

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

Attendance-

Planning Commission

David Young, Chair
Barbara Muñoz, Vice Chair
Marc McElreath
B. Murphy (Alternate)
Don Russell
Cindy Wilkey
David Wright

Staff

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

Excused: Commissioner Gordon Willardson

Others: Ernest Burgess

BRIEFING SESSION – 6:00 P.M.

1. Legislative Wrap-Up

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

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

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

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

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

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

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

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

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

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

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

GENERAL MEETING – 6:30 P.M.

Chair Young called the meeting to order at 6:30 p.m. at which time he read a statement 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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MOTION: Commissioner McElreath moved to approve the minutes of February 10, 2026 as presented. The motion was seconded by Commissioner Muñoz and passed unanimously.

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)

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

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

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

Staff proposed the following conditions of use:

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

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

- 8) The conditional use permit was subject to the same review outlined above upon receipt of substantiated complaint or citation.
- 9) The operation was to remain compliant with all applicable city and state review agencies.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOTION: Commissioner Wright moved to continue File #5C26-CUP-000859-2026, 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 West to March 24, 2026. The motion was seconded by Commissioner Muñoz and passed unanimously.

CITY COUNCIL MEETING DISCUSSION

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

ADJOURNMENT

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

The meeting adjourned at 7:37 p.m.



Jamie Brooks, MMC
City Recorder

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