

Planning Commission Staff Report

File #8C22

**Consideration of a Conditional Use Permit for a
Reception Center and Extended Hours of
Operation for Dream Venue Located at 3193 W
4700 S**



Department of Community Development

Date:	March 16 th , 2022
Meeting Date:	March 23 rd , 2022
Agenda Item:	Consideration of a Conditional Use Permit for a Reception Center and Extended Hours of Operation for Dream Venue Located at 3193 W 4700 S
Subject Property Address:	3193 W 4700 S
Applicant:	Miriam Grando, Dream Venue
Applicant Agent:	N/A
Author:	Karyn Kerdolff, GIS Planner
Zoning Designation:	Professional Office (PO)
General Plan Designation:	Community Commercial (CC)
Parcel #:	21091010010000
Applicable Ordinances:	13.08.020 and 13.23.200
Agenda item #:	4

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property
Exhibit D: Vicinity Map

Summary:

The applicant is requesting a Non-Administrative Conditional Use Permit (CUP) to operate a Reception Center at 3193 W 4700 S, and an hours of operation extension. The applicant would like to host non-alcoholic receptions. The applicant's CUP application including the following request:

"A company that rents [space] for family events such as birthdays, baptisms, children's parties, [and] expositions."

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.

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. 13.23.200 of the Taylorsville Municipal Code, states:

"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 (6:00) A.M. shall require separate conditional use approval from the Planning Commission."

Due to the citations the applicant has been working with the City to obtain proper permits and licenses to operate both businesses in a legal manner.

Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507. If the Planning Commission were to deny the CUP request it must be determined that *"reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied"*.

Adjacent Land Uses

North	South	East	West
West Valley City	PO-Professional Office	PO-Professional Office	PO-Professional Office

Public Comment

There was no public comment received on this project.

Analysis

General Compliance with Development Codes - Development Review Committee

A Reception Center is consistent with the General Plan Community Commercial Designation. The land use is allowed per the Taylorsville Municipal Code with a Non-Administrative Conditional Use permit, which is being requested. There are no site plan or development concerns with this request.

Findings

1. This application was initiated by Miriam Grando.

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. The applicant is requesting to stay open until 1:00 AM on Thursday, Friday, and Saturday nights.
4. The property is located within 250' of a residential zone which requires an hours of operation extension granted by the Planning Commission.
5. The applicant will not be serving alcohol and is not requesting an alcohol permit at this time.
6. Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507.
7. A similar request for a Reception Center was approved at this location by the Planning Commission on November 13th, 2018.

Staff Recommendation

Staff is recommending approval of the Reception Center and hours of operation extension request based on the information presented at the time of this report.

If the Planning Commission recommends approval the following Conditions should be required.

Conditions of Approval

1. The applicant complies with all requirements of all applicable reviewing agencies.
2. The Conditional Use Permit is subject to review and revocation upon substantiated complaint or citation.
3. Any changes to the structure will require a building permit.
4. The applicant shall remain complaint with all business licensing requirements.
5. The business may only extend hours of operation to 1:00 AM on Thursday, Friday, and Saturday nights. Otherwise, the business hours are limited to 10:00 PM.
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.
7. All parking must be on site unless a shared parking agreement is documented with the City.
8. The business must conform to Salt Lake County's noise ordinance.

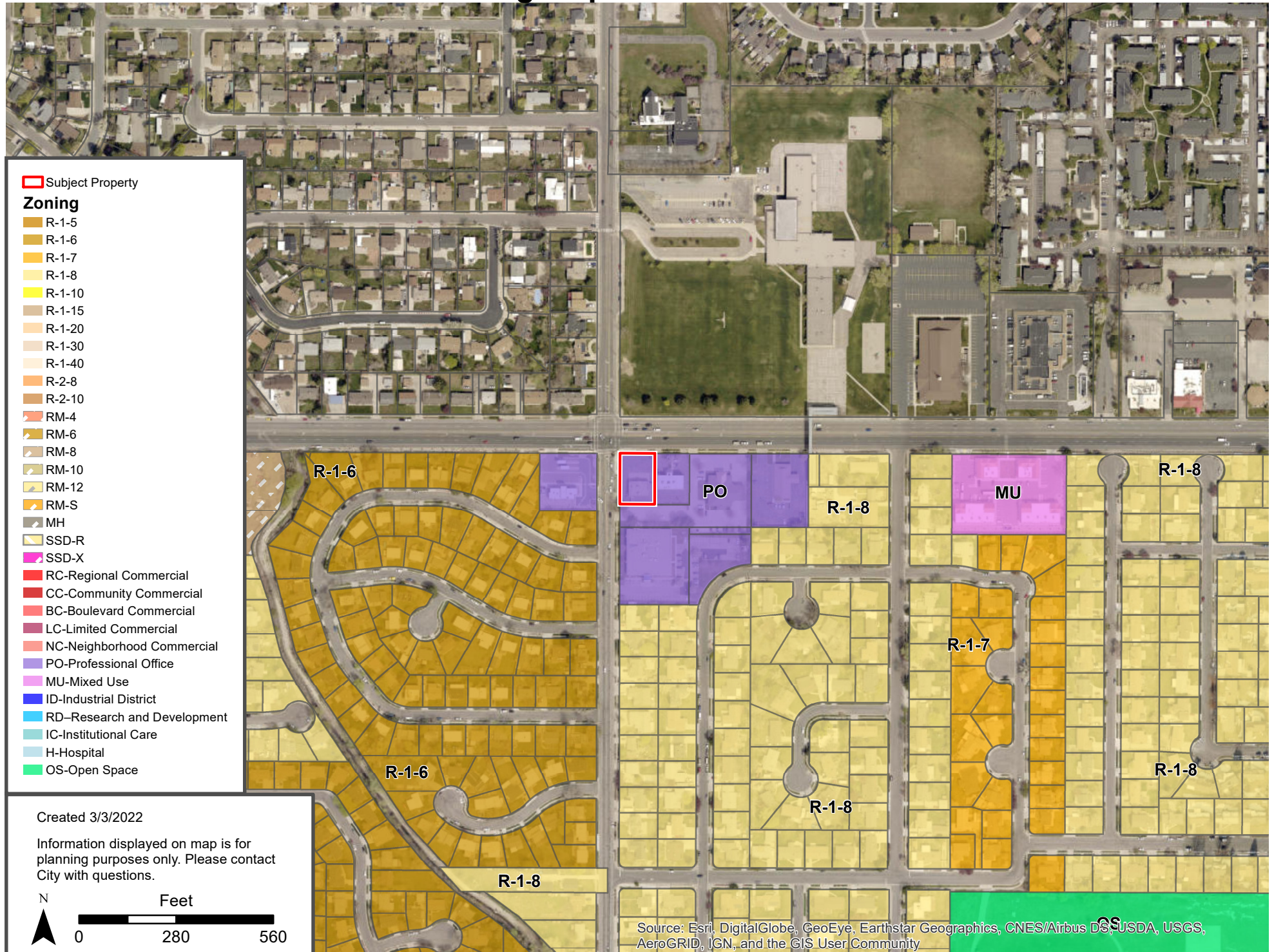
Recommended Motion

I move that we approve File #8C22 for a request for a Conditional Use Permit to operate a Reception Center and a Hours of Operation extension for the property located at 3193 W 4700 S.

Reviewed By:

Department Director _____

Zoning Map: 3193 W 4700 S



General Plan Map: 3193 W 4700 S



Site Map: 3193 W 4700 S



Vicinity Map: 3193 W 4700 S

