

Planning Commission Staff Report

File #8C22

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



Department of Community Development

Date:	June 14 th , 2023
Meeting Date:	June 27 th , 2023
Agenda Item:	Consideration of a Revocation 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

Exhibit E: Approval Letter with Conditions
Exhibit F: Police Report for 4/10/2023
Exhibit G: Email from Police for 5/26/2023
Exhibit H: Revocation Letter
Exhibit I: Email Comment

Summary:

The applicant requested a Non-Administrative Conditional Use Permit (CUP) to operate a Reception Center at 3193 W 4700 S, and an hours of operation extension in March of 2022. The applicant originally requested the following:

"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."

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

Issues at the Property Since Approval

After the conditional use permit was approved several issues have arisen at the reception center. The applicant hosted events at the location prior to the approval of their business license. A business license is needed to operate any business in Taylorsville per 5.04.020.

One of the conditions of approval, specifically included by the Planning Commission, was that, *"If alcohol is found on the premise, the CUP will be revoked. No use of alcohol is allowed on this site due to it being within 250' of a school."* Both City of Taylorsville Police and Code Enforcement Officers have documented evidence of alcohol at the location, in direct violation of the conditions of approval. The Taylorsville Police have informed staff of two incidents:

- April 10th, 2023 – police received a complaint that kids from a Dream Venue event went on to an adjacent property and threw glass beer bottles all over the parking lot.
- May 26th, 2023 – There was a large high school graduation party at the location with 100+ attendees. There was alcohol present inside the venue and the person renting the venue said the owner allowed it. The owner was the one who called the police because they saw

the event getting out of hand on surveillance. Due to the size of the event this took all police resources off the road from calls to assist.

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.

Public Comment

One comment was received in support of allowing the applicant continue operating.

Analysis

The following are the findings of the report:

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 requested 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 required an hours of operation extension granted by the Planning Commission.
5. The applicant told staff and planning commission they would not be serving alcohol.
6. Planning Commission approved the conditional use request on April 26th, 2022.
7. Before final business license approval events were held in violation of section 5.04.020.
8. Police have been called to the property more than once and have witnessed issues in direct violation of the conditional use.

Staff Recommendation

Staff is recommending that the approval be revoked for the conditional use permit for a Reception Center and hours of operation extension based on the information presented by this report.

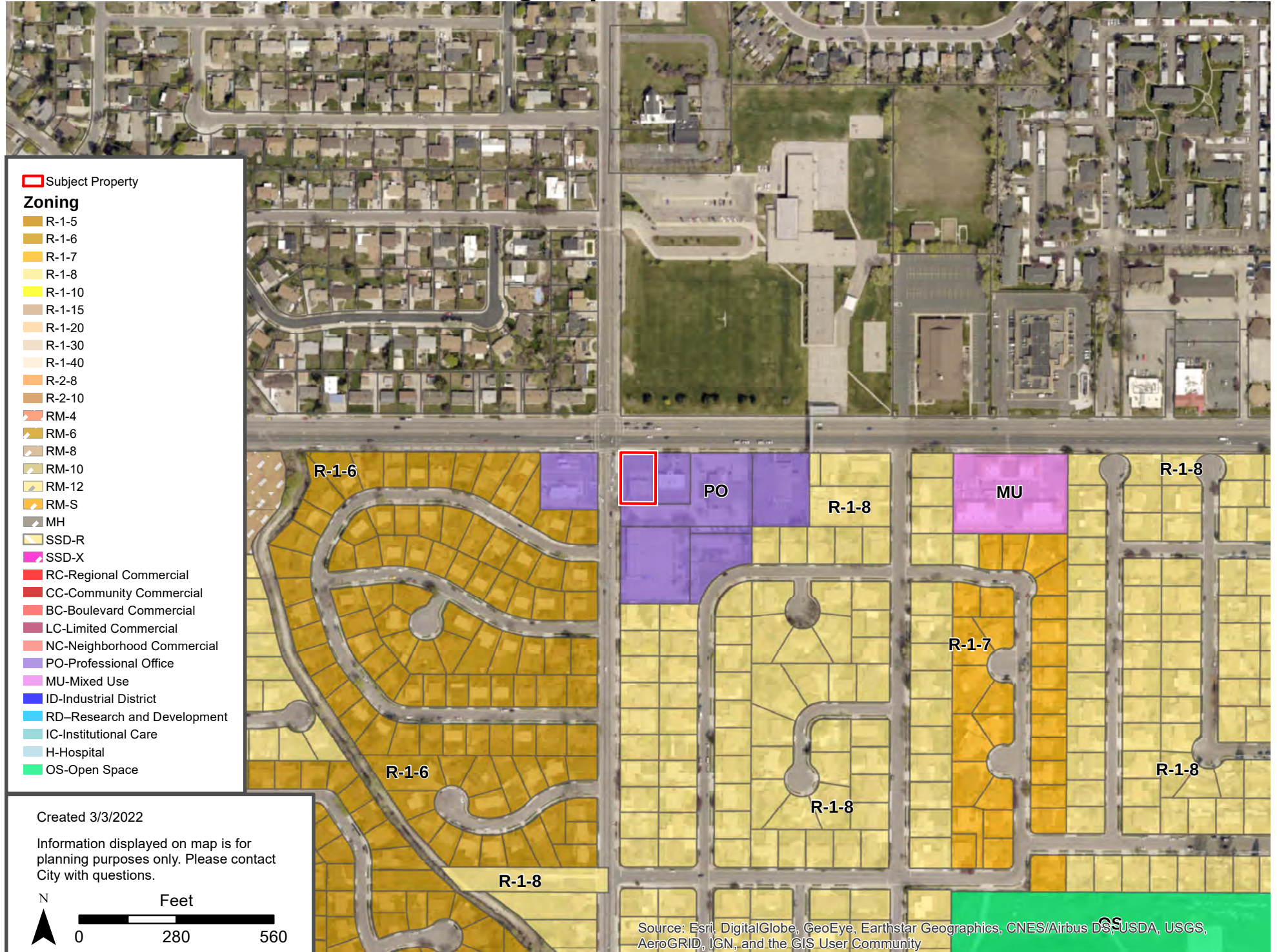
Recommended Motion

I move that we revoke the approval for File #8C22 for a Conditional Use Permit to operate a Reception Center and an 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





April 28, 2022

Miriam Grando
3193 W 4700 S
Taylorsville, UT 84129

RE: File #8C122– CUP for a Reception Center and Extended Hours of Operation at 3193 W 4700 S

Dear Ms. Grando,

This letter is to inform you that your Conditional Use Permit for a Reception Center and Extended Hours of Operation at 3193 W 4700 S was approved with conditions by the Planning Commission on March 26th, 2022. The conditions of approval are outlined below. Please contact Virginia Kidd to obtain a valid business license for your Reception Center.

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. 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.

If you have any questions regarding this letter, please contact the Community Development Department at (801) 963-5400.

Thanks!

Karyn Kerdolff | GIS Planner



**TAYLORSVILLE
POLICE DEPARTMENT
GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)
GO# TY 2023-11579**

Table of Contents

Related Event GO# TY 2023-11579	1
Offense(s)	1
Related Event(s)	2
Related Person(s)	2
1. Complainant # 1 - CHRISTIE, HEATHER NELSON	2
2. Property Owner # 1 - GRANDO, MIRIAM	3
Related Business(es)	3
1. Involved # 1 - DREAM VENUE EVENT CENTER	3
2. Victim # 1 - COLEMAN DENTAL	4
Related Narrative(s)	5
1. HAMATAKE, B (TY159), INITIAL R/O - TY23-11579 - INITIAL	5
2. HAMATAKE, B (TY159), INVSTGTR F/U - TY23-11579 - FOLLOW UP	6
Related Follow Up(s)	7
1. Follow Up Report # TY 1 (NOT COMPLETED) - HAMATAKE, B	7
Related Attachment(s)	8
1. Miscellaneous - BUSINESS PERMIT CONDITIONS	8



TAYLORSVILLE POLICE DEPARTMENT

GO# TY 2023-11579
NOT APPROVED

GENERAL OFFENSE HARDCOPY (PRIV-CRIMINAL TRESPASS)

General Offense Information

Operational Status OPEN/ACTIVE
Reported On APR-10-2023 (MON.) 1218
Occurred On APR-10-2023 (MON.) 1218
Report Submitted TY159 - HAMATAKE, B
By
Org Unit PROPERTY DETECTIVE
Address 3165 W 4700 S
Municipality TAYLORSVILLE
County SALT LAKE COUNTY
District TYN **Beat** TYN05 **Grid** DIST5
Family Violence NO
Cargo Theft NO

Offenses (Completed/Attempted)

Offense # 1 5707-0 PRIV-CRIMINAL TRESPASS - COMPLETED
Location COMMERCIAL/OFFICE BLDG
Suspected Of Using NOT APPLICABLE
Weapon Type NONE
Bias NONE (NO BIAS)

Offense # 2 7399-40 PUB ORD-CITIZEN ASSIST - COMPLETED
Bias NONE (NO BIAS)

GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)Related Event(s)

1. CP TY2023-11579

Related Person(s)

1. COMPLAINANT # 1 - CHRISTIE, HEATHER NELSON

CASE SPECIFIC INFORMATION

Sex FEMALE
Race CAUCASIAN/WHITE
Date Of Birth OCT-04-1970
Address 7682 S SAN SAVINO WAY
Municipality MIDVALE
State UTAH
ZIP Code 84047
District MI Beat 47 Grid 47
Cellular (385) 259-2700

PERSON PARTICULARS

Ethnicity UNKNOWN
Height 5'04 **Weight** 135 LBS.
Eye Color BLUE
Hair Color BROWN

MASTER NAME INDEX REFERENCE

Name CHRISTIE , HEATHER NELSON
Sex FEMALE
Race CAUCASIAN/WHITE
Date Of Birth OCT-04-1970
Ethnicity UNKNOWN
Address 7682 S SAN SAVINO WAY
Municipality MIDVALE
State UTAH
County SALT LAKE COUNTY
ZIP Code 84047
District MI Beat 47 Grid 47

PHONE NUMBERS**Cellular** (385) 259-2700



**GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)**

LINKAGE FACTORS

Age Range 50-64 YEARS

2. PROPERTY OWNER # 1 - GRANDO, MIRIAM

CASE SPECIFIC INFORMATION

Sex FEMALE
Race UNKNOWN
Date Of Birth JUN-13-1973
Address 216 S 175 E
Municipality OREM
State UTAH
Cellular (801) 420-4028

PERSON PARTICULARS

MASTER NAME INDEX REFERENCE

Name GRANDO , MIRIAM
Sex FEMALE
Race UNKNOWN
Date Of Birth JUN-13-1973
Address 216 S 175 E
Municipality OREM
State UTAH

PHONE NUMBERS

Cellular (801) 420-4028

LINKAGE FACTORS

Age Range 30-49 YEARS

Related Business(es)

1. INVOLVED # 1 - DREAM VENUE EVENT CENTER

Address 3193 W 4700 W
Municipality TAYLORSVILLE
State UTAH
Type OFFICE-OTHER THAN PROFESSIONAL

PARTICULARS



TAYLORSVILLE POLICE DEPARTMENT

GO# TY 2023-11579
NOT APPROVED

GENERAL OFFENSE HARDCOPY (PRIV-CRIMINAL TRESPASS)

Security NO

	Contact Name	Affiliation	Phone Numbers
Contact # 1	EMMIO STIAUSS	OWNER	(801) 787-2710
Contact # 2	MIRIAM GRANDO	OWNER	(801) 420-4028

2. VICTIM # 1 - COLEMAN DENTAL

Address 3165 W 4700 S

Municipality TAYLORSVILLE

State UTAH

Phone Number (801) 969-1612



**GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)**

Narrative Text

Type INITIAL R/O

Subject TY23-11579 - INITIAL

Author TY159 - HAMATAKE, B

Related Date Apr-11-2023

On April 10, 2023 I was contacted by Heather Christie via phone reporting of a trespass and nuisance business. Christie is the office manager at Coleman Dental located at 3165 West 4700 South. Christie notified me that they have had continuous problems with the business to the West which is called Dream Venue located at 3167 West 4700 South.

Christie said that the business has placed garbage from their business in the dental offices garbage cans. Christie then mentioned that the kids from Dream Venue on April 9, 2023 had came onto their property. The kids began to climb on the garbage fence and walk around the property. The kids then begin throwing glass beer bottles all over the Coleman dental property. The kids after throwing them begins jumping on the glass.

The kids after throwing the bottles walked over to Dream Venue and shortly after got into their parents vehicle which was parked on the Dream Venue property.

Christie said that they had to go pick up the items themselves so the customers or employees would not run it over.

Video of the events were uploaded to Evidence.com.

Nothing further.

End report.

BCH



**GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)**

Narrative Text

Type INVSTGTR F/U

Subject TY23-11579 - FOLLOW UP

Author TY159 - HAMATAKE, B

Related Date Apr-13-2023

I received information of who has a business license for Dream Venue. The business license is under Miriam Grando with number 801-420-4028. I contacted Grando and explained who I was and why I was contacting her. Grando stated that she is the business owner and understood she is responsible for everyone at the venue.

I asked her if she had a venue on April 9, 2023 and said yes. I explained the situation and did not seem to care that the kids were causing a mess on the other property. Grando said that she lives in Orem at 216 South 175 East. I told her that I would need to charge her for the violation. Grando said that she does not have a license to serve alcohol.

Grando said that the next venue is on April 22, 2023. I will attempt to make contact with her in person.

Nothing further.

End report.

BCH



TAYLORSVILLE POLICE DEPARTMENT

GO# TY 2023-11579
NOT APPROVED

GENERAL OFFENSE HARDCOPY (PRIV-CRIMINAL TRESPASS)

Follow Up Report # TY 1 - NOT COMPLETED

Follow Up Report # 1 - NOT COMPLETED

ASSIGNMENT INFORMATION

Assigned To TY159 - HAMATAKE, B

Capacity INVESTIGATE/CASE MANAGER

Assigned On APR-11-2023 (TUE.) 1853

Report Due On JUL-10-2023 (MON.)

Rank DETECTIVE

Org Unit PROPERTY DETECTIVE

By TY132 - LLOYD, C



TAYLORSVILLE POLICE DEPARTMENT

GO# TY 2023-11579
NOT APPROVED

GENERAL OFFENSE HARDCOPY (PRIV-CRIMINAL TRESPASS)

Related Attachment - Miscellaneous

Description	BUSINESS PERMIT CONDITIONS
Reference Number	



TAYLORSVILLE POLICE DEPARTMENT

GO# TY 2023-11579
NOT APPROVED

GENERAL OFFENSE HARDCOPY (PRIV-CRIMINAL TRESPASS)



April 28, 2022

Miriam Grando
3193 W 4700 S
Taylorsville, UT 84129

RE: File #8C122– CUP for a Reception Center and Extended Hours of Operation at 3193 W 4700 S

Dear Ms. Grando,

This letter is to inform you that your Conditional Use Permit for a Reception Center and Extended Hours of Operation at 3193 W 4700 S was approved with conditions by the Planning Commission on March 26th, 2022. The conditions of approval are outlined below. Please contact Virginia Kidd to obtain a valid business license for your Reception Center.

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.

If you have any questions regarding this letter, please contact the Community Development Department at (801) 963-5400.

Thanks!

Karyn Kerdolff | GIS Planner

2600 West Taylorsville Blvd.
Taylorsville, UT 84129

(385) 379-5485

kkerdolff@taylorsvilleut.gov
www.taylorsvilleut.gov



TAYLORSVILLE POLICE DEPARTMENT

GENERAL OFFENSE HARDCOPY
(PRIV-CRIMINAL TRESPASS)

GO# TY 2023-11579
NOT APPROVED

*** END OF HARDCOPY ***

All,

We had another incident on May 26, 2023 documented under case TY23-17414. This was a high school graduation party with over 100+ juveniles and adults. There was a lot of alcohol inside of the venue where the person who was renting it said that the owner allowed it when they signed up.

The owner is the one that called dispatch saying that they saw on surveillance it was getting out of hand and contacted police. It took ALL Police resources off the road from calls to assist in this incident due to how many people.

There were cars parked in adjacent businesses and on the side of the road. The owners are still allowing the alcohol inside the venue after my conversation with them.

Hope this helps.

Thanks

Braydon Hamatake

Directed Enforcement Detective



Taylorsville City Police Department

2600 W. Taylorsville Blvd.

Taylorsville, Utah 84129

Office: 801-963-5400

Cell: 385-977-9341

E-mail: bhamatake@taylorsvilleut.gov

Website: www.taylorsvilleut.gov

Karyn Kerdolff

From: Terryne Bergeson
Sent: Thursday, June 22, 2023 4:47 PM
To: Karyn Kerdolff
Subject: Fw: Notice of Revocation of CUP Consideration

Follow Up Flag: Follow up
Flag Status: Flagged

Terryne Bergeson | Planner I
385-308-0534

From: Nestor Gallo <Nestor.Gallo@westjordan.utah.gov>
Sent: Thursday, June 22, 2023 4:10 PM
To: Terryne Bergeson <tbergeson@taylorsvilleut.gov>
Subject: Notice of Revocation of CUP Consideration

Hi Terryne.

I am writing you this email for a friend of mine, Miriam Grandos.

She said her special event Conditional Use Permit might be revoked due to guests using alcohol without permission or her knowledge.

Should the Planning Commission consider adding more restrictions and giving her a second chance?

She is planning to do the following:

1. Provide security to stop any event at the first sign of alcoholic beverages.
2. Include a clause in the contract to the effect that any event will be canceled immediately if alcohol is observed by security.
3. Collect a refundable deposit for compliance with the CUP.

She truly regrets the hardship some of the people at the parties created.

Could you please add a motion to the staff report including these conditions or share this email with the members of the Planning Commission?

If you have any questions, please let me know.

Sincere regards,

(He, him, his)

Nestor Gallo, P.E.
Traffic Engineer
West Jordan City
Office: (801) 569 5047

Cell: (801) 500 4796

