

City of Taylorsville
Planning Commission Meeting Minutes
May 12, 2026
Briefing – 6pm / Regular Session – 6:30 pm
2600 West Taylorsville Blvd – Council Chambers

Attendance-

Planning Commission

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

Staff

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

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

Present Electronically: Mischele Drage and Jennie Flor

BRIEFING SESSION – 6PM

1. TBD – <i>Grant Allen</i>

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

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

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

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

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

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

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

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

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

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

GENERAL MEETING – 6:30 PM

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.

Consent Agenda:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Young invited the applicant to address the commission.

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

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

Chair Young opened the public hearing.

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

The Chair closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Young invited the applicant to speak.

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

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

Chair Young opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Young invited the applicant to address the Commission.

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

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

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

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

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

City Council Meeting Discussion:

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

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

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

Approved 7/14/2026