

**City of Taylorsville
Planning Commission Meeting
Minutes
Tuesday – March 25, 2008
Regular Session – 6:30 P.M.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Scott Bolton, Chair
Angelo Calacino
Kristie Overson
Stacey Staley
Bruce Holman
Garl Fink (Alternate)
Excused: Ted Jensen

Community Development Staff

Michael Meldrum, Principal Planner
Dan Udall, City Planner
Jean Gallegos/Admin Assistant/Recorder
Excused: Mark McGrath

PUBLIC: (There were four neighbors present to hear Items #1 and #2, however, they did not sign the attendance roster).

18:07:12

WELCOME: **Commissioner Bolton** welcomed those present, explained the process to be followed this evening and opened the meeting at 6:30 p.m. **Commissioner Bolton** outlined the items on the consent agenda consisting of a set of Minutes for approval, and asked if anyone had any comments. There being none, he asked for a motion.

MOTION: **Commissioner Overson** - I move for approval of the Consent Agenda consisting of the Minutes for November 27, 2007 and January 22, 2008, as presented.

SECOND: **Commissioner Calacino.**

VOTE: All Commissioners present voted in favor. Motion passes unanimously.

ZONING MAP AND GENERAL PLAN CHANGE

1. 4Z08 <u>Gough Construction (Great Harvest Bread Company)</u> - 6345 South Redwood Road – Recommendation to the City Council to Amend the Zoning Map from A-1 to C-2. (Michael Meldrum/Principal Planner)
--

2. 1G08 <u>Gough Construction (Great Harvest Bread Company)</u> - 6345 South Redwood Road Recommendation to the City Council to Amend the General Plan Map from Professional Office to Community Commercial. (Michael Meldrum/Principal Planner)

1.1 **Mr. Meldrum** advised that there had been an error made by staff in the public notice sent out wherein the meeting was advertised to be held on Tuesday, March 26th instead of March 25th and the time indicated to be 7:00 p.m. instead of 6:00 p.m. That the applicant did not anticipate coming to the meeting until 7:00 p.m. **Commissioner Bolton** asked if the citizens in the audience were in attendance for these items and was informed that was so. **Commissioner Overson** said that the Commission could rearrange the agenda, however, the citizens would have to wait for an hour to be heard or they could speak now and leave without hearing the applicant. **Commissioner Bolton** said that both sides should be heard during the same public hearing. **Mr. Meldrum** said that the applicant will have representation here at 7:00 p.m. The Planning Commission will make a recommendation to the City Council, who in turn will review the proposals during a public hearing. **Commissioner Bolton** asked Mr. Meldrum if there would be sufficient time to get out new notices for the next Planning Commission meeting. **Mr. Meldrum** said there was enough time because the required time period is ten days out. **Commissioner Bolton**'s opinion was that these two items should be carried over to the April 8th meeting so that proper notifications can be made.

1.2 **MOTION:** **Commissioner Calacino** - 18:11:31 I will make a motion that in light of the noticing errors and confusion that several people encounter with that, I think that it would be better to postpone these items until the April 8th meeting in order to get proper notifications and make

apologies to those who may show up this evening or tomorrow, as well as the applicant. In that way everyone will have adequate time to prepare.

SECOND: Commissioner Holman

DISCUSSION: Commissioner Staley - One of the citizens advised that she would not be available on April 8th and wanted to know if she could be allowed to give her input now. **Commissioner Bolton** advised her she could speak tonight or submit written comments to be entered into the record the night of the hearing to make sure the applicant hears those concerns. (The citizen advised she would submit written comments for the next meeting).

Commissioner Bolton restated the motion - We have a motion and a second to postpone Items #2 and #3 on tonight's agenda until the April 8th Planning Commission meeting with proper notice.

VOTE: All commissioners present voted in favor. Motion passes unanimously.

PLANNING COMMISSION WORK SESSION
DISCUSSION ITEMS

1. **Capital Projects Update by John Taylor/City Engineer.** [18:14:31](#) **Mr. Taylor** discussed the 2008-2009 Capital Improvements and Storm Drain Projects as follows:

▪ **Capital Improvements:**

1. **Projects in process:** Surface transportation, curb, gutter and sidewalk repairs, 5400 South wall, I-214 Redwood Road interchange landscaping (should be awarded this week)
2. **Capital Improvement Projects in design phase:** 1175 West roadway reconstruction, Vista Park baseball complex and Millrace Park bas fishing pond.
3. **Capital Improvement Future Projects:** Redwood Road business district enhancement, 6200 South Redwood Road congestion mitigation and the trail system from Taylorsville Senior Center to the Museum on 4800 South.

▪ **Storm drain projects:**

1. **Projects in process:** Roadway maintenance including street sweeping, catch basin inlet cleaning, Atherton storm drain box extension, Inlet box replacement and localized storm drain projects.
2. **Project in design phase:** Marinwood storm drain system (4900 South 1250 West), 4200 South 1540 West storm drain (Fremont Elementary), City Center storm drain improvements.
3. **Future Projects:** 2200 West storm drain extension (study), 3200 West storm drain system (5090 South to 4700 South), 1300 West storm drain extension (Winchester to 6235 South) and Blake Drive storm drain.

2. **Economic Development and RDA Update by Keith Snarr/Economic Development Director.** [18:32:49](#) **Mr. Snarr** gave a presentation outlining the accomplishments of 2007:

- **Construction completed:** 5400 South decorative wall, 2700 West landscaping, 1300 West bike trail (design completed) and improvements to Arcadia Elementary.
- **Design and Pre-construction:** I-215 interchange landscaping, 4700/5400 South Redwood intersections and 6200 South intersection improvements.
- **Business attraction and marketing:** ICSC spring convention, redirect marketing campaign and Taylorsville spirit Business Directory.
- **Business expansion and retention:** Review sales tax (Taylorsville businesses), 2007 business survey (license renewals), ICJ medical expansion, Nelson Laboratories expansion plans and Redwood Road office projects.
- **Redevelopment:** Pre-RDA analysis for six RDA-EDA areas, 5400 South at Bangerter and pending sale of UDOT property.
- **Public and utility projects:** Storm drain utility and Salt Lake County atlas.
- **Plans and goals for 2008:** Transportation plan recommendations, construct Taylorsville City center, develop 5400 South Bangerter RDA and develop the 100-acre UDOT property. **Mr. Snarr** discussed in depth transportation planning changes and creation of a future business park at 3200 West 6200 South (UDOT site).
- **Business attraction goals:** Seafood restaurant, Italian restaurant, Home Depot, Target, Riverton Music, America First Credit Union, Taco Time, Great Harvest Bread and Winger's.
- **Redevelopment and Economic Development target areas:** 5400 South Bangerter, 6200 South 3200 West (EDA – Business Park), 4800 South Redwood Road, 4700 South and I-215 at 2700 West, 4100 South Redwood Road, 4700 South 2200 West (south) and 4700 South Redwood Road (North).

- **Target marketing:** Lifestyle retail and restaurants, restaurants, theaters and entertainment, big box retail, tech/flex business park, high tech/medical, call centers and senior living/assisted care.

3. Legislative Session Update by Michael Meldrum/Principal Planner. [19:13:39](#) Mr. Meldrum discussed elements covered during the last legislative session:

- **Mobile homes:** Local entities may not enact ordinances governing closure of mobile home parks, notice period of nine months and rent cannot be increased during the required nine month notice period.
- **Impact fee amendments:** Includes private water providers, 90 day wait period after adoption, entities to be notified of changes include: Home builders, realtors and contractors, must provide written analysis and a required summary of the ordinance at least 14 days prior to meeting for adoption and all municipalities are required to provide notice.
- **County and municipal land use regulation of potential geologic hazard areas:** Authorizes regulation in identified flood plains and geologic hazard areas, defines areas as those mapped or very similar conditions to mapped areas.
- **Construction amendments:** Requires printing of standardized building permit number in the upper right hand corner of all permits in at least 12-point font.
- **Annexation revisions:** Annexation issues around new St George airport, describes the requirements for an annexation and provides guidance as to who has priority for annexation of property.
- **Agricultural and industrial protection area amendment:** Requires consideration of agricultural protection areas in land use elements, particularly avoidance of uses inconsistent or detrimental to agricultural, cannot charge fee for petition by owner to remove lands from protection area and requires strong consideration of alternative transportation corridor locations so as not to impact agricultural protection areas.
- **Municipal oversight of rental dwellings:** Prohibits a municipality from charging fees to inspect existing rental dwellings, prohibits a municipality from requiring retrofits to rental dwellings other than what is required by the Uniform Building Code.
- **Access to landlocked parcels:** Included as one of the responsibilities of the property rights ombudsman to advise property owners, landlocked parcels that were legally created at the time of subdivision cannot be denied a building permit except for reasons of life, safety or welfare concerns and the burden of demonstrating the concern falls on the municipality.
- **Use of initiative and referendum for administrative land use and zoning matters:** Prohibits initiatives for land use ordinances; clarifies that improvement of land use ordinances (administrative matters) are not subject to referendum.
- **Local government disposal of real property acquired by exaction:** Extends from 5 to 15 years time allowed to make use of property acquired by exaction, must be offered back to original owner first and does not apply to land acquired by RDA.
- **County and municipal land use amendment:** Should be called the subdivision impact warrant act, includes "sub plat" with land use permit for which no additional items beyond what is in the written approval can be required, applicant may request acceptance of installed improvements and the entity has 15 days to respond, applicant may request acceptance at the end of the warranty period – entity has 45 days to respond, exception for winter weather, must establish objective inspection standards, warrant period can only be one year, exceptions to allow up to two years to protect public health, safety and welfare and prior performance of the applicant.
- **Transportation corridor preservation amendment:** UDOT to designate high priority transportation corridors, UDOT to notify local entities, UDOT able to acquire right-of-way (no eminent domain), local entity to notify UDOT when development application is received and building permits must wait 30 days – all other land use permits must wait 45 days.
- **Transportation and transit amendment:** Transit district (UTA) are not required to conform to land use ordinance.

4. **Infill Ordinance Review by Michael Meldrum/Principal Planner.** [19:39:04](#) After a brief discussion of content, **Mr. Meldrum** asked Commissioners to review the draft of the new Infill Ordinance and provide input for a future meeting.

OTHER BUSINESS: All Commissioners were present at the last City Council meeting where the PANGEA appeal of the Planning Commission decision was heard. Decision of the City Council was to grant PANGEA's appeal and overturn the Planning Commission decision to deny, which was based on the application not being in compliance with the City Center Small Area Master Plan with regard to the site plan of the building on the parcel. **Mr. Meldrum** advised the Commission that after that meeting, Commissioner Sorensen submitted his resignation from the Commission effectively immediately. [19:45:31](#)

ADJOURNMENT: [19:45:39](#) by motion of **Commissioner Calacino** the meeting was adjourned at 7:45 p.m.

Jean Gallegos, Admin Asst/Recorder for the
Planning Commission

Approved in meeting held on April 8, 2008.