

**City of Taylorsville
Planning Commission Meeting Minutes
August 11, 2020
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Marc McElreath – Chair
Kent Burggraaf - Vice Chair
Don Quigley
Anna Barbieri
Lynette Wendel
David Wright
Gordon Willardson
Don Russell (Alternate)

Community Development Staff

Wayne Harper - Director
Jim Spung – Senior Planner
Karyn Kerdolff- GIS Planner
Stephanie Shelman – Deputy City Attorney
Jean Gallegos – Admin Assistant/Recorder

BRIEFING SESSION – 6:30 P.M.

1. The briefing session to review the Agenda was conducted by **Mr. Jim Spung**. The Agenda consists of a Zoning Map Amendment to consider a Conditional Use Permit for the operation of an automotive service and repair, minor business within 250 feet of a residential district. **Ms. Kerdolff** explained her item, adding that the applicant will do no repair work on site and recommended approval. **Commissioner Wright** advised that he was concerned about putting this type of use on this highly visible corner. He realized this is a very difficult property to develop but felt this use would not say, “You have arrived in Taylorsville” in a positive way. **Commissioner Wendel** commented that this is an important intersection especially considering what improvements they are making across the street on the City office site property. She did feel with the right design standards and landscaping it could be made to look good though. **Commissioner Willardson** agreed with that comment. **Commissioner Barbieri** advised this is difficult for her because she could envision cars being left on the site in disrepair, which would reflect negatively on the City site across the street, especially with the Arts Center being almost built. **Commissioner Russell**  was concerned that the gas tanks from the previous use were still underground and was informed they had been removed. **Commissioner Quigley** commented that the canal there will always present a problem with any development. General questions were made by the Commissioners such as **Commissioner Willardson** wanted to know if he could go into the neighborhoods and receive input and was informed of the proper procedures necessary to comply with State statutes. He also asked Staff to get him the agenda and packet sooner so he can be better prepared. **Commissioner Burggraaf** advised him that it is posted on the City web site and the public notice of the hearing is posted on the State of Utah site 10 days before the meeting.  Commissioners asked that Staff keep them up-to-date on the projects more frequently, which **Mr. Spung** said would be done.

PRESENT: Ernest Burgess, Curt Cochran, Fred Cox, David Young, Erik Hoffman

REGULAR SESSION – 7:00 P.M.

CONSENT AGENDA



2. **Review/Approval of the Minutes for July 14, 2020.**
MOTION: **Commissioner Burggraaf** - I move for approval of the Minutes for July 14, 2020 as presented.
SECOND: **Commissioner Wright**
VOTE: All Commissioner present voted in favor. Motion passes unanimously.

ZONING MAP AMENDMENT

3. 35C20 – Erik Hoffman (Quick Emissions) - Consideration of a Conditional Use Permit for the Operation of an Automotive Service and Repair, Minor Business within 250 feet of a Residential District at 2724 W 5400 S. (Karyn Kerdolff/GIS Planner)

- 3.1  **Ms. Kerdolff** presented this item. She said the applicant, Erik Hoffman, is proposing a new multi-tenant development for the subject property. The lot is currently vacant but was previously a gas station. The applicant is proposing to develop a Quick Emissions at the location. Mr. Hoffman owns and operates a Quick Emissions in Taylorsville located at 2570 West 4700 South and is looking to relocate that business to 2724 West 5400 South. Under Taylorsville City Code, Quick Emissions would be considered an automotive service and repair, minor. However, the applicant asserts there would be no repairs or oil changes done on site. A public notice was sent to all affected entities and residents within 300 feet of the property and as of this date, no public comments were received. Staff recommends approval based on the Findings.

3.2 **FINDINGS:**

- 3.2.1 This application was initiated by Erik Hoffman on behalf of Quick Emissions.
- 3.2.2 A conditional use permit for the operation of a business that would be classified as an automotive service and repair, minor with 250 feet of a residential district.
- 3.2.3 The proposed automotive services will cause little to no disturbances (odors, light, noise, etc.) for surrounding residential districts.
- 3.2.4 The property is directly adjacent to a Mixed-Use district on all sides, providing a buffer between the subject area and residential districts.
- 3.2.5 The site was previously an automotive self-service station.
- 3.2.6 The applicant's request improves a currently underutilized property along 5400 South.

- 3.3 **APPLICANT ADDRESS:** **Erik Hoffman**  reaffirmed that there will be no repair work or oil changes done on site. He added that they have three locations, the most recent being in Layton, Utah, which looks like what this one will. The elevation of that building was shown. This use will only take up a portion of the building and he will lease out the rest, after very careful screening of the tenants as to appropriateness for their business on this site. The lot is difficult to develop due to the easements in place for the canal, gas and water. Also, UDOT requires right-in, right-out access.

- 3.3.1 **Commissioner McElreath** asked him if they would be doing vehicle inspections to which he replied it would only be administering the emission tests, with absolutely no repairs being done.

- 3.3.2 **Commissioner Quigley** said that he is familiar with this operation. There is a waiting room and counter. The technician takes the cars around the back to conduct the test. He felt this was an upgrade. He asked Mr. Hoffman if he had any letters of intent from potential tenants and he replied that he did not but was not actively pursuing any at this juncture. **Mr. Hoffman** advised that he would utilize 2,000 square feet and the rest of the 5,500 square feet would be finished in phases.

- 3.3.3 **Commissioner Wendel** said she originally thought that 46 stalls was a lot of parking and she wanted to make sure the landscaping requirements were sustained with that amount of parking. She understood that the first building would be 5,500 square feet, of which he would utilize 2,000, with the rest being finished in phases. She asked if then another building was anticipated to be built to the west in the future, which **Mr. Hoffman** said was correct. **Commissioner Wendel** wanted to know

what could be built over an easement.  **Mr. Hoffman** said there would be no structures over the easements, just landscaping.

3.3.4 **Commissioner Wright** wanted to know how the storm water would be handled and Mr. Hoffman replied he has been in discussion with the City Engineer, Ben White, and will adhere to his direction.

3.3.5 The gentleman with Mr. Hoffman came forward and said he also had talked with Ben White who suggested with regard to the nature of the slope on the site that the parking area could function as the route to a catch basin to be made along the 5400 South side.

3.3.6 **Ms. Kerdolff** advised the parking allowance for this site was 6.2 slots per 1,000 square feet of building space, which was not high for a possible restaurant use in the future.

3.3.7 **Commissioner Barbieri** wanted to make sure that the walking trail along the canal was left open and suggested additional landscaping be installed to create a draw for people to walk there. She then asked Staff if this application would come back to the Commission for final approval and was informed by **Mr. Spung** that Staff would give the final approval. 

3.4 **Commissioner McElreath** opened the public hearing and because no one came forward to speak, closed the public hearing and opened it for discussion or a motion by the Commission. 

3.5 **MOTION:** **Commissioner Wendel**  - I will make a motion. I move that we approve File 35C20, consideration of a conditional use permit for the operation of an automotive service and repair, minor business within 250 feet of a residential district according to Staff's Findings and Conditions.
SECOND: **Commissioner Willardson**
VOTE: **Commissioner Quigley** – Yes, **Commissioner Wright** – Nay, **Commissioner Barbieri** – Nay, **Commissioner McElreath** – Aye, **Commissioner Wendel** – Aye, **Commissioner Burggraaf** – Aye, **Commissioner Willardson** – Aye. Motion passes 5 to 2. 

CITY COUNCIL MEETING DISCUSSION: **Commissioner McElreath** gave his report for his attendance at the August 5, 2020 City Council meeting.  **Commissioner Barbieri** also made some comments, including they will announce the name of the person who will fill the vacancy existing on the City Council on September 30, 2020.

 She also reviewed the status of projects in Taylorsville, i.e. Target's soft opening will be in October, the Performing Arts Center is a little bit behind because the seats were being made outside of the Country and shipment has been held up. The Temple site has been leveled and the Church is hoping to have a ground-breaking date soon. Swig and Nothing Bundt Cakes are coming into Taylorsville and Macey's will open here soon. Casa Linde Apartments has been razed so the Bus Rapid Transit system can go through there to Salt Lake Community College. Redwood Road beautification will happen in Spring 2021.

DISCUSSION:  **Commissioner Wendel** talked about the conditional use permit process saying that she recalled from Planning Commission training that the Commission is obligated to approve them unless there is something that the applicant can't mitigate. She wanted to revisit that in the future, so Commissioners are conscientious of what the application is actually for.  **Commissioner Burggraaf**  said it looks like the City is no longer using Sterling Codifiers and asked what the reason was for that shift. He asked because he liked the functionality of it being an embedded version of City Code into the web site. **Ms. Kerdolff** said the new organization that does it for the City, American Legal, apparently bought out Sterling Codifiers or enacted a merge with them. She also noticed that some of the functionality has declined and she has been working with them to upgrade it to work better. **Mr. Spung** said it was not a City-initiated action but between the two companies.

Commissioner Burggraaf asked that it be noted that he, as one Planning Commissioner, felt that Sterling Codifiers was definitely a superior method for searching through the Code. He commented that the summary that **Commissioner Barbieri** gave was an example of what **Commissioner Quigley** has been looking for in the way of asking for updates on projects more often. **Commissioner Burggraaf** suggested that it be made a standing item once a month because the elocution of what transpired during City Council meetings is sometimes too general in nature. He offered that the presentation **Commissioner Barbieri** gave was a good example of what is being asked for. **Mr. Spung** said Staff would be more responsive to this issue in the future.

ADJOURNMENT: By motion of **Commissioner Wendel**, the meeting was adjourned at 07:45 p.m. 

Minutes were prepared by Jean Gallegos and were approved in the Planning Commission meeting held on November 10, 2020.



Jean Gallegos, Admin Assistant/Recorder
City of Taylorsville Planning Commission