

**City of Taylorsville  
 Planning Commission Meeting Minutes  
 November 13, 2012  
 Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.  
 2600 West Taylorsville Blvd – Council Chambers**

**Attendance:**

**Planning Commission**

Anna Barbieri, Vice Chair  
 Dale Kehl  
 Ted Jensen  
 Steven Fauschou  
 Dan Fazzini, Jr.  
 Curt Cochran  
 Excused: Garl Fink, Israel Grossman

**Community Development Staff**

Mark McGrath – Director/Community Development  
 Michael Meldrum – Principal Planner  
 Dan Udall – City Planner  
 Jean Gallegos – Admin Asst/Recorder

**PUBLIC:** None

**WELCOME:** Commissioner Barbieri assumed duties as Chair, welcomed those present, explained the process to be followed this evening and opened the meeting at 7:00 p.m.

**CONSENT AGENDA**

Agenda/File #	Application	Applicants	Action
1.	Review/approval of Minutes for Oct 23, 2012		Approved as presented.

**MOTION:** Commissioner Fazzini – I move for approval of the Consent Agenda as presented.

**SECOND:** Commissioner Fauschou

**VOTE:** All in favor except Commissioner Kehl who abstained as not having been in attendance.

2. 3G12 - City of Taylorsville – 6068 South Redwood Road – General Plan Map Amendment from Professional Office to Community Commercial. (Michael Meldrum/Principal Planner)
3. 6Z12 - City of Taylorsville – 6068 South Redwood Road – Zoning Map Amendment from Professional Office to Boulevard Commercial. (Michael Meldrum/Principal Planner)

**NOTE:** These two agenda items will be heard together, with separate motions for each. (7:06)

2.1 **Mr. Meldrum** presented this item. The City of Taylorsville has filed an application to amend the General Land Use designation and Zoning District on property at 6068 S Redwood Road, which is presently owned by Robert W. and Jeffrey L. Swain. The property was formerly home to a John Deere facility which vacated the property approximately 2 ½ years ago. The property is currently zoned P.O. (Professional Office) which was established by the City Council on July 11, 2012. Previously the property was in a C-2 (Community Commercial) zoning district. For several years the property has been designated on the City's General Plan map as Professional Office. With the adoption of the Land Development Code on July 11, 2012, the City Council also adopted a new Zoning Map, which now complements the General Plan. The Planning Commission is tasked with making a recommendation to the City Council for both a General Land Use amendment and a Zone Change request. The professional office land use designation is predominant in this vicinity; however, a commercial land use designation also fits within the land use framework for the area. The following guiding principles apply in amending the land use map:

- 2.1.1.1 Promote economic sustainability. (7:07)
- 2.1.1.2 Promote efficient use of land and public infrastructure.
- 2.1.1.3 Provide community amenities and benefits.
- 2.1.1.4 Protect environmentally sensitive lands.
- 2.1.1.5 Support alternate modes of transportation including pedestrian.
- 2.1.1.6 Create safe attractive neighborhoods and protect residential quality of life.

2.1.1.7 Minimize non-compatible adjacent land uses.

2.1.2 Due to the location of the subject property on a principle arterial street (Redwood Road), a commercial zoning designation is supported by the current Taylorsville Land Development Code.

2.1.3 Any subsequent development or use on the property will be subject to review and approval based on the zoning district laws and ordinances established at the time of application. A change of use may necessitate review by the City of Taylorsville and other agencies.

2.2 **Findings of Fact:**

2.2.1 The applicant is requesting a Land Use Amendment from Professional Office to Community Commercial.

2.2.2 The applicant is requesting a zone change from P.O. (Professional Office) to B.C. (Boulevard Commercial).

2.2.3 The subject property contains 4.29 acres.

2.2.4 The proposal eliminates the potential for office development on the subject property.

2.2.5 The proposal retains this property in a commercial tax base.

2.2.6 The property has until July 11, 2012 been in the C-2 zoning district.

2.2.7 The main access to the property is from Redwood Road.

2.2.8 There is fencing surrounding the subject property.

2.2.9 There is an access gate on the north side of the subject property.

2.3 **Staff Recommendation:**

**General Plan** - It is staff's recommendation that the Planning Commission forward a positive recommendation to the City Council for the requested Land Use Amendment based on compliance with the guiding principles identified in the City's General Plan.

**Zone Change** - It is staff's recommendation that the Planning Commission forward a positive recommendation to the City Council for the requested zone change based on establishment criteria (size and location) for commercial zoning districts.

2.4 **APPLICANT ADDRESS:** The City of Taylorsville is applicant in this matter.

2.5 **SPEAKING:** No one was present to speak either in favor or in opposition.

2.6 **DISCUSSION:** The Planning Commissioners expressed concern about there being adequate access there, if the existing gravel patch will be kept and the status of the wrought iron fence. **Mr. Meldrum** advised there will need to be some paving requirements included, along with adequate accesses and the site upgraded which will occur during the conditional use process. **Commissioner Barbieri** was specifically concerned about the wrought iron fence. **Mr. Meldrum** said that it was his understanding that the fence was taken out on the corner on a temporary basis and they just have not put it back up yet, so yes, it should extend the rest of the way. **Commissioner Fazzini** said that when they review the site plan phase he wanted to make sure these issues were included and **Mr. Meldrum** replied that all of them would be.

2.7 **Commissioner Barbieri** opened the public hearing for Agenda Items #2 and 3 and there being no one wishing to speak, she closed the public hearing and turned the time over to the Commission for discussion and/or a motion.

2.8 **MOTION #1: Commissioner Faurchou** - I move that we forward a positive recommendation to the City Council reference File #3G12 based on the Findings of Fact and Staff's recommendation in their report.

**SECOND: Commissioner Jensen**

**VOTE: All Commissioners present voted in favor.**

2.9 **MOTION #2: Commissioner Fazzini** - I move that we forward a favorable recommendation to the City Council regarding File #6Z12 based on what has been said this evening.

**SECOND: Commissioner Cochran**

**VOTE: All Commissioners present voted in favor.**

4. 7Z12 – **City of Taylorsville** – Zoning Text Amendment to the Boulevard Commercial Zoning District.  
(Michael Meldrum/Principal Planner) (7:15)

4.1 **Mr. Meldrum** presented this item. Upon review of the current Land Development Code, staff has found that the location restriction language for the Boulevard Commercial (BC) zoning district should be expanded to include additional land. Staff proposes to modify and expand the physical boundaries of the BC zoning district as follows:

Shall be limited to the Redwood Road corridor ~~from the northern city boundary to 5000 South~~. When an arterial or collector street, or portion thereof, is designated for BC District zoning, all commercial zoning for parcels that front on such street shall be BC. If a parcel has additional frontage on another street, the BC regulations shall apply. (7:16)

4.2 Staff recommends that a favorable recommendation be forwarded to the City Council.

4.2 **APPLICANT ADDRESS:** The applicant for this item is the City of Taylorsville.

4.3 **DISCUSSION:** **Commissioner Fauschou** expressed his concern about taking care of the residential properties still in existence along Redwood Road and **Mr. Meldrum** said that this would give those property owners more flexibility and the document contains a reasonable accommodation provision.

4.4 **Commissioner Barbieri** opened the public hearing portion of the meeting and there being no one present to speak, the public hearing was closed and the session opened for discussion or a motion by the Commission.

4.5 **MOTION: Commissioner Kehl** - I move that we send a positive recommendation for approval of File 7Z12 to the City Council. (7:23)

**SECOND: Commissioner Jensen**

**VOTE:** All Commissioners present voted in favor.

**OTHER BUSINESS:** **Mr. Meldrum** brought up the fact that the second meeting in December falls on the 25<sup>th</sup> and asked that the Commission considered cancellation of that meeting.

**MOTION: Commissioner Fazzini** - I move for cancellation of the meeting scheduled for December 25<sup>th</sup>.

**SECOND: Commissioner Cochran**

**VOTE: All Commissioners present voted in favor.**

**CITY COUNCIL MEETING DISCUSSION:** **Commissioner Jensen** gave a presentation of what occurred during the last City Council meeting in the pre-meeting.

**ADJOURNMENT: MOTION:** By motion of **Commissioner Fauschou** this meeting was adjourned at 7:31 p.m.

Minutes were approved in meeting held on December 11, 2012.



Jean Gallegos, Admin Assistant/Recorder for the  
City of Taylorsville Planning Commission