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**City of Taylorsville
Planning Commission Meeting Minutes
May 12, 2026
Briefing – 6pm / Regular Session – 6:30 pm
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 Gordon Willardson
18 David Wright

Staff

Dina Blaes, Strategic Engagement
Grant Allen, Senior Planner
Jamie Brooks, City Recorder

20 **Others Present:** Andrew Barrus, Johanna Durham, Jake Larsen, Bernabe Ojeda Crus,
21 Richard Perschon, and Kim Watts.

23 **Present Electronically:** Mischele Drage and Jennie Flor

25 **BRIEFING SESSION – 6PM**

1. **TBD – Grant Allen**

27 Senior Planner Grant Allen opened the briefing session at 6:01 p.m. and acknowledged
28 that no specific topic had been formally scheduled but he used the time to share several
29 reminders with the Commission. He commented that Commissioner Muñoz appeared to
30 be in attendance electronically.

31 Mr. Allen expressed appreciation to the commissioners for their participation in the recent
32 work session on detached accessory dwelling units (DADUs), noting that staff was still
33 reviewing the discussion and feedback gathered from that session in preparation for a
34 future meeting.

35 Mr. Allen reminded Commissioners of their annual training requirements, noting that staff
36 would continue to communicate eligible training opportunities as they became available,
37 including the American Planning Association conference held along the Wasatch Front.
38 He noted that perfect attendance at all Planning Commission meetings throughout the
39 year would earn Commissioners an additional training hour. He also informed the

40 Commission that the state had added an ethics component to the annual requirements,
41 and that staff would track and communicate those requirements.

42 Commissioner Wilkey inquired whether the ethics training could be completed as a group,
43 and Mr. Allen confirmed that a group training could be arranged, with individual options
44 also available.

45 Commissioner Muñoz arrived in person, at which time she discontinued her virtual
46 attendance.

47 Commissioner McElreath requested that staff distribute relevant online training
48 opportunity resources, and Mr. Allen agreed.

49 Commissioner Muñoz mentioned there was what appeared to be an illegal DADU under
50 construction in her neighborhood. Work had stopped and she wondered if, when that
51 happened, the property owner was required to remove the illegal structure. Mr. Allen
52 responded that typically the building official would issue a red tag in such cases and there
53 would first be an attempt to bring about compliance. He suggested she provide the
54 address so the city could investigate.

55 Commissioner Wilkey noted that the applicant on Agenda Item #3 had cited staff turnover
56 as a contributing factor in his construction delay and asked whether staff considered that
57 claim valid. Mr. Allen indicated he would address that question directly during the formal
58 presentation of the item, noting that the case had been primarily handled by another
59 planner who was not present, and that he was presenting on her behalf.

60 The briefing session adjourned at 6:13 p.m.

61

62

GENERAL MEETING – 6:30 PM

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64 Chair Young called the meeting to order at 6:30 p.m. at which time he read a statement
65 explaining the planning commission's role.

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67 **Consent Agenda:**

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| 2. Approve Minutes from the April 28, 2026 Planning Commission Meeting. |
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69 **MOTION: Commissioner Russell moved to approve the minutes of the April 28, 2026**
70 **meeting as presented. The motion was seconded by Commissioner**
71 **Wright and passed unanimously.**

72

73 **Main Agenda:**

3. Request for an Extension of Approval of a Preliminary Subdivision to Create Four Residential Lots

File: #1S25-SUB-000494-2024

Applicant: Jake Larsen, Desert Peak Builders

Location: 0.979 Acres of Property at 1881, 1883, 1901 and 1903 W 4655 S

Presenter: Grant Allen, Senior Planner

74 Mr. Allen presented the request for a 12-month extension of a previously approved
75 preliminary subdivision, noting that the original approval was granted by the Planning
76 Commission on May 13, 2025. The applicant, Jake Larsen of Desert Peak Builders, had
77 requested the extension to allow additional time to coordinate with an adjacent property
78 owner regarding access, and to address outstanding engineering requirements related to
79 the preparation of the final plat. Mr. Allen noted that Section 13.3 of the Taylorsville
80 Municipal Code provided the original decision-making body with the authority to grant an
81 extension of no more than 12 months following a written request from the applicant.

82 Commissioner McElreath wished to confirm that no construction work had been started
83 on the project. Mr. Allen indicated that was the case.

84 Commissioner Wilkey asked what Mr. Larsen meant in his application by “unavoidable
85 shifts in market potential due to political impacts.” Mr. Allen responded that would be a
86 good question for the applicant when he addressed the commission.

87 When there were no other questions for staff, Chair Young invited Mr. Larsen to speak.
88 Responding to Commissioner Wilkey’s question, Mr. Larsen explained that he referred to
89 rising interest rates driven by geopolitical factors and resulting market uncertainty among
90 builders. Mr. Larsen also identified the departure of key city staff members, including
91 former employees Jim Spung and Wayne Harper, as a significant contributing factor to
92 the delay, noting that those individuals had been instrumental in navigating code issues
93 related to the project. Mr. Larsen acknowledged that he likely would not require the full
94 12 months, estimating that approximately half that time would be sufficient, but requested
95 the full extension to avoid the need for a second request.

96 Commissioner Barbara Muñoz asked whether Mr. Larsen foresaw a clear path to
97 resolution of the access and code issues, and he confirmed that the primary remaining
98 challenge was coordinating with the city engineer regarding utility easements and
99 clearances for the flag lots.

100 Mr. Allen pointed out that the recommended motion he prepared did not include the length
101 of a proposed extension. He asked that the commission include that in any motion they
102 made.

103 The Commission discussed the appropriateness of granting the full 12-month extension.
104 Commissioner Willardson noted that no active harm or urgency existed on the site, and
105 several Commissioners agreed that the full 12-month period was reasonable and
106 consistent with the code's intent.

107 Commissioner Wright asked if allowing a 12-month extension would set a precedent for
108 future applicants. Mr. Allen responded that city code allowed for a 12-month extension for
109 any applicant in a similar situation.
110

111 **MOTION: Commissioner Wright moved to approve File #1S25-SUB-000494-2024, a**
112 **Preliminary subdivision plat creating four residential lots on 0.979 acres**
113 **of property at 1881, 1883, 1901, and 1903 West 4655 South, allowing a**
114 **twelve-month extension. The motion was seconded by Commissioner**
115 **Willardson and passed unanimously.**
116

4. Public Hearing and Consideration of a Nonadministrative Conditional Use Permit at 2238

West 5400 South

File: #21C26-CUP-000601-2026

Applicant: Johanna Durham, Secondhand Salamander

Location: 2238 West 5400 South

Presenter: Grant Allen, Senior Planner

117 Mr. Allen presented the application for a nonadministrative conditional use permit to
118 operate a secondhand arts and crafts store, known as Secondhand Salamander, in a
119 Limited Commercial zoning district. He explained that a secondhand retail store was not
120 a permitted use in this zone by right and therefore required approval through the
121 conditional use permit process. The approximately 1,000-square-foot space would serve
122 as both a retail store and a venue for craft classes. Staff had received no public comments
123 prior to the meeting.

124 Mr. Allen outlined staff's analysis under Section 13.33 of the Taylorsville Municipal Code
125 Section including a review of potential impacts related to outdoor accumulation of donated
126 goods and waste disposal. Staff recommended the following conditions of approval:

- 127 1) To prevent outdoor storage and accumulation of donation supplies, the applicant
128 shall ensure that patrons are informed of drop-off hours and procedures by use of
129 signage and/or other communications.
- 130 2) Waste shall be properly disposed; should the use create a need for additional
131 waste pickup services, the applicants shall coordinate with property owners to
132 avoid accumulation of trash and debris.
- 133 3) The applicant shall demonstrate and remain in compliance with all applicable
134 standards, prior to issuance of business license.

135 Chair David Young asked whether a secondhand store would be a permitted use by right
136 anywhere in the city, and the applicant clarified that, based on their consultations with city
137 staff, a conditional use permit appeared to be required regardless of location within
138 Taylorsville.

139 Upon an inquiry from Commissioner Muñoz, Mr. Allen indicated it would be appropriate
140 to ask the applicants how they intended to ensure that those donating goods to the
141 organization did not merely drop items off on the exterior of the property.

142
143 Chair Young invited the applicant to address the commission.

144
145 Applicants Johanna Durham and Kim Watt, co-founders of Secondhand Salamander,
146 described their operating plan. They explained that the business accepted donated arts
147 and crafts supplies—such as fabric, yarn, paint, paper, and beads—with the goal of
148 making affordable materials available to the community. The organization was a 501(c)(3)
149 nonprofit. Ms. Durham clarified that donations would not involve unattended drop-offs; all
150 donations would require a hand-off from the donor to a staff member during operating
151 hours, with donors required to check in at the front desk before proceeding to the rear of
152 the building. All donated items would be stored inside the store in a designated donation
153 room.

154
155 Commissioner Wright expressed concern about the potential for donated items to
156 accumulate behind the building and suggested adding a condition explicitly prohibiting
157 outdoor storage of items behind the store. The applicants affirmed that no outdoor storage
158 was intended and indicated that cameras and other monitoring measures would be
159 employed to deter unauthorized dumping.

160 Chair Young opened the public hearing.

161 Although no one either in person or online expressed a desire to speak, Ms. Blaes read
162 an online comment from Mischele Drage which had been submitted via chat. Ms. Drage
163 noted that she lived behind the property and expressed support for the business. She
164 inquired how unauthorized after-hours drop-offs would be prevented, a concern the
165 applicants had already addressed through their discussion of monitoring measures.

166 The Chair closed the public hearing.

167 Chair Young confirmed that the nature of donated goods—small arts and crafts
168 supplies—was not comparable to the large or bulky items typical of general thrift stores.

169 Commissioner McElreath asked if other businesses in that strip mall stored property
170 behind the building. Mr. Allen responded that it did not appear that they did.

171
172 **MOTION: Commissioner Wright moved to approve File #21C26-CUP-000601-2026,**
173 **consideration of a nonadministrative conditional use permit to operate a**
174 **secondhand goods store at 2238 West 5400 South in Taylorsville, Utah, subject**

175 to the findings and conditions of approval in the staff report as well as the
176 following condition: there is to be no on-site outside storage. The motion was
177 seconded by Commissioner Russell and passed unanimously.
178

5. Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Operate a Used Car Dealership

File: #9C26-CUP-000596-2026

Applicant: Bernabe Ojeda Cruz, Owner of Prosperity Cars

Location: 1661 West 4800 South

Presenter: Grant Allen, Senior Planner

179 Mr. Allen presented the application for a nonadministrative conditional use permit to
180 operate a used car dealership, Prosperity Cars, in the Boulevard Commercial zoning
181 district. He noted that no significant site improvements were proposed as part of the
182 application. The dealership would occupy a portion of an existing building (Suite C,
183 approximately 1,562 square feet of office space), and vehicles would be displayed on the
184 adjacent parking lot.

185 Mr. Allen explained that the city code required five parking stalls per 1,000 square feet of
186 office floor area, resulting in a requirement of seven stalls dedicated to employee and
187 customer parking. He noted that the Planning Commission had the authority to determine
188 parking requirements for the auto sales display portion of the site. According to the
189 application, the property owner had contractually allocated 10 parking spaces to the
190 tenant, with 7 designated for employees and customers and 3 for vehicle display.
191 However, Mr. Allen identified a discrepancy: the applicant's site plan appeared to show
192 only 3 display spaces, while the overall property contained approximately 36 to 38 parking
193 stalls total, and the allocation and striping of those spaces was unclear.

194 Chief of Strategic Engagement Dina Blaes clarified for the Commission that a lack of
195 sufficient information had been shared by the property owner, and that the applicant's
196 submitted site plan did not clearly reflect what the property owner had verbally
197 communicated to staff. She presented the Commission with two options: approve the
198 application with very clear conditions related to parking, or table the item until additional
199 clarifying information could be obtained.

200 Beyond the parking issue, staff recommended the following conditions of approval:

- 201 1) The following does not occur on site, including but not limited to: intensive
202 mechanical repair, dismantling, or body work.
- 203 2) Boundary striping, signs and/or posts will be required to be installed as indicated
204 on submitted site plan.
- 205 3) Parking for the dealership shall only use identified parking spaces and other
206 designated areas as marked on the site plan and parking tabulation included in the
207 exhibits.
- 208 4) Parking on the site shall be upon a paved surface and shall comply with applicable
209 standards in the Taylorsville Municipal Code.
- 210 5) Storage of inoperable vehicles is prohibited.
- 211 6) An administrative review shall take place 6 months after the date of issuance of

212 business license to ensure compliance. The directory may decide that the findings
213 of the review must be presented to the planning commission to consider modifying
214 or adding conditions.

215 7) The conditional use permit is subject to the same review outlined above upon
216 receipt of substantiated complaint or citation.

217 8) The operation shall remain compliant with all applicable city and state review
218 agencies.

219

220 Commissioner McElreath wished to confirm that the property owner was willing to re-
221 stripe the parking lot. Mr. Allen said that was correct. However, upon further discussion it
222 became clear that more information from the property owner (the applicant's landlord)
223 regarding parking was necessary. Mr. Allen had attempted to reach him earlier but had
224 yet to hear back.

225

226 Commissioner Russell asked if there were other used car lots in the same vicinity. Chair
227 Young was aware of one just south of 4965 South Redwood Rd.

228

229 Commissioner Wright wondered if any improvements were planned for the building
230 interior. Mr. Allen responded that any such work would not be part of this application.

231

232 Chair Young invited the applicant to speak.

233 Applicant Bernabe Ojeda Crus addressed the Commission and in response to a question
234 from Commissioner Wright, indicated that the property owner had discussed allocating
235 additional parking stalls to him beyond the initial ten. However, this had not been
236 documented in any materials provided to staff, creating further ambiguity.

237 Ms. Blaes explained to the commissioners that the site plan did not appear to reflect what
238 Mr. Allen was told verbally by the property owner. She recommended that they either
239 build-in an appropriate amount of clarity in the conditions of approval or perhaps table the
240 matter until they were able to obtain the appropriate information.

241

242 Chair Young opened the public hearing.

243 Richard Perschon, whose home sat adjacent to the subject property expressed concerns
244 regarding security, debris in the rear area of the property, and light pollution. He described
245 a prior incident involving bright lights installed at the rear of the building that had
246 necessitated blackout curtains in his bedroom and indicated that his tenant next door
247 shared these concerns. He was uncertain what lighting or security measures the
248 dealership planned to implement.

249 There was no one else in person or online who expressed a desire to speak, so Chair
250 Young closed the public hearing.

251

252 Commissioner McElreath wished to confirm the parking requirements for the business.
253 Mr. Allen indicated that five parking spaces per 1,000 square feet were needed and the

254 floor plan showed 1,562 square feet. Commissioner McElreath said that amount seemed
255 like overkill for such a small business.

256
257 Commissioner Wright asked if the applicant was renting the entire building. Mr. Allen
258 responded that he was not.

259
260 Mr. Allen reiterated the discrepancy between the information provided to him by the
261 applicant and what he was told by the property owner.

262
263 Chair Young referenced Mr. Perschon's concern about lighting and asked if there were
264 any plans for security lighting or a security fence on the site. Mr. Allen said no to both
265 questions but pointed out that there was a lighting ordinance in effect.

266
267 Commissioner Muñoz asked that a copy of the site plan be provided which made the
268 parking situation clear to all parties. Commissioner Wright was curious to know how much
269 parking the other business(s) would take vs. what would be devoted to the applicant's
270 needs.

271
272 Chair Young sought clarification to future restriping of the parking lot as well as the
273 agreement between the property owner and applicant. He also recommended parking
274 signage and that the application potentially address lighting.

275
276 **MOTION: Commissioner McElreath moved to table File #9C26-CUP-000596-2026 to allow**
277 **for applicant and staff to clearly identify parking and lots for used cars to be**
278 **placed upon, to provide an updated site plan with a lighting plan, to confirm the**
279 **amount of space to be used as office space, and to allow accurate parking**
280 **requirements for customers and staff. The motion was seconded by**
281 **Commissioner Muñoz and passed unanimously.**

282

6. Consideration of a Request for Height Variation of an 8-Foot Fence

File: #1SI26-RBLD-309785-2026

Applicant: Andrew Barrus

Location: 1140 West Turnberry Way

Presenter: Grant Allen

283 Mr. Allen presented the request for a height variation to allow an 8-foot fence along the
284 eastern and northern boundaries of the applicant's lot. The Taylorsville Municipal Code
285 limited fence heights in side and rear yards to 6 feet but provided a mechanism for the
286 Planning Commission to approve height variations based on unusual circumstances,
287 including grade differences, views, and privacy concerns. Mr. Allen noted that staff found
288 the applicant's circumstances met the threshold for unusual conditions, citing grade
289 differences between adjacent lots and privacy impacts. Specifically, the applicant had a
290 safety concern regarding neighboring children gaining access to his pool due to the
291 increased grade on the children's yard.

292 In response to Commissioner McElreath's question about how fence height was
293 measured, Mr. Allen confirmed that, per code, fence height was measured from the
294 highest grade, and that the combined height of a fence and retaining wall shall not exceed
295 11 feet.

296 Chair Young invited the applicant to address the Commission.

297 Andrew Barrus explained that he was requesting the height exception for two primary
298 reasons: first, the neighbor to the north had a lot that sat significantly higher, providing
299 direct sight lines into his backyard; and second, the neighbor to the east had an above-
300 ground pool structure in disrepair that enabled his children to reach and potentially cross
301 the existing fence, accessing the applicant's pool. This led to safety concerns. Mr. Barrus
302 indicated that he had already contracted with a company to construct a 3-foot retaining
303 wall, and that an 8-foot fence on top of that wall would meet the 11-foot maximum under
304 the code. He also confirmed that he had discussed his plans with both impacted neighbors
305 and had not received any objections.

306 **MOTION: Commissioner Russell moved to approve File #1SI26-RBLD-309785-2026, a**
307 **request for an 8-foot fence located along the north boundary and eastern**
308 **boundary of the lot at 1140 West Turnberry Way as represented in the fence**
309 **diagram included in the staff report exhibits, and in accordance with Taylorsville**
310 **Municipal Code, Section 13.28.030.**

311 Before the motion was seconded, Commissioner Wright pointed out that an 11-foot
312 combined structure was substantial. However, Commissioner Muñoz felt that the
313 photographic evidence submitted with the application demonstrated a clear need,
314 particularly given the safety concerns related to the neighboring pool structure. Mr. Allen
315 noted that because the fence would exceed 7 feet in height, a building permit would also
316 be required, which was already in progress pending the Commission's approval.

317 **The motion was seconded by Commissioner McElreath and passed 6-1 with**
318 **Commissioner Wright voting against the motion.**
319

320 Chair Young asked if the rest of the commission was interested in having further discussions
321 regarding car dealerships in the city—not specific to the application considered that evening.
322 There was no input either way from the rest of the Planning Commission.
323

324 **City Council Meeting Discussion:**
325

326 Commissioner Russell reported on the May 6, 2026 City Council meeting, after which the following
327 assignments were made:

- 328 • **May 20, 2026:** Commissioner McElreath (substituting for Commissioner Wright)
- 329 • **June 3, 2026:** Commissioner Wright
- 330 • **June 17, 2026:** Commissioner Willardson

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ADJOURNMENT

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

The meeting adjourned at 8:12 pm

Jamie Brooks, MMC
City Recorder

Meeting Minutes Prepared with the Aid of HeyGov Artificial Intelligence

DRAFT