

**City of Taylorsville
 Planning Commission Meeting
 Minutes
 Tuesday – June 24, 2008 – 6:00 P.M.
 2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

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

Community Development Staff

Mark McGrath – Director
 Michael Meldrum – Principal Planner
 Jean Gallegos/Admin Asst/Recorder

PUBLIC: Mayor Wall, Dan Fazzini

WELCOME: Commissioner Bolton welcomed those present, explained the process to be followed this evening and opened the meeting at 6:00 p.m. 18:04:50

CONSENT AGENDA

Agenda/File #	Application	Applicants	Action
1. Review/approval of Minutes for June 10, 2008			Approved as presented.
2. 46C05-A	Amended Conditional Use Permit Application.	Ivory Homes 3054-3192 W. Bald Mountain	Approved based on Findings of Fact and Staff Conditions 1 – 5.

18:03:47

MOTION: Commissioner Overson - I move that we amend the Agenda to include Agenda #2 on the Consent Agenda. The application seems to be straight-forward and there is no one here to speak in opposition.

SECOND: Commissioner Calacino

VOTE: Commissioner Fink AYE Commissioner Calacino AYE
Commissioner Overson AYE Commissioner Staley AYE
Commissioner Bolton AYE Commissioner Jensen AYE
 Motion passes unanimously.

CONDITIONAL USE

By motion, the following item was moved to the Consent Agenda.

2. 46C05-A	<u>Ivory Development – 3200 West 6200 South</u> – Conditional Use Permit (CUP) Amendment (Michael Meldrum/Principal Planner)
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2.1 Mr. Meldrum presented this item. The applicant is requesting an amendment to CUP #46C05 regarding the town homes on the north side of Bald Mountain Drive. The original conditional use permit approval showed units that were two stories in height. The new proposal is to make these units one story in height. The applicant has not been able to sell any of these units and approached staff regarding filing an application to amend the CUP to modify these units to something that they believe will be more marketable. The result was the elimination of one of the floors in these so that they are all one story buildings, with the exception of the model that is already completed. The remaining 15 units will be single story. The building footprint has remained the same with the proposed amendment. The floor plans have changed significantly and the applicant has submitted new floor plan drawings that show the changes. The exterior building materials and landscaping are proposed to remain as previously approved. The only change to the original CUP is the interior and height of the 16 units. Staff does not have any concern with the proposal and recommends that the Planning Commission grants the amendment for Ivory Homes.

Findings of Fact:

1. The applicant proposes to modify the previously approved building height.
2. The applicant proposes to building 15 units that are single-story.
3. The building footprint remains the same as approved in File #46C05.
4. The landscaping remains the same as approved in File #46C05.

Staff Recommendation: Staff recommends approval with the following conditions:

1. All conditions of the Preliminary Conditional Use Permit are still in effect except as specifically amended with this application.

2. All conditions of the Final Conditional Use Permit are still in effect except as specifically amended with this application.
3. This amended conditional use permit may be reviewed upon substantiated and unresolved complaint.
4. Obtain building permits for the construction of the amended town homes.
5. Receive approval from and remain compliant with all applicable reviewing agencies.

2.2 **MOTION:** Commissioner Calacino - I will make a motion to approve the Consent Agenda consisting of the Minutes from June 10, 2008 as well as File #46C05-A – Conditional Use Permit Amendment for The Towns at Ivory Highlands (Ivory Homes).

SECOND: Commissioner Fink

<u>Commissioner Fink</u>	AYE	<u>Commissioner Calacino</u>	AYE
<u>Commissioner Overson</u>	AYE	<u>Commissioner Staley</u>	AYE
<u>Commissioner Bolton</u>	AYE	<u>Commissioner Jensen</u>	AYE

Motion passes unanimously.

OTHER BUSINESS ITEM: Mayor Wall asked for a few minutes to address the Commission prior to the start of the work session. 18:06:23 He presented a plaque commending Commissioner Calacino for ten years of volunteer service to the City on the Board of Adjustment and the Planning Commission.

WORK SESSION

3. Mr. McGrath presented a brief update regarding construction of the Bass pond at Millrace Park, after which he turned the time over to Mr. Meldrum for additional comments. Mr. Meldrum commented that this proposal was discussed with and approved by the Commission some time ago but due to lack of funding, nothing was done beyond that. He added that funding has now been appropriated and the project will move forward. Mr. Meldrum presented images and advised he would keep the Commission apprised of the progress. 18:10:12

4. Mr. McGrath discussed the upcoming update of the Unified Development Code. 18:20:50 The City is advertising for a consultant to do this and that this will be the biggest project to be done as a Staff and Commission. The goal is to rewrite the development codes from A to Z and make consistent it more consistent with the General Plan. It is anticipated that the project will commence the latter part of summer of this year and will involve creation of a steering committee. Commissioner Calacino said that he would be interested in serving on that committee as a citizen. Commissioner Bolton asked Mr. McGrath what kind of budget number this involved and was advised that it was \$160,000.

5. Mr. McGrath discussed the Community Development Administrative Report. This report is submitted monthly to the City Council to let them know what the Department has done the previous month. It includes individual reports from each department within Community Development. He added that the Commissioners would be receiving a copy of that publication for their information monthly.

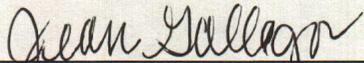
6. Mr. McGrath introduced the components of the proposed Salt Lake County/Cooperative Plan. He and Mr. Meldrum had attended the kick-off meeting for this proposal, which is being spear-headed by County Mayor Caroon. Mr. McGrath said that presently individuals have no input to regional planning practices except through Wasatch Front Regional Council and he was supportive of the new proposal because there would be more direct involvement for individual cities. He and Mr. Meldrum will keep the Commission advised.

OTHER BUSINESS:

- Commissioner Overson advised that the Commission now has two vacancies and wanted to know if anyone had expressed interest in service on the Commission. Mr. McGrath said that Commissioner Fink would be moving into a permanent seat on the Commission and he thought the Mayor had a candidate for the other position in mind.
- Commissioner Calacino took a few minutes to thank staff and Commissioners and said the last ten years serving in different capacities in the City have been memorable. He added that Salt Lake County is developing a trail along the Salt Lake Canal and would like to have Taylorsville become involved in that.

ADJOURNMENT: By motion of Commissioner Overson the meeting was adjourned at 6:45 p.m.

Respectfully submitted by:


 Jean Gallegos/Admin Assistant/Recorder for the
 Planning Commission

Approved in meeting held on July 8, 2008.