



TAYLORSVILLE
COMMUNITY DEVELOPMENT

July 2015

**Community Development
Department
Administrative Report**



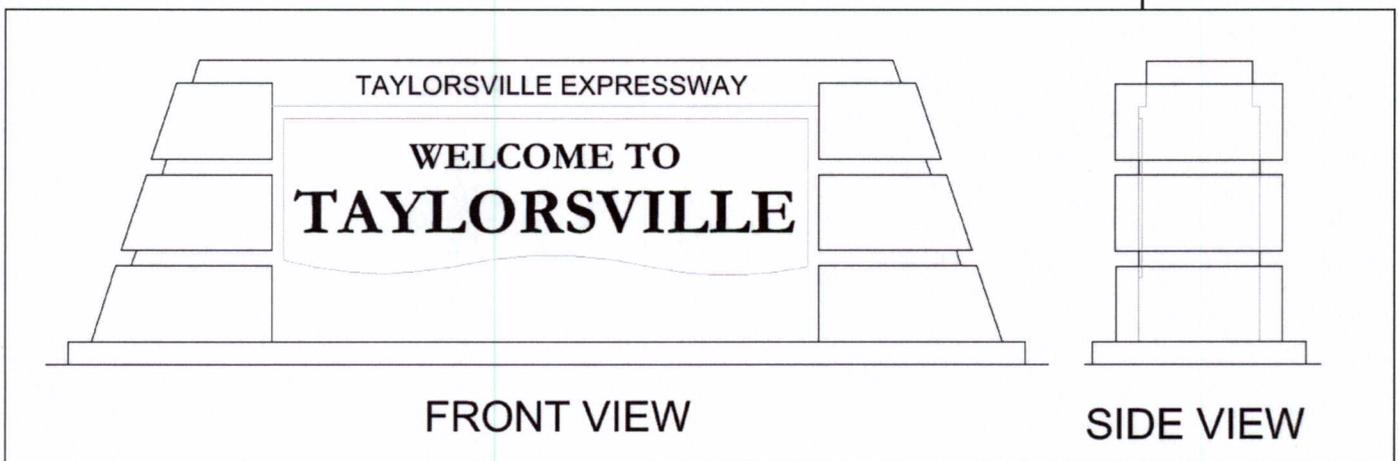
Ivory Highlands

CONSTRUCTION BEGINS ON NEW CITY GATEWAY SIGNS

Four Locations to Feature New Gateway Designs

The first four of the City's new gateway signs based on the recently adopted Gateway Sign Master Plan are under construction! The sign locations are spread evenly throughout the City with locations on the Taylorsville Expressway (4700 South) just west of the Jordan River; Redwood Road at approximately 6650 South; the southeast corner of 4100 South and 2700 West; and the northeast corner of 6200 South and Bangerter Highway.

Taylorsville Expressway [4700 South] at 700 West



At press time the Taylorsville Expressway sign had been poured and was awaiting stonework and installation of the letters. The sign structure is 20' wide and 6' tall built on a base of approximately 18" to bring it to the approximate level of the 4700 South travel lanes. It (like all the signs) is made of architectural grade buff colored concrete. The concrete was poured with the color additive meaning that it is colored all the way through rather than surface stained. The stone work will be completed a beautiful natural stone veneer that will complement and slightly contrast with the concrete in both color and texture. The letters will be 1/4" metal letters powder coated to an oil rubbed bronze finish and range in height from 5" to 11". The letters will be mounted with steel rods 1 1/2" from the concrete surface to create a shadow line further emphasizing the sign's text. Once the sign is complete the site will be graded and landscaping and external lighting will be installed. The Taylorsville Expressway sign is located in UDOT right-of-way.



At press time the 4700 South Gateway sign had been poured.

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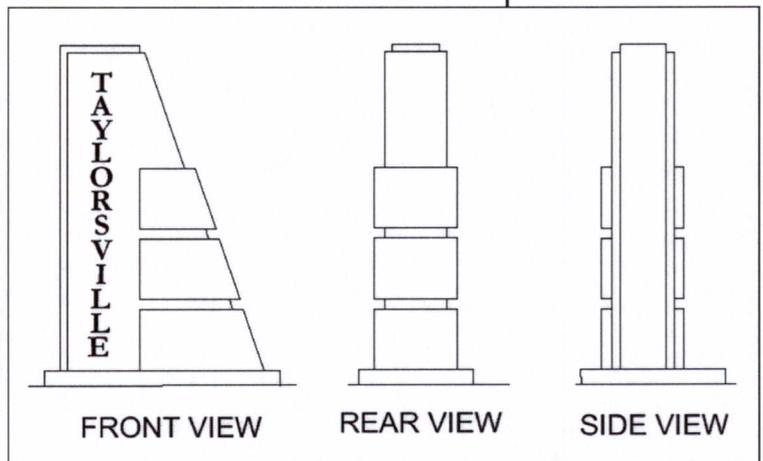
Redwood Road at 6650 South



The Redwood Road sign is virtually identical to the Taylorsville Expressway sign with the exception of the base. Given that the Redwood Road site is more level to the road surface the 18" base was not necessary. Like the 4700 South sign this location will be externally lit and landscaped. The easement for this sign was generously granted by Allan Dahle, owner of the adjacent vacant lot and three story office building. Mr. Dahle plans to build an additional office building on the site in the future and the sign and landscaping will be incorporated into his future project.

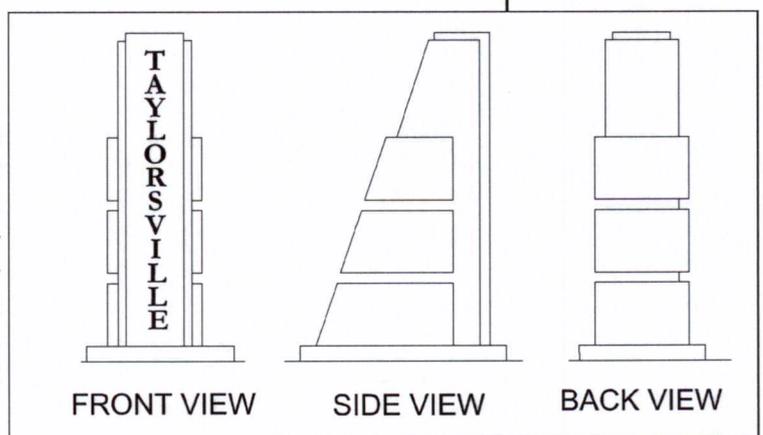
4100 South/2700 West

The 4100 South sign is being constructed in the "minor collector" style, meaning it is a smaller sign with a more vertical rather than horizontal design. The sign will utilize the exact same materials and colors as the arterial style signs but fit in a much smaller footprint. The location for this sign is on 4100 South approximately 50 feet east of the 2700 West intersection in an area owned and maintained by the Village II Condominiums. Like the Redwood sign, a sign easement was kindly granted by the Village II Homeowners Association.



Bangerter Highway/6200 South

The Bangerter Highway/6200 South sign will be located in the rock mulch area on the northeast corner of the intersection and be similar in design to the 4100 South sign—the primary difference being the orientation to accommodate a corner location. The vertical sign was chosen for this location because of the limited area available for the sign. Like the 4700 South sign, this sign is also located in UDOT right-of-way.



MOVIES IN THE PARK

It's back! Our second season of Movies in the Park will be starting soon with 3 great movies again this summer. We've rented an 18' screen, doubled the speakers for surround sound, and will again be popping popcorn as a free snack. The community is encouraged to bring blankets, chairs, and any activity while waiting for the sun to sink low enough for the film to start.

Saturday, July 18th 9:00 PM
BIG HERO 6

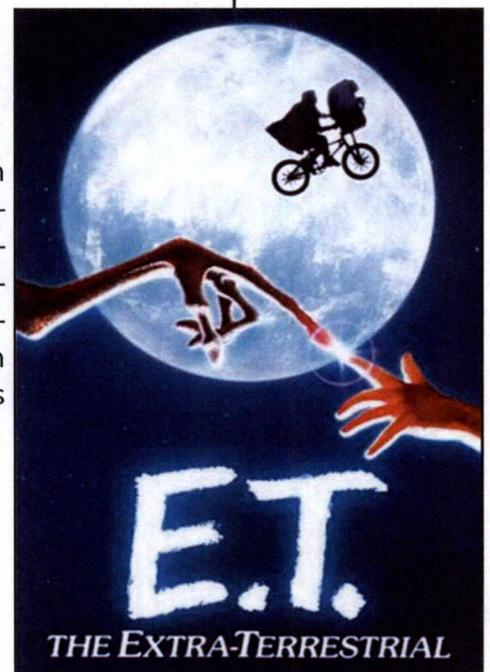
The movie takes place in San Fransokyo, either in the future or some alternate universe, it's never really explained. Hiro, a hyper-intelligent tween who likes building robots is the star of the film and he's kind of lost, looking for a purpose in life. But not for long! Together with his robot, Baymax, Hiro and his incredibly geeky friends set out to solve a mystery and fight an evil supervillain in what ends up being a touching and very funny film.



Saturday, August 15th 9:00 PM
TBA (A little surprise never hurt anyone...right?)

Saturday, August 29th 9:00 PM
E.T. The Extra Terrestrial

Relive the adventure and magic in one of the most beloved motion pictures of all-time, E.T. The Extra-Terrestrial, from Academy Award-winning director Steven Spielberg. Captivating audiences of all ages, this timeless story follows the unforgettable journey of a lost alien and the 10-year-old boy he befriends. Join Elliot, Gertie, and Michael as they come together to help E.T. find his way back home in "one of the great American films" that forever belongs in the hearts and minds of audiences everywhere.



Neighborhood Services Division

Neighborhood Compliance Code Cases

June 2015



Definitions:

Improper Maintenance: Any structure that is in a condition of disrepair or deterioration

Accumulation of Junk: Items that are considered unusable and unsightly

Improper Accumulation: Accumulations of soils, litter, plant materials, tree trimmings

Prohibited Parking: Vehicle parked over the sidewalk, in front of a mailbox or hydrant, commercial vehicle in residential zones

Signs: Non-permitted business signs

Property Identification *: Address numbers missing on residential home

Animals: Lack of chicken permits, agricultural animals in non-agricultural residential zones

Business Licensing Division

New Business Licenses

June 2015

Business Name	Business Address	Business Description
Commercial		
3M Company	4393 S. Riverboat Rd. #300	Software
7-Eleven Store	4684 S. Redwood Rd.	Convenience Store/Gasoline
Academy Mortgage Corp.	5997 S. Redwood Rd.	Mortgage Lender
Jimmy John's	3891 W. 5400 S.	Sandwich Store
National E-Realty	4900 S. Redwood Rd.	Real Estate Agency
Nutrician Fuente de Vida	4134 S. 1785 W.	Natural Products/Herbal
Royal Nutrition	4846 S. Redwood Rd.	Nutrition Distributor
Starke Shave Ice	5678 S. Redwood Rd.	Snack Shack
Tagge's Famous Fruit Stand	5564 S. Redwood Rd.	Fruit Stand
UTBS Heart Foster Care	6011 S. Redwood Rd.	Foster Care
Allergy Solutions, LLC	4122 S. 1785 W. #2E	Motivational Seminar Training
Home Occupation		
Bailey's House Cleaning	5668 S. 2200 W.	House Cleaning
Day Green	1211 W. Tamarack Rd.	Lawn Care
Fry Sauce Boss Design	5689 S. Dynasty Oaks Cir.	Web/Graphic Design
Good Faith	1603 W. Conifer Way	Delivery Service
Kozy Apiaries	5437 S. Breakwater Dr.	Beekeeping
MVO Construction Masonry, LLC	3808 W. Dimerall Dr.	Handyman
Revista Empenedores	4542 S. Fireweed Dr.	Magazine Publisher
Royal First Holding, LLC	5442 S. Harker Ridge Lane	Lease Buses
Stu Graham	3441 W. Danube Dr.	E-bay Electronic Sales
Sweet Goodness	1508 W. 4920 S.	Cottage Bakery
Tapasa Tapusoa	2323 Bonniebrook Dr.	Painting
Zane Curtis	4210 S. Mackay St.	Computer Designer
Temporary		
American Promotional Event	1825 W. 4700 S.	Fireworks
American Promotional Event	3135 W. 5400 S.	Fireworks
American Promotional Event	5469 S. Redwood Rd.	Fireworks
American Promotional Event	5400 S. 3200 W.	Fireworks
Caslot Fireworks	4100 S. Redwood Rd.	Fireworks
Olympus Fireworks	4870 S. Redwood Rd.	Fireworks
Phantom Fireworks	4740 S. Redwood Rd.	Fireworks
Phantom Fireworks	3815 W. 5400 S.	Fireworks
Winco Fireworks	2652 W. 4700 S.	Fireworks
Total Licenses: 32	Home Occupation: 12	Temporary: 9

Planning Division

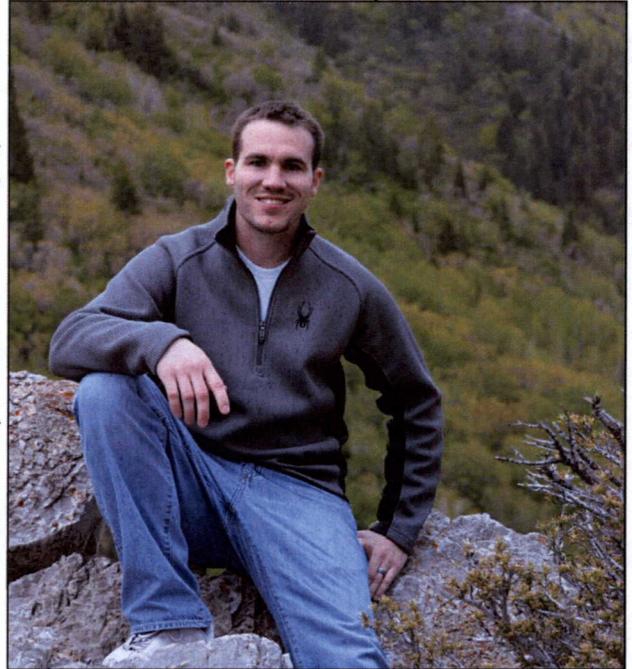
New Hire

Jim Spung Joins the Taylorsville Planning Division

Following a highly competitive recruitment process, the Taylorsville Community Development Department is happy to welcome new Associate Planner Jim Spung to the Planning Division.

Jim grew up outside Chicago and moved to the State to attend the University of Utah. At the U Jim earned a Bachelor of Science in Urban Planning with a Minor in Spanish, a Masters Degree in City and Metropolitan Planning, and an Urban Design Certificate. Prior to coming to Taylorsville Jim interned at Salt Lake City and Cottonwood Heights and worked as a City Planner at the City of North Salt Lake for two years.

Jim lives in Salt Lake City with his wife Hailey and nine month old son James Spung V.



Planning Commission Meeting Summary June 9, 2015

File #	Agenda Item	Applicant/Address	Action Summary
1.	Work Session 6:30 p.m. to 7:00 p.m.	Work Session 6:30 p.m. to 7:00 p.m.	Work Session 6:30 p.m. to 7:00 p.m.
2.	Review/approval of Minutes for May 12, 2015	Review/approval of Minutes for May 12, 2015	Approved as presented.
3. 4H15	Child Day Care	Julli Robinson 4281 South 2200 West	Denied – based on the fact that the applicant did not attend the meeting to explain her position and that nothing has changed for the better since she last applied.
4. 18C15	Preliminary Conditional Use Permit for a New Structure.	Geoff Sherman 1855 West 5400 South	Approved with the ten conditions listed in the staff report.
5. 4Z15	Text Amendment to Title 13, Chapter 26 of the Taylorsville Land Development Code.	Geoff Sherman	A positive recommendation was forwarded to the City Council for a 75' high sign.

Planning Division (Continued)

Project Update

Current Projects Under Construction

Estates at Smith Fields

5184 S. 2200 W.

- 54 lot subdivision developed by Ivory Homes
- Currently eight homes are in various stages of construction



Selkirk Corner

1940 W. 4700 S.

- 7 lot subdivision developed by Hamlet Homes
- Three homes are built or under construction



Taylor's Ridge

1090 West 4800 South

- 11 lot subdivision developed by Ivory Homes
- Four permits have been issued or are in the review process
- The first house is nearing completion



Planning Division (Continued)

Project Update (Continued)

Del Taco

1731 W. Bowling Avenue (just off of Redwood Road)

- Currently framing the exterior of the building
- Anticipated opening in late August 2015



HCA

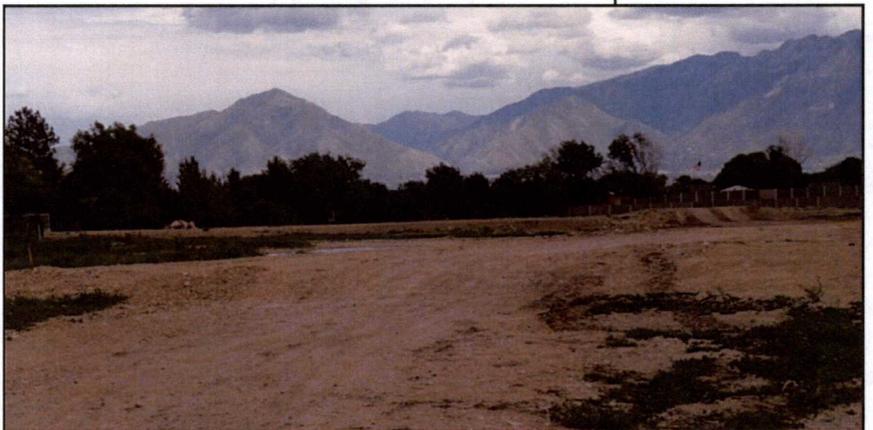
2675 W. Taylorsville Blvd

- A majority of the exterior work is completed
- Interior work progressing



Crescent Corporate Center 4255 S. 2700 W.

- Currently grading the site
- Working to resolve miscellaneous code issues prior to construction
- In negotiation with American Capital to acquire a secondary access to the site



Planning Division (Continued)

Project Update (Continued)

The Crossroads at Taylorsville 5500 S. Redwood Road

- Demolition continues



Legacy Plaza at 54th 5400 S. Redwood Road

- Two pad sites currently under construction
- Zaxby's pad set for final approval July 14th with the Planning Commission

