City of Taylorsville
Planning Commission Meeting Minutes
June 14, 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 - Excused
Don Quigley (Not present)
Cindy Wilkey
Don Russell
Marc McElreath
Gordon Willardson
David Young (Alternate)

Community Development Staff
Karyn Kerdolff – GIS Planner
Jean Gallegos – Admin Assistant/Recorder

CITIZENS/GUESTS PRESENT: Bob Knudson, Nancy Fields, Vannalee Fordham.

BRIEFING SESSION – 6:30 P.M.

1. The Briefing Session was held by **Karyn Kerdolff**, GIS Planner. **Ms. Kerdolff** went over the proposal. The applicant came in 2017 and received approval and got the plat signed but never recorded. The original approval expired as being over two years, so the applicant had to come back in. The two lots will share part of a driveway, which is a unique feature that was approved by the Planning Commission. All the Commission asked for was a note on the plat so stating. The rest are standard subdivision requirements. **Commissioner Wright** asked to see the note regarding the accessway on the plat and **Ms. Kerdolff** displayed it on the image screen, which said, "No parking of vehicles shall be allowed in the shared access easement."
   Ms. Kerdolff then briefly went over the upcoming items for the Planning Commission in July 2022.

GENERAL MEETING – 7:00 P.M.

Consent Agenda:

2. Approval of the Minutes for May 10, 2022.
   MOTION: Commissioner McElreath – I move for approval of the Consent Agenda consisting of the Minutes for May 10, 2022.
   SECOND: Commissioner Willardson
   VOTE: All Commissioners present voted in favor. Motion passes unanimously

Subdivision:

3.	4S22 – Nancy Fields - Public Hearing and Consideration of a Preliminary Plat for Fields Subdivision, 4768 South 1175 West, Taylorsville, Utah. (Karyn Kerdolff/GIS Planner)

3.1 This item was presented by Karyn Kerdolff. **Ms. Kerdolff** said that Nancy Fields is requesting consideration of a Preliminary Plat for the property located at 4768 South 1175 West for approximately 0.72 acres. The proposal is for a two-lot subdivision, for which the applicant received final plat approval in 2017 but

did not record the approved plat within the approval timeframe. The property is zoned R-1-10 with a minimum 10,000 square foot lot size. The proposed plat intends to have two (2) lots varying in size from 10,263 square feet to 21,139 square feet. The proposed subdivision has one lot with an existing single-family home on it and one proposed lot to the south. To meet Code requirements, the lot sizes must be at least 80' wide. The minimum home size required is 1,200 square feet for a one-story home or 1,875 for a two-story home. The setbacks for the R-1-10 zone are: Front Yard – 25 feet; Side Yard – 5 feet; Side Yard Combined – 16 feet; and Rear Yard – 15 feet.

3.2 **FINDINGS**:

3.2.1 This application was initiated by Nancy Fields.
3.2.2 The property is zoned R-1-10.
3.2.3 The applicant is requesting preliminary plat approval for a two (2) lot subdivision.
3.2.4 The proposed plat meets the size and setback requirements for the R-1-10 zone.
3.2.5 There is an existing single-family dwelling unit on the property that will remain intact. An additional single-family dwelling unit is being proposed on the south side of the property..
3.2.6 This property was re-zoned from R-1-15 to R-1-10 by the Planning Commission on June 13, 2017 and the City Council on July 5, 2017.

3.3 **CONDITIONS OF APPROVAL**:

3.3.1 The original plat for 4768 South 1175 West is amended.
3.3.2 The plat is recorded with Salt Lake County.
3.3.3 A Title Report is submitted and matches the property.
3.3.4 A Stormwater Agreement is needed.
3.3.5 A bond is needed for improvements in the right-of-way.
3.3.6 hydrants, streetlights, and drive-ways need to be added to the site plan.
3.3.7 legal descriptions need to be correct and consistent throughout the plat.
3.3.8 A stipulation needs to be added to the plat that parking is not allowed on the shared access easement
3.3.9 The final plat is compliant with all applicable codes and ordinances.
3.3.10 The applicant will comply with the requirements of all reviewing agencies.
3.3.11 All applicable fees and bonding are paid prior to recording of the plat.

3.4 **STAFF RECOMMENDATION**: Staff recommends that the Planning Commission approves the Fields Preliminary plat for a two (2) lot subdivision.

3.5 **DISCUSSION**: **Commissioner Willardson** asked Staff if they had any response from the public regarding this proposal and **Ms. Kerdolff** replied she had received questions about if the existing home was going to be torn down and if this was going to be turned into rental units. She had answered no to both questions.

3.6 **Commissioner Wright** opened the public hearing and asked if there was anyone wishing to speak either in favor or opposition to this application. No one came forward, so **Commissioner Wright** closed the public hearing and opened the meeting for discussion or a motion by the Planning Commission.

3.7 **Commissioner Russell** advised that since there didn't seem to be a lot of changes made in the last five years he would make a motion if there was no further discussion.

MOTION: Commissioner Russell - I move that we approve File #4S22/SUB-000226-2022 based on the Findings and Conditions of Approval as stated in the Staff Report. R
SECOND: Commissioner Wilkey
VOTE: All Commissioners present voted in favor. Motion passes unanimously.

CITY COUNCIL MEETING DISCUSSION: **Commissioner Wilkey** briefed the Commissioners on what had transpired during the June 1st City Council meeting she was assigned to attend. She reiterated that the main topics involved the Budget for 22-23, Taylorsville Dayzz information, the Starry Night event, which was not as well attended as the City Administration would have liked but Mayor Overson had commented that she was sure the participation would grow when people start hearing about it more. There was also a complaint from a lady saying she did not feel the water feature out front of City Hall was a good idea during the drought now being experienced.

ADJOURNMENT: By motion of **Commissioner McElreath** and second by **Commissioner Willardson**, the meeting was adjourned at 7:21 p.m.

These minutes were prepared and presented by:

Jean Gallegos

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Jean Gallegos, Admin Asst/Recorder for the
Planning Commission

Approved in meeting held on July 26, 2022.