

# Planning Commission Staff Report

**File # 32C24 – CUP-000493-2024**

**Public Hearing and Consideration of a  
Nonadministrative Conditional Use Permit to Operate a  
Used Car Dealership at 4768 S. Redwood Rd. in  
Taylorsville, Utah.**



## Department of Community Development

|                                  |                                                                                                                                                               |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date:</b>                     | December 5, 2024                                                                                                                                              |
| <b>Meeting Date:</b>             | December 10, 2024                                                                                                                                             |
| <b>Agenda Item:</b>              | Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Operate a Used Car Dealership at 4768 S. Redwood Rd. in Taylorsville, Utah. |
| <b>Subject Property Address:</b> | 4768 S. Redwood Rd.                                                                                                                                           |
| <b>Applicant:</b>                | Elias Cañas                                                                                                                                                   |
| <b>Applicant Agent:</b>          | na                                                                                                                                                            |
| <b>Author:</b>                   | Terryne Bergeson, Planner I                                                                                                                                   |
| <b>Parcel #:</b>                 | 21101270250000                                                                                                                                                |
| <b>Applicable Ordinances:</b>    | Including, but not limited to Chapter 13.23                                                                                                                   |
| <b>Agenda Item #:</b>            | 4                                                                                                                                                             |

### Attachments:

**Exhibit A:** Zoning Map  
**Exhibit B:** General Plan Map  
**Exhibit C:** Subject Property

**Exhibit D:** Vicinity Map  
**Exhibit E:** Applicant Narrative  
**Exhibit F:** Site Photos  
**Exhibit G:** Site Plan

## Summary:

Elias Cañas, applicant, applied for a zoning map amendment to change the zoning designation for the property located at 4768 S. Redwood Rd. from Community Commercial to Boulevard Commercial in September of 2024. The Planning Commission forwarded a positive recommendation to the City Council who approved the rezone request on October 2, 2024. The applicant is requesting to operate a used car dealership at this location. The Boulevard Commercial zone allows the operation of a used car dealership, with the approval of a nonadministrative conditional use permit.

## Site Description

The subject property is a single parcel fronting Redwood Road and contains approximately 25,700 square feet. An existing 1,800 square foot building with an attached rear garage fronts on Redwood Road, 30 feet from the property line. The property in the rear of the building consists of approximately 11,000 undeveloped land screened by fencing and a paved and striped parking lot, used in the past as parking for the previous retail tenants.

| North                                                                             | South                                                                      | East                                                           | West                                                                          |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------|
| Community Commercial (CC)-<br>Abutting portions of<br>Taylorsville Town<br>Center | Boulevard Commercial (BC)-<br>Adjacent to<br>commercial retail<br>services | Redwood Road, (OS)<br>Taylorsville Park<br>across Redwood Road | Community Commercial<br>(CC)- Abutting rear of<br>Taylorsville Town<br>Center |

## General Plan Analysis

The subject property is designated as “Community Commercial” on the Proposed Land Use Map. The General Plan includes the following statement describing the designation (pg 3-5):

*“The Community Commercial (CC) classification includes uses intended to serve the needs of the community at large. Automobile service, retail, office, restaurant and similar types of uses are allowed under this designation. Generally, such developments will serve an area of approximately 2 to 5 miles in radius.”*

The request is consistent with the intended uses identified for the Community Commercial classification.

## Land Development Code Analysis

A used car dealership is permitted with the approval of a nonadministrative conditional use permit by the Taylorsville Planning Commission. The Planning Commission may impose additional conditions if it finds that the use will result in detrimental impacts greater than those that may arise from a permitted use in that zone. Staff has identified conditions of approval listed in this report, but did not identify any additional detrimental impacts that need to be mitigated for the used car dealership operation.

The application was reviewed for compliance with applicable standards in the Taylorsville Land Development Code. The tenant states there are no plans to make major site improvements or to use the rear undeveloped portion of the property for their operations. The applicants have been informed that the existing pole sign on the property is a nonconforming sign. Removal of the sign is listed as a condition of approval.

A narrative is included in the exhibits detailing the proposed operation. Staff reviewed the site plan for compliance with standards for development in the commercial zones. [Section 13.23.080\(B\)](#) states that, “...displays shall not block pedestrian walkways and shall maintain all required parking, access, and circulation requirements as established in chapter 13.24 of this title and maintain a minimum setback of forty feet (40') from driveways.” The front portion of the site does not meet requirements for display areas due to the narrow width.

### **PARKING**

[Section 13.24.080\(B\)](#) lists space requirements by land use and states that specific off-street parking requirements are to be determined by the Planning Commission for auto, truck, RV, and equipment sales and storage. The applicant has submitted a site plan that shows the rear of the site will have a total of fifteen “dealer parking” (for-sale vehicles), three customer spaces, and two employee spaces. The site plan also includes a requested two spaces at the front of the site to be used for display, outlined in orange on the site plan (Exhibit G). The applicant also submitted a written request regarding these parking display spaces:

*“The orange area is the display for exhibition, with 2 parking spots, the building next to it has the same configuration, we would like to use these if we get the authorization.”*

The site plan demonstrates that the rear of the site can accommodate the proposed stalls and dimensions while maintaining the required 24-foot backout space and drive aisle.

The front of the site does not have enough area for 9x 20’ stalls and backout space without blocking the driveway. Site photos show a newly installed utility box, which reduces the area between utility box and driveway to approximately forty feet. Staff recommends the planning commission approve the parking count proposal with the condition that the applicant submit a revised site plan removing the display parking from the front of the building.

### **Public Comment**

A public notice was sent to all affected entities and residents within 300 feet of the property on November 27, 2024. As of December 5, 2024, no comments have been received.

### **Findings**

1. The subject property is located at 4768 S. Redwood Rd.
2. The property is owned by Thang Pham, who has provided an owner affidavit granting permission for Elias Cañas to request to operate a used car dealership at this location.
3. The property is designated as Community Commercial on the city’s Future Land Use Map.
4. The property is in the Boulevard Commercial zone.

5. A used car dealership is permitted in the Boulevard Commercial zone with the approval of a nonadministrative conditional use permit.
6. Staff has not identified detrimental impacts greater than a regularly permitted use as a result of the proposed operation.
7. The applicant has requested that the front setback area be used for dealer parking/display.
8. The site does not have enough frontage to meet the requirements for parking stall dimensions or display areas.

## Conditions of Approval

Staff recommends the following conditions of approval:

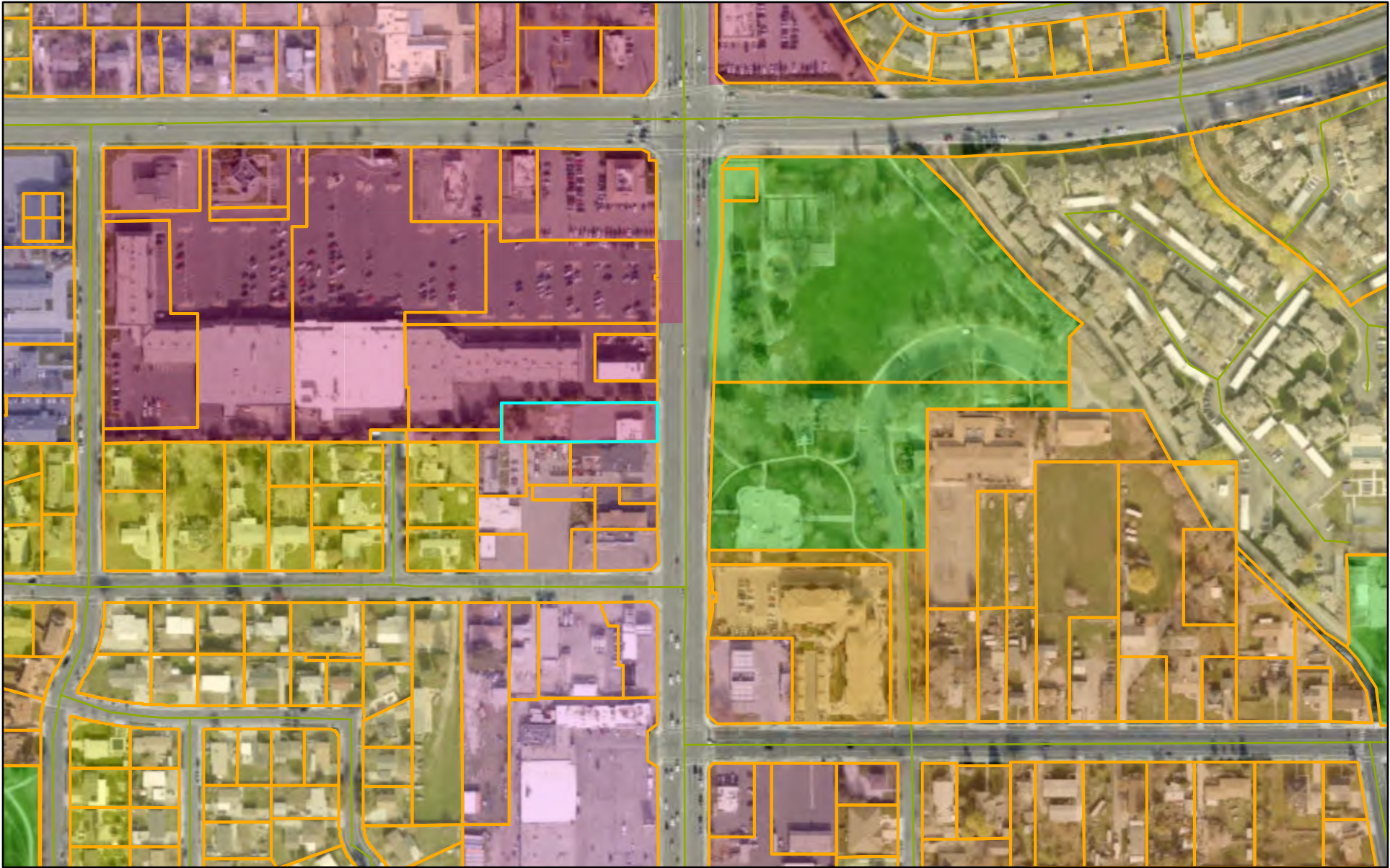
1. The applicant shall submit a site plan showing the twenty spaces and removal of the orange display area in Exhibit G, prior to final approval.
2. The existing pylon sign must be removed.
3. Any parking on the site shall comply with standards in the Taylorsville Land Development Code.
4. The rear, undeveloped portion of the lot shall not be used for storage of vehicles.
5. Storage of inoperable vehicles is prohibited.
6. The applicant shall demonstrate compliance with all applicable standards, prior to issuance of business license.

## Staff Recommendation

Staff recommends the Planning Commission approve File # 32C24- CUP-000493-2024, consideration of a nonadministrative conditional use permit to operate a used car dealership at 4768 S. Redwood Rd. in Taylorsville, Utah, subject to the findings and conditions in this staff report.

## Recommended Motion

I move that we approve File # 32C24- CUP-000493-2024, consideration of a nonadministrative conditional use permit to operate a used car dealership at 4768 S. Redwood Rd. in Taylorsville, Utah, subject to the findings and conditions in this staff report.



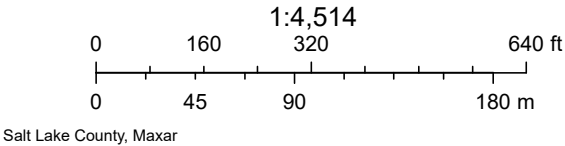
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Taylorsville Parcels

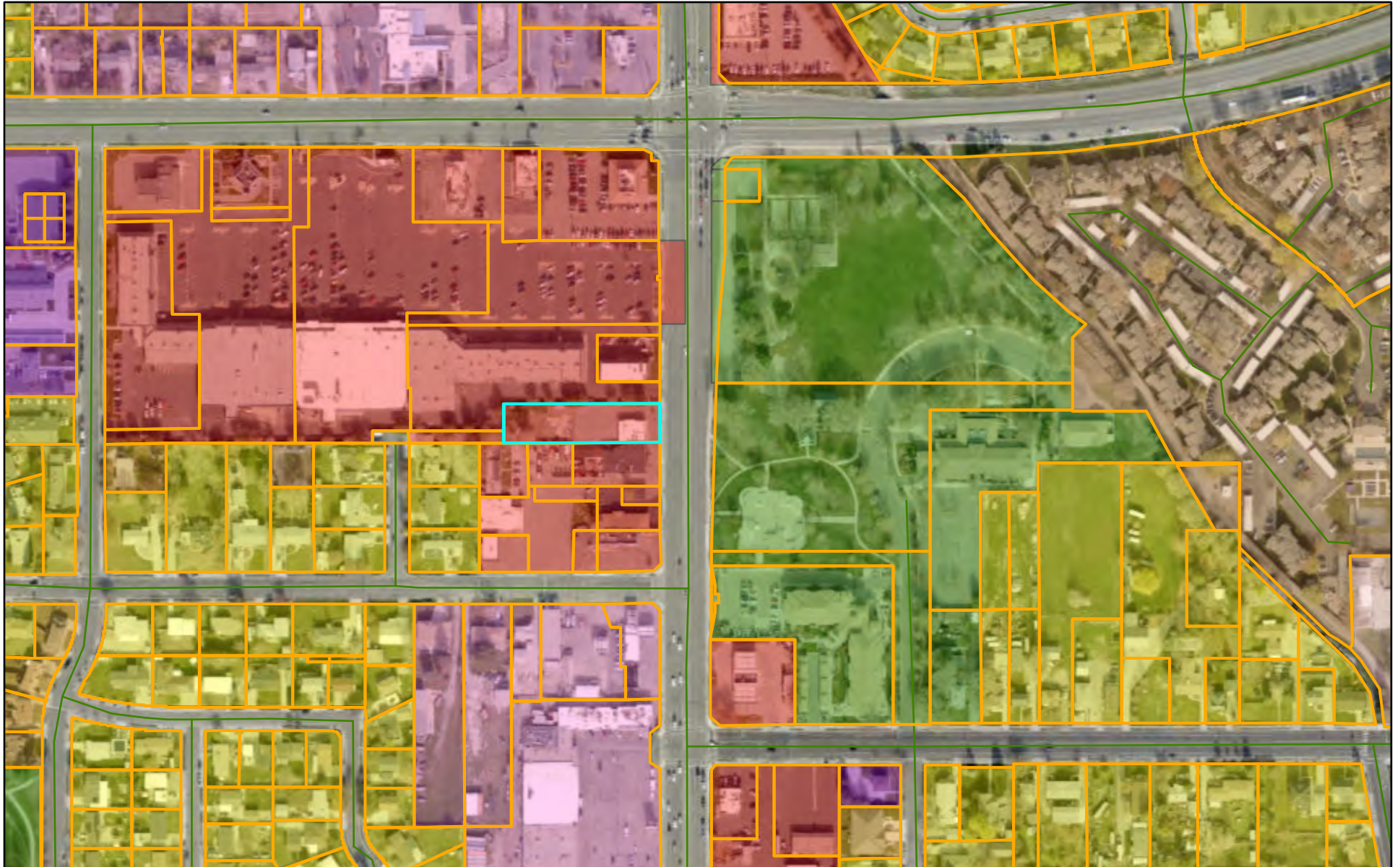
Road Labels

Zoning Districts

|                |                |                   |
|----------------|----------------|-------------------|
| <div></div> LC | <div></div> PO | <div></div> R-2-8 |
| <div></div> BC | <div></div> MU | <div></div> RM-12 |
| <div></div> CC | <div></div> OS | <div></div> R-1-8 |
|                |                | <div></div> RM-S  |

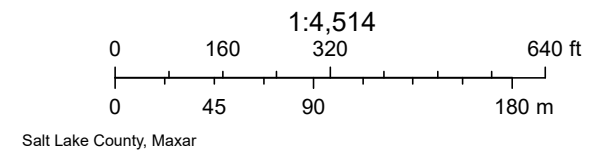


# ArcGIS Web Map

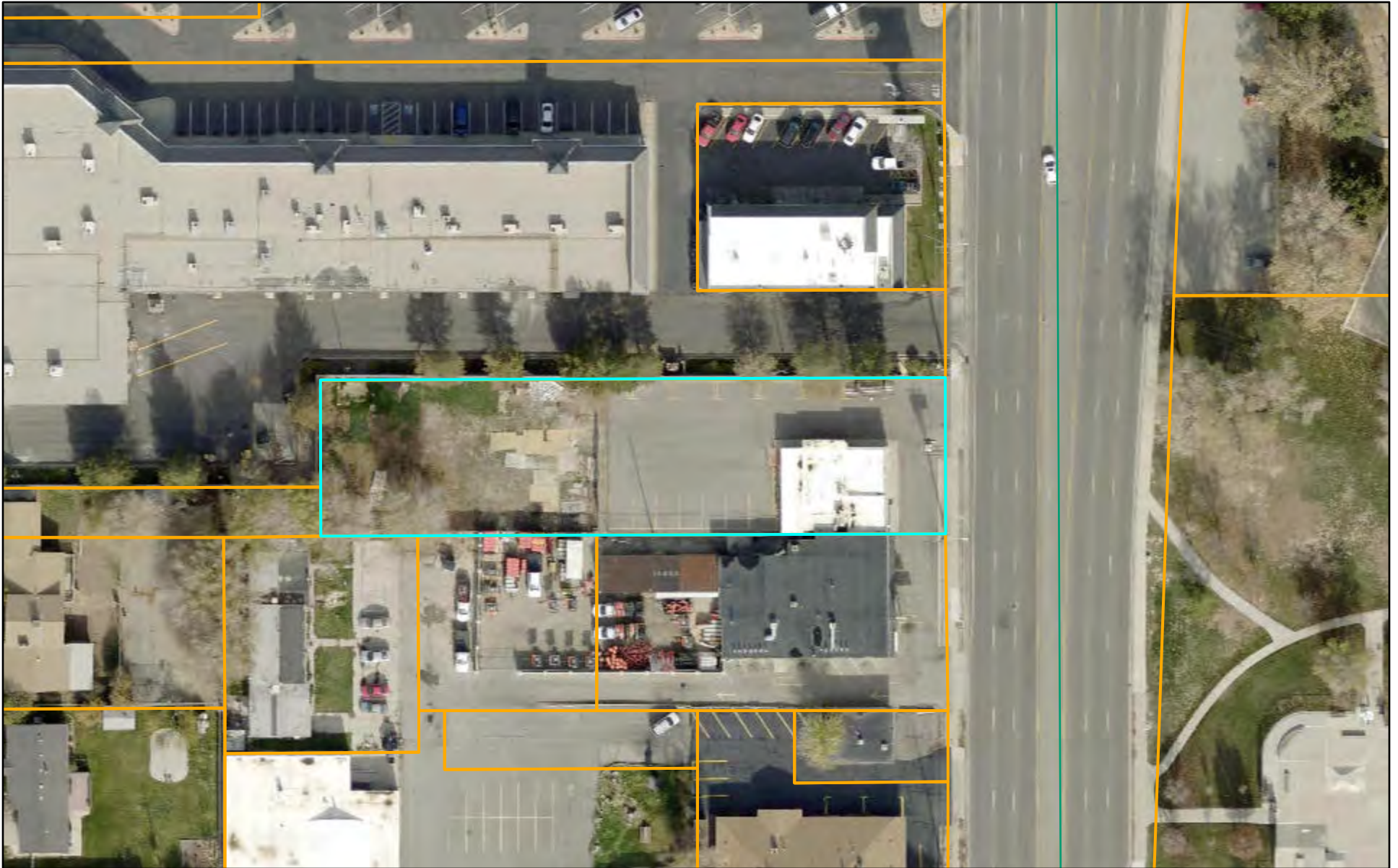


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- |                        |                         |                            |
|------------------------|-------------------------|----------------------------|
| Taylorsville Parcels   | NEIGHBORHOOD COMMERCIAL | MEDIUM DENSITY RESIDENTIAL |
| Road Labels            | HIGH DENSITY MIXED USE  | HIGH DENSITY RESIDENTIAL   |
| General Plan Districts | PROFESSIONAL OFFICE     | PARKS AND OPEN SPACE       |
| COMMUNITY COMMERCIAL   | LOW DENSITY RESIDENTIAL |                            |



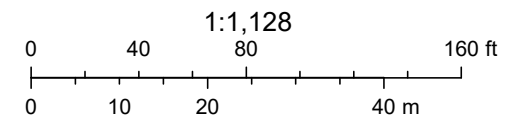
# ArcGIS Web Map



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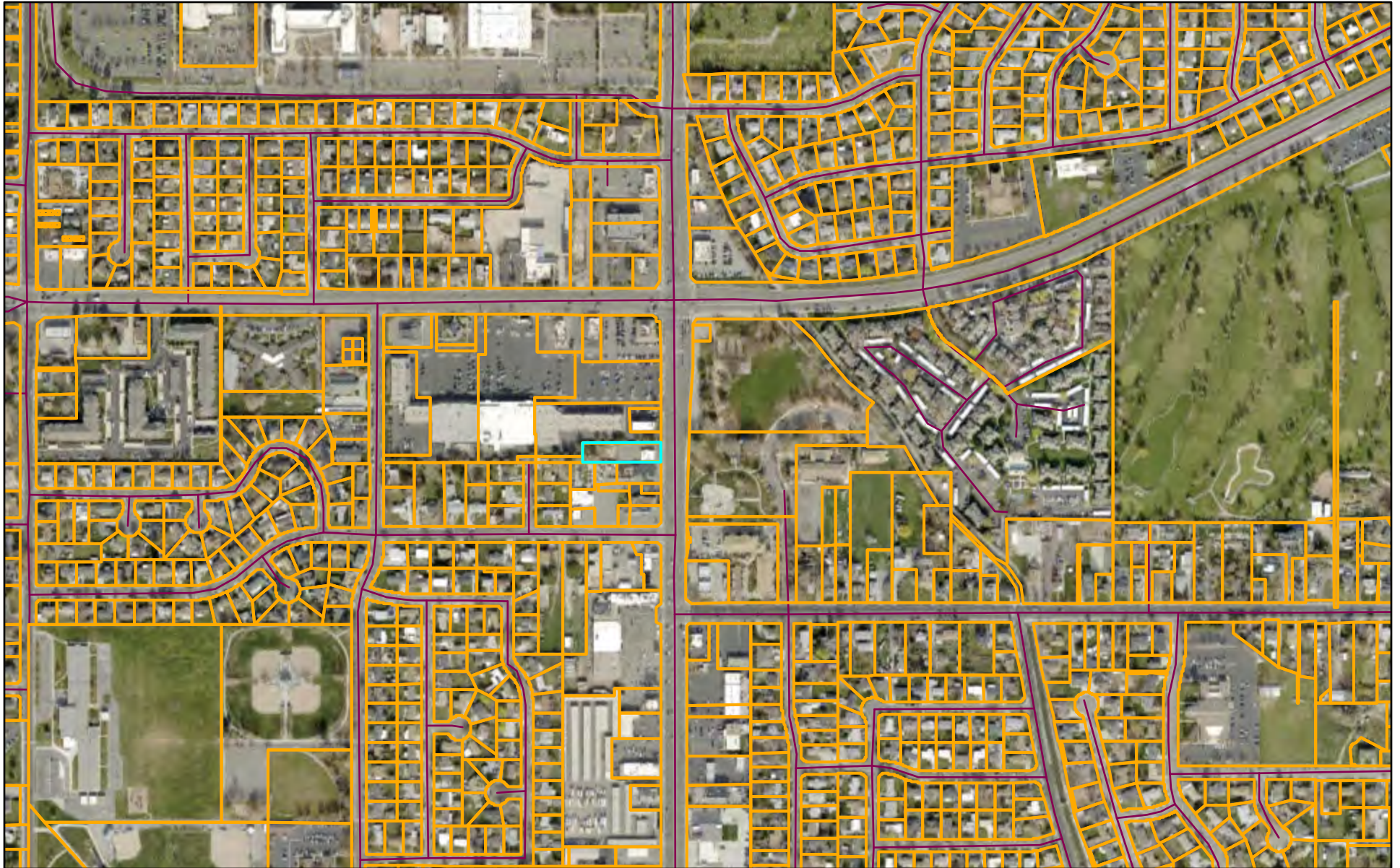
 Taylorsville Parcels

 Road Labels



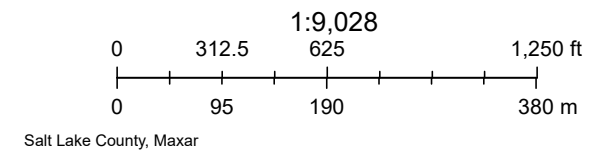
Salt Lake County, Maxar, Microsoft

# ArcGIS Web Map



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-  Taylorsville Parcels
-  Road Labels



# EXHIBIT E

The purpose of this permit application is to inform the operation conditions of the new dealership business plan.

DEALERSHIP NUMBER OF EMPLOYEES =2

OPERATIONS HOURS= 8 AM TO 7PM MONDAY THRU SATURDAY.

APPLICATION FOR TC300 DEALER LICENSE

NO REPAIRS ON SITE

NEW SIGN WILL BE PLACED ON CURRENT POLE WITHOUT ANY FURTHER MODIFICATIONS.













# EXHIBIT G



DEALER PARKING (D.P)



CUSTOMER PARKING ( C.P)



EMPLOYEE PARKING (E.P)



DRIVEWAY WIDTH 24'

optional parking display proposal for 2 spaces  
(40'20'4") 9x18 parking stalls usable only if  
approved



| PARKING TYPE | PARKING SPACE DIMENSION | STALL # |
|--------------|-------------------------|---------|
| DP           | 9x22                    | 15      |
| CP           | 8x22                    | 3       |
| EP           | 9x22                    | 2       |

parking stalls are: 9x22'  
parallel parking stalls are 8x22'