

**City of Taylorsville
Planning Commission Meeting Minutes
March 23, 2022
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

David Wright – Chair
Lynette Wendel – Vice Chair
Don Quigley
Marc McElreath
Gordon Willardson
Don Russell (Remote)
Cindy R. Wilkey
David Young (Alternate)

Community Development Staff

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

CITIZEN'S/GUESTS PRESENT: Ernest Burgess, Robert Knudsen, Noradene Sorensen, Tresa Sorensen, Wallace Dennis.

BRIEFING SESSION – 6:30 P.M.



1. The Briefing Session was conducted by **Karyn Kerdolff**/GIS Planner. She gave an overview of each item on the Agenda and answered Commissioner's questions concerning each.

During the briefing session **Mark McGrath** presented an update on all business licenses issued by the City for February 2022. He explained the newly approved Accessory Dwelling Units use introduced into Code recently. He also reviewed the subdivision and conditional use permit now moving forward for the old K-Mart site at 5400 South and Bangerter Boulevard in April 2022. 

GENERAL MEETING – 7:00 P.M.

CONSENT AGENDA

Commissioner Wright opened the meeting, welcomed those in attendance and asked for a motion regarding the consent agenda.



2. Review/approval of Minutes for February 22 and March 9, 2022.

MOTION: **Commissioner Russell** – I move for approval of the consent agenda consisting of the Minutes for February 22 and March 9, 2022.

SECOND: **Commissioner Willardson**

VOTE: All Commissioners present and attending remote voted in favor. Motion passes unanimously.

CONDITIONAL USE PERMIT

3. 8C22 – Consideration of a Final Non-Administrative Conditional Use Permit to Operate a “Reception Center” on the Property Located at 3193 West 4700 South, as Well as Consideration of Extended Hours of Operation. (Karyn Kerdolff/GIS Planner)



- 3.1 **Ms. Karyn Kerdolff**  presented this item. The applicant, Meriam Grando, is requesting a non-administrative conditional use permit (CUP) to operate a Reception Center at 3193 West 4700 South and also an hours of operation extension to stay open until 1:00 a.m. The applicant would like to host non-alcohol receptions. The applicant's CUP application includes the following, "A company that rents space for family events such as birthdays, baptisms, children's parties, and expositions."
- 3.1.1 The property is in the professional office (PO) zone and per the Land Use Table (13.08.020) a Reception Center requires a Non-Administrative Conditional Use permit granted by the Planning Commission.
- 3.1.2 The property is located within 150' from a residential zone so in addition to the Reception Center CUP, the applicant is requesting an hours of operation extension per Taylorsville Municipal code 13.23.200, which says "Any commercial use located within two hundred fifty feet (250') of a residential district where such commercial use desires to operate after ten o'clock (10:00) P.M. and/or before six o'clock 96:00) A.M. shall require separate conditional use approval from the Planning Commission".
- 3.2 **FINDINGS:**
- 3.2.1 This application was initiated by Miriam Grando.
- 3.2.2 Per 13.08.020, a Reception Center in the PO zone requires a Non-Administrative Conditional Use Permit granted by the Planning Commission.
- 3.2.3 The applicant is requesting to stay open until 1:00 A.M. on Thursday, Friday, and Saturday nights.
- 3.2.4 The property is located within 250' of a residential zone which requires an hours of operation extension granted by the Planning Commission.
- 3.2.5 The applicant will not be serving alcohol and is not requesting an alcohol permit at this time.
- 3.2.6 Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507.
- 3.2.7 A similar request for a Reception Center was approved at this location by the Planning Commission on November 13, 2018.
- 3.3 **STAFF RECOMMENDATION:** Staff recommends approval of this application based on the information presented at the time of the report.
- 3.4 **CONDITIONS OF APPROVAL:**
- 3.4.1 The applicant complies with all requirements of all applicable reviewing agencies.
- 3.4.2 The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.
- 3.4.3 Any changes to the structure will require a building permit.
- 3.4.4 The applicant shall remain complaint with all business licensing requirements.
- 3.4.5 The business may only extend hours of operation to 1:00 A.M. on Thursday, Friday, and Saturday nights. Otherwise, the business hours are limited to 10:00 P.M.
- 3.4.6 Alcohol is not allowed on the premise without an alcohol license issued by the City of Taylorsville and the DABC. If alcohol is found on the premise, the CUP will be revoked.
- 3.4.7 All parking must be on site unless a shared parking agreement is documented with the City.
- 3.4.8 The business must conform to Salt Lake County's Noise Ordinance requirements.
- 3.4 **APPLICANT ADDRESS:** The applicant wished to participate via Zoom but was experiencing problems in activating the connection thereto. After several attempts, the applicant said she would come to the meeting in person.

- 3.5 **Commissioner Wright** opened the public hearing and asked if there was anyone in attendance wishing to speak to this application. There being none, he closed the public hearing.
- 3.6 The Commissioners desired to be able to communicate with the applicant before proceeding with this application and by motion of **Commissioner Quigley** agreed to postpone further discussion on this item until that connection could be made. The applicant subsequently said she would come to the meeting in person and the Commission moved on to the next item on the Agenda.
- 3.7 After a reasonable amount of time waiting for the applicant to respond in person to the meeting, and by motion of **Commissioner Quigley**, the Commission moved on to the next item, allowing that if the applicant was able to attend the meeting, she would be heard.
- 3.8 The applicant subsequently advised by contacting staff at the end of the meeting that she was not able to attend in person tonight. Therefore, it was the decision of the Commission to reschedule this meeting to a future date and motion was made so stating. 
- 3.9 **MOTION: Commissioner Quigley – I move that we table Item #8C22 to a future meeting.**
SECOND: Commissioner Wendel
VOTE: All Commissioners present and remote voted in favor. Motion passes unanimously.

SUBDIVISION

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| 4. 7S21 – Consideration of a Plat Amendment to Lot 28 of the Heatherglen Subdivision Located at 4448-4450 South Edgeware Lane, Taylorsville, Utah. (Karyn Kerdolff/GIS Planner) |
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- 4.1  **Ms. Kerdolff** presented this item.  Noradene Sorensen and Charles Dennis are requesting to amend the subdivision plat for their properties at 4448 (Lot 28-A) and 4450 (Lot 28-B) South Edgeware Lane. These properties are located within the Heatherglen neighborhood and carry a unique set of conditions which the applicants wish to remove from their properties by recording a new plat.
- 4.1.1 In 1978, a standard subdivision plat was recorded, however, in 1979 the plat was re-recorded as a condominium plat. When the plat was re-recorded as a condominium plat, provisions were put on the properties including complying with the Utah Condominium Ownership Act and identifying the property as private, limited common and common areas. The original condominium plat that was recorded identifies the area outside of the dwelling units as common space, therefore, legally making the property accessible to both homeowners. Further complicating the matter, is the fact that each lot is recorded as a phase of the condominium project and each lot contains two units that carry their own homeowner's association, a practice that is uncommon. Many homeowners in the Heatherglen neighborhood are not aware of the unique circumstances tied to their property until they try to sell or refinance the property.
- 4.1.2 Due to these circumstances, Taylorsville City rezoned the Heatherglen neighborhood from A-1 to R-2-10 (residential two units per 10,000 square feet) in an effort to restructure the land use so that potential buyers or sellers could get financing. Additionally, the zone change allowed homeowners to record a new subdivision plat that would supersede the original condominium plat that was recorded in 1979 condominium plat. The General Plan designation is Medium Density.

- 4.1.3 The current applicants have submitted a signed copy of their Quitclaim deeds, removal from the Utah Condominium Ownership Act and their proposed subdivision plat. Lien release documents have been obtained from the Salt Lake County Recorder's Office.
- 4.2 **FINDINGS:**
- 4.2.1 The two properties under question are located at 4448 and 4450 South Edgeware Lane.
- 4.2.2 The current zoning is R-1-10 (residential two units per 10,000 square feet)
- 4.2.3 This application is to record a simple subdivision plat for 4448 (Lot 28-A) and 4450 (Lot 28-B) South Edgeware Lane.
- 4.2.4 The applicant has submitted all required documentation.
- 4.2.5 The proposed subdivision is in compliance with the Taylorsville City Code, Chapter 13.20 and 13.30.
- 4.2.6 No adverse impact is expected on any adjacent properties.
- 4.3 **STAFF RECOMMENDATION:** Staff recommends approval of a simple subdivision plat for 4448 (Lot 28-A) and 4450 (Lot 28-B) South Edgeware Lane.
- 4.4 **CONDITIONS OF APPROVAL:**
- 4.4.1 The plat is recorded with Salt Lake County
- 4.4.2 A Title Report that is less than 90 days old at time of recording is submitted.
- 4.4.3 The Title Report matches the property owner and the signature on the amended plat is consistent with the Title Report.
- 4.4.4 The final plat is compliant with all applicable codes and ordinances.
- 4.4.5 The applicant will comply with the requirements of all reviewing agencies.
- 4.4.6 All applicable fees and bonding are paid prior to recording of the plat.
- 4.4.7 All documentation shall be reviewed and approved by the City Attorney's Office.
- 4.4.8 All supporting documentation is signed by both parties and submitted to the City before the plat is recorded with Salt Lake County. This documentation includes:
- Lien holder documents;
 - Quitclaim deeds;
 - Proof of removal from the Utah Condominium Ownership Act and;
 - A simple subdivision plat must be recorded with Salt Lake County.
- 4.4.9 Staff is authorized to issue final approval.
- 4.5 **APPLICANT ADDRESS:** Applicants were present and had nothing further to add.
- 4.6 The public hearing was opened by **Commissioner Wright** and since no one came forward to speak in favor or against this application, closed the public hearing and opened the meeting for discussion or a motion by the Planning Commission.
- 4.7 **MOTION:** [Commissioner Wendel](#) -  I move that we approve File #7S21 for a simple subdivision plat located at 4448 and 4450 South Edgeware Lane based on the Findings and Conditions as stated in the Staff Report.
SECOND: [Commissioner Russell](#)
VOTE: All Commissioners present and remote voted in favor. Motion passes unanimously.

DISCUSSION ITEM

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| 5. Taylorsville General Plan Update – Project Status and Discussion. (Mark McGrath, AICP/Long-Range Planner) |
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- 4.1  **Mr. McGrath** presented this item. He gave a very informative Power Point presentation covering what will be included in the update. He advised that parts of the update may be controversial but will build a good foundation for the finished document. The original plan was to have a solid draft available in June of this year but the Utah State Legislature during their session added more items that will put that date back to mid-summer sometime. The State of Utah has required elements be included on land use, transportation, affordable housing, water conservation and station plans. **Mr. McGrath** went over each chapter and summarized them during his presentation.

4.1.1 **The current plan outline is:**

Introduction
Community Character
Land Use
Transportation
Economic Development
Parks, Open Space, Recreation and Trails
Neighborhoods and Housing
Implementation.

The proposed plan outline is:

Introduction
Guiding principles
Community Character
Land Use
Transportation
Economic Development
Parks, Open Space, Recreation and Trails
Neighborhoods and Housing
Moderate Income Housing
Environment and Sensitive Lands

- 4.2 **Mr. McGrath** answered Commissioner's questions relating to changing out outdated street lighting, reviewed population and household size figures and the severe housing shortage in the valley. He advised it is time for all cities to get ahead of this problem or the State of Utah will take away control from the cities if it isn't done. That may include high rise buildings in order to accommodate that, but **Mr. McGrath** said the City would be considerate of how high they are going to be built in order to maintain the integrity of the neighborhoods at the same time. He then said that it is important to upgrade all shopping centers. That small area master plans are needed for: 4800 S Redwood, 5400 S Redwood, 5400 S Bangerter, 4700 South, I-215 as well as others. Commissioners wanted to make sure that natural areas are incorporated into future changes as well and efforts made to ensure water conservancy projects are included.

CITY COUNCIL MEETING REPORT: **Commissioner Russell** gave his report on the City Council meeting he had attended on March 16th. He advised it was a pretty routine meeting and there were no planning matters included.

ADJOURNMENT: By motion of **Commissioner Quigley**, the meeting was adjourned at 09:00 p.m.

These Minutes were prepared and submitted by:

Jean Gallegos, Admin Asst and Recorder for the
Taylorsville Planning Commission

Approved in meeting held on: