley invited the applicant to address the Planning Commission. Gregoria Gallegos introduced herself with the help of Mr. Mertlitch who interpreted for her. She explained that she had been the supervisor at this establishment for the last ten years, working for the previous owner. Her plan was to continue to operate the business in the same manner, ensuring that the music remained under control and that the doors stayed closed so as to ensure nearby homes were not disturbed.

The Chair asked if there was more than one door leading into the reception space. Mr. Mertlitch explained that there were other doors that were not reflected on the floor plan included in the staff report.

Commissioner Russell asked about the amount of available parking. Mr. Mertlitch responded that there was plenty of parking and there had never been a shortage.

Chair Quigley opened the public hearing at 6:51 p.m.

Mr. Mertlitch briefly returned to the podium to express his appreciation for the job Ms. Gallegos had always done supervising the events. He said they had a great relationship with nearby neighbors and kept the lines of communication open in case they ever had any issues.

There was no one else who expressed a desire to speak, so Chair Quigley closed the public hearing.

Commissioner Wright pointed out that a different reception center was recently given a condition that all operations cease by midnight, including post-event clean up. This was to reduce late-night noise that had a negative impact on nearby residents.

Chair Quigley asked Mr. Mertlitch what agreement had been made regarding that. Mr. Mertlitch responded that they were given until 1:00 a.m. to vacate the premises. Chair Quigley suggested they remain consistent for all reception centers. He suspected it would be difficult for law enforcement to remember which reception center was to be vacated at which time.

Commissioner Wright pointed out that the other reception center also was not permitted to have live music after 10pm during the week. He felt that a need for consistency on this situation at least deserved discussion.

Commissioner McElreath mentioned that the reception center on the east side of Redwood had the additional restrictions due to the high number of complaints from nearby residents regarding loud music and other problematic activities. He was not in favor of imposing similar restrictions on Ms. Gallegos' business as there didn't seem to be the



same problems at this location, and she had been involved with business operations for many years even though she hadn't owned it until recently.

Chair Quigley clarified that there was also another reception center at Carriage Square with additional conditions due to previous neighborhood complaints.

Although she understood the desire for consistency, Commissioner Wendel commented that this business had been open for ten years without the problems that had been experienced across the street. For that reason, she was in favor of *not* imposing additional conditions beyond those listed in the staff report.

Commissioner Wilkey said that she was also not inclined to require additional security officers since this business had not had any problems.

**MOTION: Commissioner Russell moved to approve a Conditional Use Permit at 4122 South 1785 West as recommended in the staff report. The motion was seconded by Commissioner Wendel and passed unanimously.**


Ms. Bergeson requested clarification regarding whether everyone needed to be off property by 1:00 a.m. Had the commission intended to make that a requirement?

Chair Quigley responded that being out by 1am was part of their current business model and since there had been no problems, he did not feel it needed to be made a condition.

Commissioner Wright expressed interest in listing that as part of the conditional use permit. The Chair responded that a motion had already been passed without that condition, and that motion should stand.

### **OTHER MATTERS**

4. Planning Commission Review of the Taylorsville General Plan Update – Chapter 4: *Mobility* (Mark McGrath, AICP / Long-Range Planner)

 Mr. McGrath explained that he was seeking input on the *Mobility* chapter of the General Plan. He described the anticipated growth to the population of Salt Lake County and indicated this plan kept that growth in mind. He reminded the commissioners of the five guiding principles of the Plan:

- 1) Balance, Diversity, and Social Equity
- 2) Stewardship
- 3) Resilience
- 4) Civic Beauty and Character
- 5) Health and Wellness

There were also four fundamental strategies to keep in mind as the Plan was reviewed. They were:

- 1) Strengthen Community Identity and Character
- 2) Create Vibrant Economic Centers and Mixed-Use Neighborhoods
- 3) Maintain and Create Distinguishable, Stable, and Desirable Neighborhoods
- 4) Create a Multi-Modal Community

Mr. McGrath explained that there could not be a conversation about future transportation needs in Taylorsville without addressing the current transportation situation. Therefore, following an introduction, the *Mobility* chapter outlined the current conditions as they pertained to Automotive, Bus and Transit, Active Transportation, and Urban Design. The Plan would then delve into the community vision of the same topics for the future. He explained that Taylorsville was definitely slanted towards automotive transportation and there was not yet much in terms of active transportation. However, he anticipated that the Bus Rapid Transit (BRT) system would be up and running on 4700 South in three years. He next displayed a map identifying various automobile traffic circulation objectives in redevelopment areas.

The Planning Commission and Mr. McGrath discussed various traffic challenges in the city before briefly reviewing priority transit projects. He explained that the Taylorsville Active Communities Plan was an attempt to review transportation plans of various government entities and determine what made the most sense for Taylorsville. He intended that it be adopted as an addendum to Chapter Three of the General Plan and asked each of the commissioners to review the priority projects on the "*priorities map*" and weigh in on whether they felt the right priorities had been chosen. In no particular order, they currently were:

- 1) Taylorsville Expressway Trail
- 2) Utah and Salt Lake Canal Trail
- 3) 3900 South/4100 South Bicycle Path
- 4) 1300 West Bicycle Trail
- 5) 5400 South Trail – Millrace Park to 1300 West
- 6) Rocky Mountain Power Trail Extension
- 7) State Campus Trail
- 8) City Center Trail
  - 8a. City Center
  - 8b. 2200 West to Jordan River Parkway
- 9) 4015 West Trail
- 10) SLCC trail
- 11) 4700 South/North Jordan Canal Tunnel

Mr. Spung suggested listing an alternative to #11 of taking the 1300 West trail through Four Lakes if/when that area was redeveloped. That way, Redwood Road could be completely avoided in certain circumstances. Mr. McGrath responded that ideally, both would be possible.



Commissioner Wendel wished to discuss the “east/west phenomenon.” She felt that the west side of the city had many subdivisions that were separated from one another without many through streets. Increased connectivity was called for to help residents get to and from schools, parks, and retail establishments. She felt the city should look for opportunities to acquire small pieces of property in order to increase access to various westside neighborhoods and at times, create new pocket parks. Chair Quigley suggested having the city identify certain properties and obtain the first right of refusal if they ever went on the market.

Mr. Spung pointed out that if properties were acquired, they could be resold as smaller properties once the new access points and/or pocket parks were created.

Commissioner Young asked if a road was intended to go from 3900 South into Sorenson Research Park. Mr. McGrath responded that it was a possibility and needed to be explored further since there had been circulation issues around the facility.

After hearing about future improvements designed to alleviate the traffic congestion between 4100 South and 4700 South, Commissioner Wendell asked if there were plans to make the frontage road accessible by active transportation. Mr. McGrath indicated that was definitely a priority.

There was some discussion about the fact that UDOT was considering extending the reversible lanes on 5400 South east of Redwood Road in the future.

Commissioner Young pointed out that in comparison to Utah County, Salt Lake County was projected to gain fewer additional residents but more job availability. He wondered if limiting access to the 5400 South Redwood area would limit the city’s ability to attract new business. Mr. McGrath agreed that increasing automotive capacity in that area would likely work against economic development efforts. He felt transit and active transportation made more sense there. Commissioner Young cited the importance of having a diversified tax base contributing to the city’s resilience. He wondered if pushing too far in one direction would adversely affect the ability for that area to grow. Commissioner Wright felt the city was too auto centric.

Regarding Map 4.2.3 in Mr. McGrath’s presentation, Commissioner Wendel asked if #15 referred to the widening of Redwood Road which had already taken place. Mr. McGrath responded that UDOT intended to widen it even further in the future. He believed they sought an additional lane of travel in each direction. Both funding and design for the project had already been approved.

### **CITY COUNCIL MEETING DISCUSSION**

Commissioner Wright had attended the November 1<sup>st</sup> City Council meeting and mentioned that other commissioners had as well. He explained that Mr. McGrath’s presentation covered what was discussed that evening.

Commissioner Russell would attend the next City Council meeting and report back.

**ADJOURNMENT**

**MOTION:** Commissioner Wendel moved to adjourn, and Chair Quigley declared the meeting adjourned at 8:33 p.m.

Minutes presented and prepared by:

  
Jamie Brooks, City Recorder

