

**City of Taylorsville
Planning Commission Meeting
Minutes
January 11, 2011
Pre-meeting – 6:00 p.m. - Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Ted Jensen, Chair
Kristie Overson
Anna Barbieri
Steven Fauschou
Ernest Burgess
Dale Kehl
Dan Fazzini, Jr. (Alternate)
Excused: Garl Fink

Community Development Staff

Mark McGrath - Director
Jean Gallegos – Admin Asst/Recorder
Excused: Michael Meldrum, Dan Udall

PUBLIC: Katie Sandberg, Mr. Kimly C. Mangum, Don Adams

19:03:20

WELCOME: **Commissioner Jensen** assumed duties as Chair and welcomed those present, explained the process to be followed this evening and opened the meeting at 7:00 p.m. He outlined the items on the Consent Agenda and asked if there were anyone in the audience wishing to speak to any of them or if there were any changes deemed appropriate by the Planning Commission. There being none, **Commissioner Jensen** asked for a motion regarding the Consent Agenda.

CONSENT AGENDA

Agenda/File #	Application	Applicants	Action
1. 11H10	Home Occupation – Beauty Salon	Katie Sandberg 4757 South Anna Raquel Circle	Approved on the Consent Agenda with staff recommendation.

MOTION: **Commissioner Barbieri** – I move for approval of the Consent Agenda consisting of Item #1, File #11H10 – Home Occupation for a Beauty Salon, with staff recommendations.

SECOND: **Commissioner Burgess**

Commissioner Jensen restated the motion to approve the Consent Agenda consisting of Item #1 a home occupation for a beauty salon.

<u>VOTE</u>					
<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner</u>	<u>Vote</u>
<u>Fauschou</u>	<u>AYE</u>	<u>Burgess</u>	<u>AYE</u>	<u>Jensen</u>	<u>Chair</u>
<u>Kehl</u>	<u>AYE</u>	<u>Barbieri</u>	<u>AYE</u>	<u>Fazzini</u>	<u>AYE</u>
<u>Overson</u>	<u>AYE</u>			<u>Fink</u>	<u>Absent</u>
<u>Motion passes 6 to 0.</u>					

CONDITIONAL USE

2. 48C10 - <u>Nathan Brown – 4141 South Redwood Road</u> – Conditional Use Permit – Meadowbrook Shopping Center Façade Remodel. (Michael Meldrum/Principal Planner) <u>19:08:06</u>
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2.1 **Mr. McGrath** presented this item for Mr. Meldrum. The applicant is requesting approval for a “facelift” or façade update in the Meadowbrook Shopping Center. This request is for the entire shopping center, however, only Phase 1” or John’s Marketplace, will be done at this time, if approval is granted by the Planning Commission. The remaining “phases” will only be required to obtain a building permit if the Planning Commission approves this request. The scope of work will entail a new parapet wall designed above the entry doors to the store. The current roof feature design over the entry doors is a rectangular box with returns into the roof. The roof feature currently consists of stucco (EIFS) and concrete roof tiles. The proposed roof feature includes an arcing parapet wall that will project approximately 4 feet above the existing roof line. Building materials include stucco (EIFS) covering a plywood base. The color scheme will be consistent throughout the center. There are no further changes proposed at this time. Prior to commencing construction on any of the subsequent phases of this project, requires that a building permit must be applied for and issued by the City of Taylorsville. Compliance with other reviewing agencies is mandatory.

Findings of Fact:

1. The use is a conditional use in the C-2 zoning district due to the size of the development.
2. The subject property is surrounded by commercial uses.
3. The project is proposed in phases. Approval is requested for the entire project now with each subsequent phase
4. The request proposes a change to the architectural roof feature over the entries to all of the front roof facades.

Staff recommendation: Staff recommends approval with the following conditions:

1. Comply with the requirements of all reviewing agencies.
 2. The Conditional Use Permit is subject to review upon substantiated and unresolved complaint.
 3. Each subsequent phase of the façade updates must obtain a separate building permit.
 4. Any changes outside of the scope of this application must be reviewed and approved by the City of Taylorsville prior to construction.
- 2.2 **APPLICANT ADDRESS:** Kimly C. Mangum – Architect for the project. Commissioner Faurschau wanted to know if there was any sort of time line proposed for completion of the remainder of the buildings in the shopping center. Mr. Mangum said that architectural drawings had been completed but he did not know when the owners planned to finish the other phases for the buildings within the shopping center because it was probably driven by economics. He understood that there were people interested in moving into the vacant spaces and felt that would probably accelerate the timing on the construction. 19:12:50 Commissioner Kehl wanted to know exactly what type of reconstruction was being planned and Mr. Mangum said it was mostly the façade and some work would be done on the roof and drainage plan coming off the roof. That a different drainage system was planned which would drain from pipes coming down each of the existing columns. 19:14:38 Commissioner Burgess asked how the water would drain once on the ground. Mr. Mangum explained how the drainage flow would work. 19:16:05
- 2.3 **SPEAKING:** None.
- 2.4 **DISCUSSION:** None.
- 2.5 **MOTION:** Commissioner Faurschau - I will make a motion for approval based on the Findings of Fact and four conditions found in the staff report.
SECOND: Commissioner Burgess
Commissioner Jensen restated the motion to approve with four staff conditions.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschau	AYE	Burgess	AYE	Jensen	Chair
Kehl	AYE	Barbieri	AYE	Fazzini	AYE
Overson	AYE			Fink	Absent
Motion passes 6 to 0.					

BUSINESS ITEM

3. Election of Planning Commissioner Officers for January 2011 through December 2011.

Elections were held and results, effective at the next meeting, were: Chairman – Dale Kehl and Vice Chairman – Ted Jensen. 19:18:16

DISCUSSION ITEM

4. Discussion of the Proposed Unified Land Development Code. (Chapters 20 through 23 and 30)

- 4.1 Mr. McGrath opened the meeting and presented an overview concerning discussion topics proposed for this evening.
- 4.2 **DISCUSSION:** Beginning at 7:15 p.m., Commissioners and Staff reviewed the completed review of redlined chapters from previous meetings. Immediately after that, discussion began on the following:
 - **Chapter 13A-20** – Residential Development Standards. [Some issues needing attention were (1) References to R-1-9 should be added to all tables; (2) Clarification for off-street parking requirements; (3) Clarification on standards involved for interior streets; (4) Change minimum acreage requirement to 2 acres; (5) Adding a paragraph on Page 14 titled, "Failure to Complete Development" and a paragraph which says that final approval may be delegated to Staff; (6) Correcting minor verbiage terms and typographical errors.]
 - **Chapter 13A-21** – Subdivision Design Standards. [Issues needing attention were: (1) Changing required depth of concrete to be 5 inches instead of 6; (2) Clarification needed from City Engineer on sewer and water system replacement requirements; (3) Clarification on width needed to install bicycle lanes; (4) Who is responsible for maintaining park strips and other buffer areas; (5) Copy verbiage from Page 7, Chapter 21 regarding bicycle/pedestrian path requirements; (6) Adding that all bridges shall match connecting right of ways; (7) Correcting minor verbiage terms and typographical errors.]
 - **Chapter 13A-22** – Manufactured Home Parks. [Issue needing attention: (1) Remove references to recreational vehicle parks.]
 - **Chapter 13A-23** - Commercial, Office, Hospital, Industrial, Transit Corridor, & Multifamily Development Standards. [Issues needing attention: (1) Allow directional signs to be mounted on walls; (2) Staff was asked to re-write paragraph 13A-23-06 B (Parking Areas, Development, and Maintenance); paragraph 13A-23-08 B (Outdoor Displays); and paragraph 13A-23-16 B (Alcoholic Beverages – Distance Requirements)] **NOTE:** Start review on Page 15 of this Chapter at next meeting.

- **Chapter 13A-30** - Subdivision Review. [Issues needing attention: (1) Add Community Development Director's signature block to final plat; (2) Clarify who is responsible for locking off irrigation water pipes when a line is being abandoned; (3) Add description on paragraph 13A-30-12 Reasonable Diligence, as to content of reference in Utah Code Ann. §10-9a-509.5.]

The remainder of time was spent with Staff answering questions regarding verbiage content they did not fully understand and correcting minor typographical errors. The decision was made to end discussion mid way into Chapter 13A-23 due to the lateness of the hour. Review was completed for Chapters 13A-20, 21, 22 and 30. (Chapters 13A-21 and 13A-30 were reviewed together due to both dealing with Subdivisions)

4.3 **This item was for discussion only. No motion is required.**

OTHER BUSINESS: None.

ADJOURNMENT: By motion of **Commissioner Burgess** and second by **Commissioner Barbieri**, the meeting was adjourned at 10:36 p.m. [22:36:46](#)

Respectfully submitted by:

Jean Gallegos, Admin Assistant/Recorder for the
Planning Commission

Minutes were approved in meeting held on February 8, 2011.