

**City of Taylorsville  
Planning Commission Meeting  
Minutes**

**July 13, 2010**

**Pre-meeting – 6:00 p.m. - Regular Session – 7:00 p.m.  
2600 West Taylorsville Blvd – Council Chambers**

**Attendance:**

**Planning Commission**

Ted Jensen, Chair  
Dale Kehl  
Garl Fink  
Ernest Burgess  
Steven Fauschou  
Anna Barbieri

**Excused:** Kristie Overson  
Dan Fazzini, Jr. (Alternate)

**Community Development Staff**

Michael Meldrum – Principal Planner  
Jean Gallegos – Admin Asst/Recorder  
**Excused:** Mark McGrath/Director  
Dan Udall/City Planner

**PUBLIC:** Gary Carpenter, Kathy Ward, Chad Penman, Roger Hill, Jackie Gledhill, Becky Gledhill, Brett Peterson, Sue Jorgensen, Julie Lorentzon, Dama Barbour, Scott Sorensen, Zeb Roberts, M. Drayer, Andres Morales, Raul Morales, Ken Dahle, Tracy Dahle, Byron Bateman

**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. There being none, **Commissioner Jensen** asked for a motion regarding the Consent Agenda. [18:59:54](#)

**CONSENT AGENDA**

<b>Agenda/File #</b>	<b>Application</b>	<b>Applicants</b>	<b>Action</b>
1. Review/approval of Minutes for June 8 and 22, 2010			Approved as presented.
2. 30C10	CUP – Oversized Accessory Building	Chad Penman 5442 South Appian Way	Approved with staff recommendations.

**MOTION:** **Commissioner Barbieri** - I will make a motion to approve the Consent Agenda consisting of Item #1, the Minutes for June 8 and June 22, 2010 and Item #2, File #30C10, for an oversized accessory building.

**SECOND:** **Commissioner Fink**

**Commissioner Jensen** restated the motion to approve the Minutes for June 8<sup>th</sup> and June 22<sup>nd</sup>, 2010 as presented and Item #2, File #30C10 an oversized accessory building with staff recommendations.

**VOTE**

<b>Commissioner</b>	<b>Vote</b>	<b>Commissioner</b>	<b>Vote</b>	<b>Commissioner</b>	<b>Vote</b>
Fauschou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Overson	Excused

**Motion passes 5 to 0.**

**CONDITIONAL USE PERMITS**

3. 23C10 **Becky Gledhill – 1485 West Stern Drive** – Animal Hobby Permit (Dan Udall/City Planner) [19:04:00](#)

3.1 **Mr. Meldrum** presented this item for Mr. Udall. The applicant is requesting a conditional use permit for an animal hobby permit to allow four dogs on her property. She is requesting two Alaskan Malamutes and two Great Pyrenees. The applicant stated that the animals are both indoor and outdoor dogs. The two Great Pyrenees are owned by the applicant's daughter and fiancé who are currently living in the single-family home. It is unknown how long they will be living with her. In February 2010, Animal Services received a complaint of too many dogs on the property. In May 2010, Animal Services received a complaint of barking on the property. The applicant was informed by Animal Services to obtain an animal hobby permit through the City of Taylorsville both times. In June, 2010, the applicant submitted an animal hobby permit request to the Planning Commission to be able to license four dogs on the property.

**Findings of Fact:**

1. That the applicant is proposing an animal hobby permit for four dogs.
2. That the animal hobby permit is a conditional use.
3. Currently there are four dogs located on the property.
4. Two responses by animal control to the property.
5. One complaint of barking received by staff.

**Staff Recommendation:** Staff recommends approval of File #23C10 contingent on compliance with the following conditions:

1. Receive approval from and remain compliant with all applicable reviewing agencies.
2. Conditional use permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by staff or West Valley Animal Services personnel may be grounds for permit revocation.
3. Property violations (if any) must be resolved prior to issuance of an animal hobby permit.
4. The applicant needs to comply with all requirements that are applicable under Chapter 8 (Animal Permit Regulations). All dogs need to be licensed.
5. That the perimeter fence and wall are maintained and secured.

3.2 **APPLICANT ADDRESS:** Becky Gledhill. Ms. Gledhill advised that she had read the staff report and will comply with all conditions. Commissioner Fink wanted to make sure the applicant understood that the permit goes with the dog and should one pass away or move out, they cannot replace it on this permit. [19:09:21](#) Ms. Gledhill advised she understood that and added that the calls made by the neighbors were all done anonymously. However, she has had a problem with one specific neighbor who harasses her dogs to make them bark by blowing a whistle at them. She has talked with him about the issue and he admitted to her that he had noticed the dogs less and knew that Ms. Gledhill had been working to control this problem.

3.3 **DISCUSSION:** Commissioner Jensen asked staff if there had been just one complaint or if there were more. Mr. Meldrum advised that the City had received 2 complaint calls regarding barking. [19:07:37](#)

3.4 **SPEAKING:**

- Ken Dahle (Lives right next door). He advised he was there when the animal control personnel came and said that Ms. Gledhill is the kind of person who can be approached and can deal with problems between neighbors. He was supportive of allowing this permit. [19:13:14](#)
- Byron Bateman (Lives adjacent to the Gledhills). He had no issue with the dogs at all. [19:13:37](#) That his dog gets into it with their dogs occasionally because they share a common fence line. He said that he doesn't notice the barking that frequently and was in favor of issuing them the requested permit.
- Tracy Dahle (Lives right next door). She said that they hear barking once in a great while but had no problem with these animals. [19:14:34](#)
- Scott Sorenson (Lives on Hathaway Street) advised that the applicants always have their dogs on leashes when they walk them. He had not noticed any problems with barking and was supportive of this permit being issued. [19:14:51](#)
- Hugh and Doris Alsop, 1462 W Stern Drive. (Written Comments via E-Mail). Their comments were very supportive of allowing Ms. Gledhill to have her animal hobby permit. They said that the dogs seldom bark, are not vicious, are well cared for and are always in the yard when not accompanied by an owner.
- Mike Denos. (Written Comments via E-Mail). He said that at first there had been some barking but that things had changed considerably and that is no longer an issue. He did not have any objections in granting this permit to Ms. Gledhill.
- Commissioner Fink commented that he was impressed on the number of people who came out this evening to express their support for this applicant and her animals. [19:16:23](#)

3.5 There being no further discussion, Commissioner Jensen asked for a motion.

3.6 **MOTION:** Commissioner Fink - I recommend approval of File #23C10 with the five stipulations by staff in their recommendations. [19:16:49](#)

**SECOND:** Commissioner Faurschau

Commissioner Jensen restated the motion to approve File #23C10 with five staff recommendations

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschau	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Overson	Excused
Motion passes 5 to 0					

4. 27C10 Gary Carpenter – 5509 South 3295 West – Animal Fancier Permit. (Dan Udall/City Planner) [19:19:39](#)

4.1 Mr. Meldrum presented this item for Mr. Udall. The applicant has requested a conditional use permit for an Animal Fancier's Permit for five dogs on this property. Mr. Meldrum explained the difference between an Animal Fancier's Permit and an Animal Hobby Permit, as being mostly to do with sterilization which is required by the Animal Hobby Permit and not the Fancier's Permit. The applicant owns three dogs (one Pekinese and two Yorkies) and the applicant's daughter-in-law owns two Yorkies. The applicant has three Yorkies currently registered with a national registry or AKC. The applicant will not register the other two dogs. The applicant stated that his daughter-in-law is living with the family temporarily for an unknown period of time. The applicant stated that the dogs are indoors approximately 90 percent of the time. In May 2010, a Yorkie (Max) escaped from the home and was attacked and bitten by a dog in the

neighborhood. West Valley Animal Services reported the incident and the applicant, at that time, notified them that she has five dogs. The report from Animal Services stated that the applicant has too many dogs. Animal Services advised the applicant to obtain a conditional use animal permit from the City of Taylorsville. The applicant submitted an animal fancier permit application to the Planning Commission. [19:21:55](#)

**Findings of Fact:**

1. That the animal fancier permit is a conditional use.
2. That the applicant is proposing an animal fancier's permit for five dogs on the property.
3. After the applicant's dog was attached, West Valley Animal Services reported that the applicant has too many dogs on the subject property.

**Staff Recommendation:** Staff recommends approval of File #27C10 with the following conditions:

1. That the use is complaint with all requirements of applicable reviewing agencies.
  2. Conditional use permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by staff or West Valley Animal Services personnel may be grounds for permit revocation.
  3. Property violations (if any) must be resolved prior to issuance of an animal hobby permit.
  4. The applicant needs to comply with all requirements that are applicable under Chapter 8 (Animal Permit Regulations). All dogs need to be licensed.
  5. That the perimeter fence is maintained and secured.
- 4.2 **APPLICANT ADDRESS:** Gary Carpenter and Kathy Ward submitted a letter to staff explaining that their daughter has two Yorkies and recently moved back in with them. Both dogs are current with all shots, microchips and are AKC certified but not yet licensed pending approval of this permit.
- 4.3 **SPEAKING:** None.
- 4.4 There being no further discussion, Commissioner Jensen asked for a motion.
- 4.5 **MOTION:** Commissioner Faurchou - Based on the Findings of Fact, input provided by Staff and noting that there were no speakers in opposition to this request, I recommend approval of File #27C10 with the five staff recommendations. [19:24:25](#)  
**SECOND:** Commissioner Burgess  
Commissioner Jensen restated the motion to approve File #27C10 with five staff recommendations.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurchou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Overson	Excused
Motion passes 5 to 0					

5. 28C10 **Julie Lorentzon – 3828 West Dimrall Drive** – Conditional use permit for Backyard Chickens Permit. (Michael Meldrum/Principal Planner) [19:25:43](#)

5.1 **Mr. Meldrum** presented this item. The applicant is requesting approval to have two chickens. The applicant is proposing a 5' x 4.5" square foot chicken coop to be located in the rear yard. The coop totals 22.5 square feet. Five chickens would be allowed according to the lot size. The applicant has complied with all elements of the ordinance governing chickens (Section 8.1). [19:26:50](#)

**Findings of Fact:**

1. That the applicant is proposing a backyard chicken permit.
2. That the backyard chicken permit is a conditional use.
3. That a maximum of five chickens can be on an 8,050 square foot lot.

**Staff recommends approval of File 28C10 with the following conditions:**

1. That the use is compliant with all requirements of applicable reviewing agencies.
2. Conditional use permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by staff or West Valley Animal Services personnel may be grounds for permit revocation.
3. Property violations (if any) must be resolved prior to issuance of a backyard chicken permit.
4. The applicant needs to comply with all applicable requirements under Chapter 8 (Animal Permit Regulations) and Title 13.
5. That only a maximum of five chickens can be on the subject property and all of the chickens should be contained in the required enclosure at all times.
6. That a signed consent to an on-site inspection of all enclosures, coops and surroundings be submitted to staff.
7. That chickens cannot be slaughtered on the premises.

- 5.2 **DISCUSSION:** Commissioner Jensen said that in the Findings of Fact it says that a maximum of five chickens could be housed on this size lot. Mr. Meldrum said that was true, however, the applicant has only asked for approval of two chickens. [19:27:37](#)
- 5.3 **APPLICANT ADDRESS:** Julie Lorentzon was present to answer questions.
- 5.4 **SPEAKING:** None
- 5.5 There being no further discussion, Commissioner Jensen asked for a motion.
- 5.6 **MOTION:** Commissioner Burgess - I move for approval of Application #28C10 with the Findings of Fact and seven staff recommendations.  
**SECOND** Commissioner Barbieri  
Commissioner Jensen restated the motion to approve File #28C10 with seven staff recommendations.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Oversen	Excused
Motion passes 5 to 0					

6. 29C10 **Susan Jorgensen – Conditional use permit for Backyard Chickens** – (Dan Udall/City Planner) [19:31:09](#)

6.1 Mr. Meldrum presented this item for Mr. Udall. The applicant is requesting approval for a backyard chicken permit to allow six chickens. The applicant is proposing a 12' x 6' square chicken coop to be located adjacent to or in the rear of an existing detached garage in the southwest side of the rear yard. The applicant will need to meet all ordinances that apply to allowing chickens in the back yard. The applicant is aware of the content of the chicken ordinance (Section 8.12). The chicken coop being proposed is of sufficient size to allow free movement for each chicken. The existing detached garage and the proposed chicken coop covers 14 percent of the rear yard, which meets City Code. [19:32:49](#)

6.2 **Findings of Fact regarding File #29C10:**

1. That the applicant is proposing a backyard chicken permit.
2. That the backyard chicken permit is a conditional use.
3. That a maximum of five chickens can be on an 8,782 square foot lot.

6.3 **Staff Recommendation:** Staff recommends approval of File #29C10 with the following conditions:

1. That the use is compliant with all requirements of applicable reviewing agencies.
2. Conditional use permit is subject to review upon substantiated and unresolved complaints. Complaints which cannot be resolved by staff or West Valley Animal Services personnel may be grounds for permit revocation.
3. Property violations (if any) must be resolved prior to issuance of a backyard chicken permit.
4. The applicant needs to apply to all requirements that are applicable under Chapter 8 (Animal Permit Regulations) and Title 13.
5. That only a maximum of five chickens can be on the property and all of the chickens should be contained in the required enclosure at all times.
6. That a signed consent to an on-site inspection of all enclosures, coops and surroundings be submitted to staff.
7. That chickens cannot be slaughtered on the premises.

6.4 **APPLICANT ADDRESS:** Susan Jorgensen was not present but was represented by her daughter. [19:34:22](#)

6.5 **SPEAKING:** None.

6.6 **DISCUSSION:** Commissioner Burgess wanted clarification that this permit is just for hens and no roosters. Mr. Meldrum said that was correct and only female chickens are allowed under the City's ordinance. [19:35:43](#)

6.7 There being no further discussion, Commissioner Jensen asked for a motion.

6.8 **MOTION:** Commissioner Barbieri – Based on the Findings of Fact and oral testimony heard this evening, I move for approval of File #29C10 with seven staff recommendations. [19:36:04](#)  
**SECOND:** Commissioner Burgess  
Commissioner Jensen restated the motion to approve File #29C10 with seven staff recommendations.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Oversen	Excused
Motion passes 5 to 0					

7. 31C10 **Metro Redwood Properties, LLC** – 6235 South Redwood Road and 1648 West 6235 South. Conditional Use Amendment - (Michael Meldrum/Principal Planner)

7.1 **NOTE:** Mr. Meldrum advised that this item was withdrawn by the applicant because they did not have all the necessary paperwork completed and recommended that per the request of the applicant that it be brought back for hearing on July 27<sup>th</sup> if the Commission approves that action. Commissioner Jensen reviewed the application aloud saying that the Planning Commission forwarded a positive recommendation to the City Council to approve a zone change and land use amendment on May 25, 2010. The City Council granted approval for those requests on June 2, 2010. The applicant is now returning to the Planning Commission to request approval for an amended Conditional Use. The reason for the amendment is that the applicant is seeking to include the two easternmost properties in their operations, specifically for access. The main reason for this request is that their property has been directly impacted by the new continuous flow intersection being constructed at Redwood Road and 6200 South whereby they lost a substantial amount of property along their border with Redwood Road. They now need a new access point.

7.2 There being no further discussion, Commissioner Jensen asked for a motion.

7.3 **MOTION:** Commissioner Fink - I move to postpone File #31C10 to be heard on the July 27<sup>th</sup>, 2010 meeting – that includes a public hearing.  
**SECOND:** Commissioner Burgess  
Commissioner Jensen restated the motion to postpone File #31C10 until the July 27<sup>th</sup> Planning Commission meeting as a public hearing.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Overson	Excused
Motion passes 5 to 0					

8. 32C10 Cindy Peña – 3193 West 4700 South - Conditional Use – Taco Stand. (Michael Meldrum/Principal Planner)  
[19:40:23](#)

8.1 Mr. Meldrum presented this item. The applicant is requesting approval for a Conditional Use Permit to locate a taco cart on property located at 3193 West 4700 South. The taco stand is proposed to be located on the west side of the Critters Pet Store. A previous taco stand was located on this site, with no problems noted and has since vacated the premises as required by Section 5.14.170 of City Ordinances. This applicant is not the same as the previous occupant. For information, this is the third location on which this applicant has tried to locate. All required information has been submitted by the applicant to staff. [19:43:26](#)

8.2 **Findings of Fact regarding File #32C10:**

1. The use is classified as a temporary use.
2. The applicant has provided an agreement for the use of restrooms
3. There are no restaurants that sell similar food within 1,000 feet of this location.
4. A food handler's permit must be obtained from the Salt Lake Valley Health Department.
5. A City Business License must be obtained prior to operation.

8.3 **Recommendation:** Staff recommends approval of File #32C10 with the following conditions:

1. Comply with the requirements of all reviewing agencies.
2. Obtain a City Business License prior to commencing operations.
3. The conditional Use Permit is subject to review upon substantiated and unresolved complaint.
4. Obtain a food handler's permit from the Salt Lake Valley Health Department.
5. Comply with all requirements for a temporary food vendor as contained in Section 5.14.170 of City Ordinances.
6. The taco stand must be placed adjacent to the pet store building and remain outside of the required 20 foot setback area.
7. Adequate lighting must be provided.

8.4 **DISCUSSION:** Commissioner Kehl asked about the barricades presently in place and wanted to know if they will remain or be removed. Mr. Meldrum said that the barricades have been placed there as a deterrent for people pulling through from 4700 South or 3200 West. With the taco stand there, the barriers would stay and prohibit through traffic, as did the previous occupant. [19:44:18](#)

8.5 **APPLICANT ADDRESS:** Raul Morales said he would answer any questions the Commissioners might have. Commissioner Kehl said to him that he has a concern about this taco cart being located too close to the dumpster. That flies are drawn to dumpsters and he was concerned how they would keep them away from the food being served. [19:45:36](#)

8.6 **SPEAKING:** None

8.7 There being no further discussion, Commissioner Jensen asked for a motion.

8.8 **MOTION:** Commissioner Barbieri - Based on the Findings of Fact and seven staff conditions, I move for approval of File #32C10. [19:46:35](#)  
**SECOND:** Commissioner Faurschou

Commissioner Jensen restated the motion to approve File #32C10 with staff conditions 1 through 7.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschou	AYE	Burgess	AYE		
Barbieri	AYE	Fink	AYE	Fazzini	Excused
Kehl	AYE	Jensen	CHAIR	Oversen	Excused
Motion passes 5 to 0					

**CITY COUNCIL MEETING DISCUSSION:** Discussion of the previous City Council meeting was conducted by **Mr. Meldrum** in the pre-meeting.

**OTHER BUSINESS:** **Commissioner Jensen** reminded Mr. Meldrum that elections for Chair and Vice Chair should be done at the next Planning Commission meeting. **Mr. Meldrum** said he would include that on the agenda.

**ADJOURNMENT:** By motion of **Commissioner Fink** the meeting was adjourned at 7:49 p.m. [19:48:24](#)

Respectfully submitted by:

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Jean Gallegos, Admin Assistant/Recorder for the Planning Commission

Approved in meeting held on July 27, 2010.