City of Taylorsville
Planning Commission Meeting
Minutes
Tuesday – February 23, 2010 – 6:00 P.M.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission
Scott Bolton, Chair
Ted Jensen
Kristie Overson
Nathan Murray
Steve Faurschou
Ernest Burgess
Excused: Garl Fink, Dan Fazzini. Jr.

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

PUBLIC: None

WELCOME: **Commissioner Bolton** opened the meeting at 6:00 p.m. 18:03:19

WORK SESSION

1. **Discussion regarding the conditional use process**. (Michael Meldrum/Principal Planner)

1.1 **Mr. Meldrum** presented a discussion of the conditional use process after giving each Commissioner a handout of his training outline. He defined a conditional use as meaning a land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. Each conditional use stands on its own merit.

In order to qualify for a conditional use permit, the following is required:

(1) Application for a conditional use permit shall be made by the property owner or certified agent thereof to the Planning Commission.

(2) Detailed site plans drawn to scale and other drawings necessary to assist the Planning Commission in arriving at an appropriate decision shall accompany each application.

(3) The fee for any conditional use permit shall be as provided for in code.

There are ten factors to be considered with any application for a conditional use, which are:

(1) The suitability of the specific property for the proposed use.

(2) The development or lack of development adjacent to the proposed site and the harmony of the proposed use with existing uses in the vicinity.

(3) Whether or not the proposed use or facility may be injurious to potential or existing development in the vicinity.

(4) The economic impact of the proposed facility or use on the surrounding areas.

(5) The aesthetic impact of the proposed facility or use on the surrounding area, including but not limited to landscaping and open space.

(6) The present and future requirements for transportation, traffic, water, sewer and other utilities for the proposed site and surrounding area.

(7) The safeguards proposed or provided to scale, massing, orientation, fire protection and pedestrian and vehicular circulation.

(8) The safeguards provided or proposed to prevent noxious or offensive emissions such as noise, glare, dust, pollutants and odor from the proposed facility or use.

(9) The safeguards provided or proposed to minimize other adverse effects from the proposed facility or use on persons or property in the area.

(10) The impact of the proposed facility or use on the heath, safety and welfare of the City, the area and persons owning or leasing property in the area.

1.2 **DISCUSSION:** **Commissioner Overson** asked how a determination was made by Staff to consider what goes before the Planning Commission and also which items are placed on the Consent

Agenda. **Mr. Meldrum** advised that Class A and B Home Occupations do not come before the Commission and items on the Consent Agenda are governed by neighbor reaction to the public notice, along with anticipated impact on the surrounding area and City. **Commissioner Bolton** added that with any Conditional Use application presented, the Commission may add their own conditions for approval as part of the motion. That Staff gives direction, but the decision ultimately rests with the Commission. 18:20:54

2. **Discussion regarding temporary businesses.** (Mark McGrath/Community Development Director)

2.1 **Mr. McGrath** said that the City Administration would like the Commission to look at the present policy regarding temporary food vendors. 18:23:57 He provided each Commissioner with a handout which outlines the present Temporary Food Vendors criteria in code as follows (5.14.170): (A) All temporary food vendors are required to obtain approval and comply with the Salt Lake Valley Health Department regulations for preparing and operating a food cart. (B) A temporary food vendor shall not operate within one thousand feet (1,000') of another food vendor or a restaurant, or a business which offers similar food, without written permission of the business owner or manager. (C) Licenses for temporary food vendors shall expire sixty (60) days from issuance. A licensee may reapply for subsequent licenses at the same location but may not exceed one hundred eighty (180) days at the same dislocation. For the purposes of this section, any location within two hundred fifty (250) linear feet is considered the same location. Temporary food vendors who are properly licensed at a given location will have the right of first refusal for subsequent temporary license renewals provided the licensee has not reached the maximum permissible license duration. The business license or land use fee shall be waived with subsequent licenses in the one hundred eighty (180) day period at the same location by the same applicant as referenced above.

2.2 **DISCUSSION**: **Mr. McGrath** went on to say that possibly what triggered this request for an updated policy was citizen input to the City Administration regarding their dissatisfaction with the recent approval of a taco cart on 4700 South and 3200 West. Another reason is that West Valley City is tightening up their ordinances relative to food venders, so future applicants may start looking elsewhere to move out from under the more restrictive covenants of West Valley City. Also this is in the business license portion of the code but it is actually a zoning issue. Commissioners wanted to know exactly what the complaints have been and **Mr. McGrath** said that the generic complaint is that this use does not represent the community very well and is deemed by many to be unattractive. **Commissioner Jensen** felt that this looks like taco carts are being singled out and other temporary uses are not being looked at. Any ordinance change should include ***all*** temporary vendors. **Mr. McGrath** advised that staff will put together a draft proposal and bring it back to the Commission for their review. 18:43:11

3. **Project update**. (Michael Meldrum/Principal Planner)

3.1 **Mr. Meldrum** went over the project update with Commissioners. 18:48:34 The update references projects recently approved by the Planning Commission and shows the status of each.

CITY COUNCIL MEETING DISCUSSION: **Commissioner Jensen** said that at the most recent City Council meeting there had been no planning matters.

OTHER BUSINESS: Commissioners were given a copy of an article written by Mayor Wall titled "A forward-looking vision for the City of Taylorsville".

MOTION: By motion of **Commissioner Overson**, the meeting was adjourned at 7:01 p.m. 19:01:37

Respectfully submitted by:

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Jean Gallegos, Admin Assistant/Recorder for the
Planning Commission

Minutes were approved in meeting held on April 13, 2010.