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**City of Taylorsville
Planning Commission Meeting Minutes
March 10, 2026
Briefing – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers**

8 **Attendance-**

10 **Planning Commission**

11 David Young, Chair
12 Barbara Muñoz, Vice Chair
13 Marc McElreath
14 B. Murphy (Alternate)
15 Don Russell
16 Cindy Wilkey
17 David Wright

Staff

Dina Blaes – Strategic Engagement
Grant Allen – Senior Planner
Terryne Bergeson - Planner
Jamie Brooks – City Recorder
Ryan Richards – Dep. City Atty.

19 **Excused:** Commissioner Gordon Willardson

21 **Others:** Ernest Burgess

22
23 **BRIEFING SESSION – 6:00 P.M.**

1. Legislative Wrap-Up

24 The briefing session began at 6:03 p.m. when Senior Planner Grant Allen announced that
25 the Utah Land Use Institute would be conducting a training conference on March 20th,
26 noting that the city was willing to pay for registration for interested Planning
27 Commissioners. He explained that the virtual conference would likely meet their annual
28 training requirements. Commissioner Russell inquired about the fall conference, and Mr.
29 Allen confirmed that it (and other trainings) would be available later in the year.

30 Strategic Engagement Chief Dina Blaes provided a fairly comprehensive legislative wrap-
31 up from the 2026 legislative session. She reported that this was a record year with 1,021
32 bills introduced and 540 bills passed, along with a \$31.6 billion state budget. Ms. Blaes
33 focused on several key housing and land use bills that would impact local jurisdictions.

34 Ms. Blaes explained that House Bill 68 created a new Division of Housing and Community
35 Development under the Governor's Office of Economic Opportunity (GOEO),
36 consolidating various state housing programs and creating a new state housing
37 coordinator position. She noted that the bill also disbanded the Commission on Housing
38 Affordability.

39 She discussed House Bill 184, which had not passed but represented ongoing
40 conversations about state preemption of local land use regulations. This bill would have
41 created preferred land use regulations that could override local zoning powers under
42 certain circumstances and would likely be brought back in some iteration for consideration
43 in the future.

44 Ms. Blaes detailed House Bill 492, which established a Housing Infrastructure Partnership
45 Revolving Loan Fund providing low-interest loans for infrastructure projects that could
46 unlock housing development. She noted that \$150 million was dedicated to Salt Lake
47 County, with Taylorsville likely to apply for grants from this fund.

48 Senate Bill 284 was highlighted as particularly important for Planning Commissions, as it
49 required local governments to publish fees and standards online, limited participation in
50 appeal hearings, and most significantly, mandated provisions for detached accessory
51 dwelling units (DADUs) on residential lots of 11,000 square feet or larger. The bill also
52 included provisions allowing legislative bodies to act if Planning Commissions failed to
53 make timely decisions and required additional training for commissioners on ethics and
54 bias.

55 Ms. Blaes mentioned that House Bill 436 would pause moderate income housing plan
56 reporting for 2026 while shifting focus to tracking housing units reaching certificate of
57 occupancy rather than just entitled units.

58 She concluded by outlining anticipated interim study topics including annexations,
59 billboards along I-15, college town housing, starter homes and zoning, building
60 inspections, and impact fees.

61 Commissioner Wilkey asked for recommendations on learning more about the legislation,
62 and Ms. Blaes suggested starting with the Utah League of Cities and Towns' upcoming
63 virtual wrap-up session and the Utah Land Use Institute training on the 20th.

64 Commissioner Wright requested that Ms. Blaes repeat the details of Senate Bill 284,
65 which she did.

66 The briefing session adjourned at 6:26 p.m.

67 **GENERAL MEETING – 6:30 P.M.**
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69 Chair Young called the meeting to order at 6:30 p.m. at which time he read a statement
70 explaining the planning commission's role.

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| 2. Review and Approval of the Minutes of the February 10, 2026 Planning Commission Meeting |
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72 **MOTION: Commissioner McElreath moved to approve the minutes of February 10,**
73 **2026 as presented. The motion was seconded by Commissioner Muñoz**
74 **and passed unanimously.**

75
76 **MAIN AGENDA**

3. Public Hearing and Consideration of a Nonadministrative Conditional Use Permit for Extended Hours of Operation and to Operate a Bar Establishment at 5418 South 1900 Wes (File 5C26-CUP-000589-2026; Applicant: Jessica Blakeman representing The Break Sports Bar & Grill; Presenter: Terryne Bergeson)

77 Planner Terryne Bergeson presented the application from Jessica Blakeman on behalf of
78 The Break Sports Bar and Grill. She explained that the request involved two components
79 requiring conditional use permits: operating a bar establishment and extending hours of
80 operation past 10 PM within 250 feet of residential properties.

81 Ms. Bergeson described the 0.85-acre property located at the corner of 1900 West and
82 5400 South, noting that it was designated as high intensity commercial in the general plan
83 and zoned regional commercial. The 7,306 square foot building was located 30 feet from
84 the shared residential property line, with a masonry wall and mature trees providing
85 buffering.

86 She explained that the applicant originally requested hours from 11 AM to 1 AM on
87 weekdays and 10 AM to 1 AM on weekends, with plans for interior remodeling only and
88 no use of the existing narrow patio area, which would remain locked as an emergency
89 exit.

90 Staff proposed the following conditions of use:

- 91 1) The existing patio feature could be used only after approval of a building permit
92 that included the installation of sound mitigating features.
- 93 2) While expansion would require nonadministrative site plan review and approval,
94 future expansion of outdoor patio or dining area was limited to eastward expansion
95 of the existing patio, or on the east side of the site.
- 96 3) Outdoor patio or dining space would not be permitted on the south and west
97 portions of the site, to mitigate impacts to the peace and comfort of adjacent
98 residential.
- 99 4) Waste pickup was to occur no less that ___ times per week (to be determined that
100 evening).
- 101 5) Hours of operation were to be as follows:
102 a. Sunday – Thursday 11am to 1am (“last call” at 12am)
103 b. Friday – Saturday 10am to 2am (“last call” at 1am)
- 104 6) Condition to discourage loitering
- 105 7) An administrative review would take place 6 months after final approval to ensure
106 compliance with the approved conditions to determine if the identified impacts were
107 being mitigated. The director would decide that the findings of the review were to

108 be presented to the planning commission to consider modifying or adding
109 conditions.

110 8) The conditional use permit was subject to the same review outlined above upon
111 receipt of substantiated complaint or citation.

112 9) The operation was to remain compliant with all applicable city and state review
113 agencies.

114 In response to the notice that was mailed to all property owners within 300' of the site,
115 Ms. Bergeson noted that one public comment had been received expressing concerns
116 about the previous tenant's operations, including patrons gathering in the parking lot after
117 closing, engine revving, trash odors, and harassment of neighboring residents' dogs. After
118 learning of those concerns, the applicant had made some commitments regarding the
119 hours of operation and waste pickup which they would address shortly.

120 She acknowledged that the public hearing notice had not been posted to city and state
121 websites by the deadline, meaning the Planning Commission could discuss the matter
122 that evening but could not take formal action until the March 24th meeting.

123 The police department suggested perhaps erecting 'no loitering' signs and contracting
124 with a private tow company as ways to mitigate potential problems.

125 Commissioner McElreath asked whether these conditions carried over from the previous
126 tenant, and Ms. Bergeson clarified that the previous tenant had operated without a
127 conditional use permit due to a software transition issue. Commissioner Wright inquired
128 about Texas Roadhouse's operating hours, and staff indicated they would research the
129 hours of other establishments for comparison. Commissioner McElreath was also
130 interested to hear the operating hours of the Trolley Wing Co.

131 Ms. Blaes interjected that Texas Roadhouse had operated as a restaurant and closed at
132 10pm. Trolley Wing Co. had received a bar license from the Department of Alcoholic
133 Beverage Services (DABS), and she believed they had operated until 1am. Ms. Bergeson
134 added that DABS required an establishment to remain open one hour after last call.
135

136 The commission then discussed the location of the waste receptacles which were now
137 enclosed on the west side of the building.
138

139 Commissioner Wright sought clarification on the DABS requirements and whether they
140 took precedence over the city's desires. Ms. Blaes responded that the state provided a
141 framework, but local jurisdictions could impose more restrictive conditions through the
142 conditional use process. The Commissioner expressed interest in knowing the operating
143 hours of reception centers that had received CUPs in the city. Ms. Bergeson responded
144 that those permits did not include bar licenses although in some cases, customers could
145 serve alcohol to their guests as long as it was served by someone licensed to do so.
146 According to the DABS website, reception centers could serve alcohol from 10am to 1am
147 with the appropriate license. However, no such licenses had been issued in Taylorsville.
148

149 Commissioner Wright felt it would be beneficial to consider what was accomplished by
150 the restrictions placed on those establishments while considering what to approve in this
151 new application. He wished to see that information at the next meeting.

152
153 Chair Young opened the public comment period. However, there was no one physically
154 present who expressed a desire to speak and there were no online attendees. Therefore,
155 Chair Young closed the public comment period and invited the applicant to address the
156 planning commission.

157 Blake Brown, operations manager for The Break, explained that The Break operated
158 multiple locations throughout the valley and ran a respectable business focused on
159 providing a relaxed atmosphere. He addressed the public concerns by noting that they
160 had already moved the trash to address odor issues, trained staff on handling late-night
161 situations, and employed security and door staff to manage any outside disturbances.

162 Commissioner Muñoz, who had visited other Break locations, expressed generally
163 positive views of the establishment but questioned whether they planned live music and
164 whether any locations were adjacent to residential areas as this one was. Mr. Brown
165 indicated they had removed the existing stage and would focus on the dining experience
166 rather than live entertainment, and confirmed they had experience operating near
167 residential areas in both Murray and Daybreak.

168 Commissioner McElreath wished to confirm that the applicant accepted the proposed
169 operating hours. Mr. Brown confirming they typically operated last call at midnight on
170 Sunday through Thursday at most locations. He also discussed their approach to
171 preventing intoxicated driving, noting they would allow overnight parking for patrons using
172 ride-sharing services.

173 The discussion covered smoking areas, with Mr. Brown indicating they would designate
174 smoking areas at least 25 feet from entrances and on the east side away from residential
175 areas. Commissioner Wilkey raised concerns about parking capacity given Texas
176 Roadhouse's previous parking challenges, and Mr. Brown noted increased use of ride-
177 sharing services among patrons.

178 Commissioner McElreath asked about security cameras and door staff, with Mr. Brown
179 confirming they maintained cameras in most parking lots and door staff during all
180 operating hours. He emphasized their focus on food service, noting that while licensed as
181 a bar, they operated with an extensive lunch menu and daily specials.

182 Staff and commissioners discussed specific conditions, including trash pickup frequency
183 (settling on a minimum of four times per week), a six-month administrative review, and
184 signage for smoking areas and no-loitering policies. Commissioner McElreath was
185 interested in knowing not just what hours local reception centers were open, but also what
186 hours they had *asked* to be open initially. The discussion addressed balancing effective
187 enforcement tools for police while not creating an overly restrictive environment.

188

189 Deputy City Attorney Ryan Richards confirmed that no-loitering signage would assist
190 police enforcement since under criminal trespass statutes typically required prior notice,
191 though the number and placement of signs could be determined based on what would
192 reasonably notify potential violators.

193 Chair Young asked that staff bring back a recommendation on the number of signs based
194 on parking lot size.

195

196 **MOTION: Commissioner Wright moved to continue File #5C26-CUP-000859-2026,**
197 **public hearing and consideration of a nonadministrative conditional use**
198 **permit for extended hours of operation and to operate a bar**
199 **establishment at 5418 South 1900 West to March 24, 2026. The motion**
200 **was seconded by Commissioner Muñoz and passed unanimously.**

201

202

CITY COUNCIL MEETING DISCUSSION

203

204 Chair Young updated his colleagues on the March 4th City Council meeting.
205 Commissioner Muñoz would attend and report on the April 1st meeting.

206

207

ADJOURNMENT

208

209 **MOTION: Commissioner McElreath moved to adjourn. The motion was seconded**
210 **by Commissioner Muñoz and passed unanimously.**

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212 The meeting adjourned at 7:37 p.m.

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216 Jamie Brooks, MMC
217 City Recorder

218

219 *Minutes created with the Aid of HeyGov Artificial Intelligence*

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