

Planning Commission Staff Report

File #39C22

**Consideration of a Conditional Use Permit for a
Reception Center Located at 2572 W 4700 S**



Department of Community Development

Date:	July 20 th , 2022
Meeting Date:	July 26 th , 2022
Agenda Item:	Consideration of a Conditional Use Permit for a Reception Center at 2572 W 4700 S
Subject Property Address:	2572 W 4700 S
Applicant:	Fernando Peralta
Applicant Agent:	N/A
Author:	Karyn Kerdolff, GIS Planner
Zoning Designation:	Community Commercial (CC)
General Plan Designation:	Community Commercial (CC)
Parcel #:	21044510270000
Applicable Ordinances:	13.08.020 and 13.23.200
Agenda item #:	3

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 2572 W 4700 S. The applicant's CUP application including the following request:

"We will promote and practice traditional dances from Mexico, Central America and South America during weekdays. Also on Saturdays we will hold wedding receptions."

The property is in the Community Commercial (CC) 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.

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
PO-Professional Office	PO-Professional Office	CC-Community Commercial	West Valley City

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 Fernando Peralta.
2. Proposed hours of operation are Monday thru Saturday, 5 pm - 10 pm
3. Per 13.08.020 a Reception Center in the CC zone requires a Non-Administrative Conditional Use Permit granted by the Planning Commission.
4. The applicant will not be serving alcohol and is not requesting an alcohol permit at this time.
5. Conditional Use Permits are governed by Utah State Code and must meet the provisions outlined in 10-9a-507.

Staff Recommendation

Staff is recommending approval of the Reception Center 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 compliant with all business licensing requirements.
5. All parking must be on site unless a shared parking agreement is documented with the City.
6. The business must conform to Salt Lake County's noise ordinance.

Recommended Motion

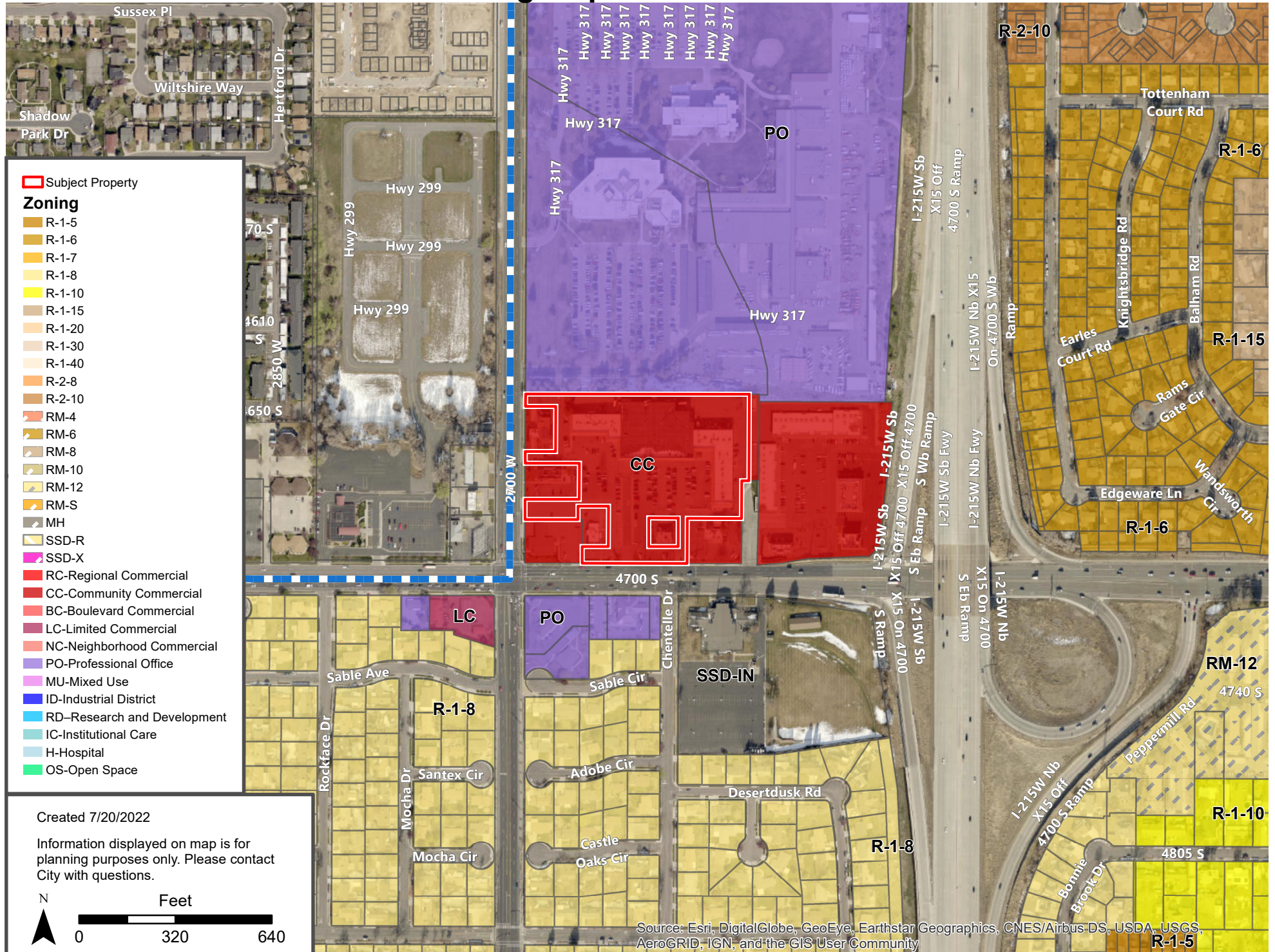
I move that we approve File #39C22 for a request for a Conditional Use Permit to operate a Reception Center for the property located at 2572 W 4700 S.

Reviewed By:

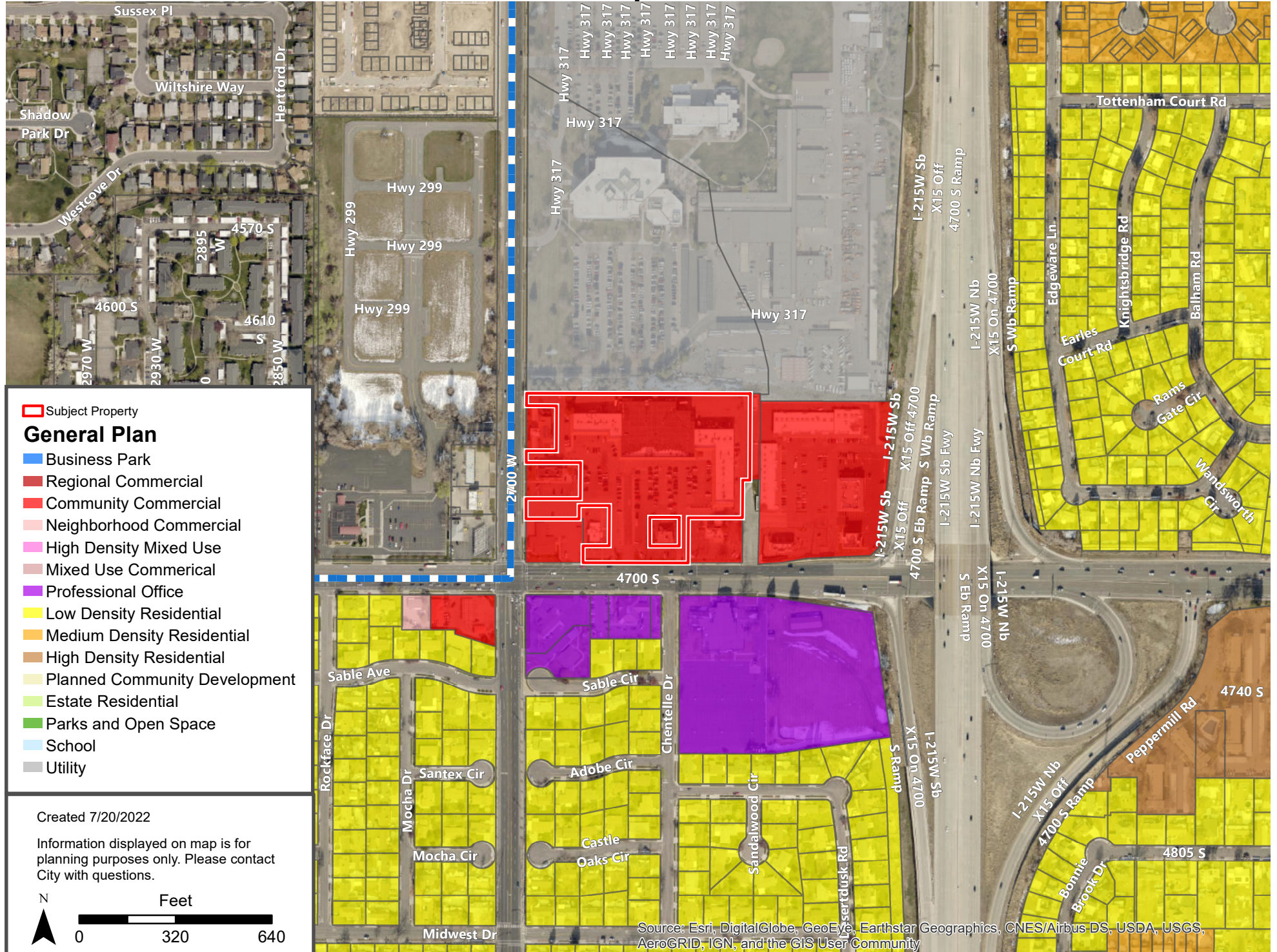
Department Director

Exhibit A

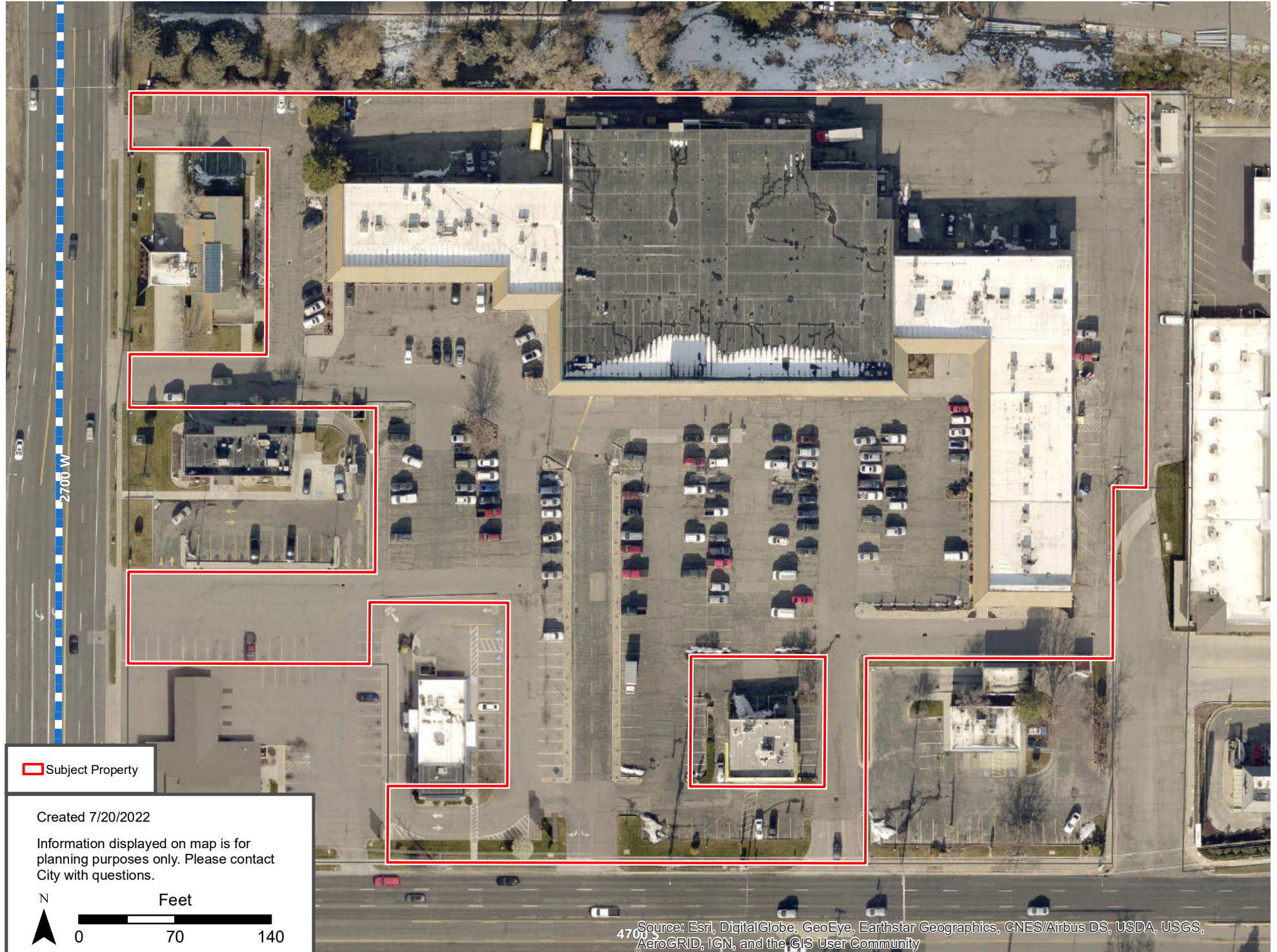
Zoning Map: 2572 W 4700 S



General Plan Map: 2572 W 4700 S



Site Map: 2572 W 4700 S



Vicinity Map: 2572 W 4700 S

