

**City of Taylorsville
 Planning Commission Meeting
 Minutes
 August 10, 2010
 Pre-meeting – 6:00 p.m. - Regular Session – 7:00 p.m.
 2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Garl Fink, Acting Chair
 Dale Kehl
 Kristie Overson
 Steven Faurischou
 Ernest Burgess
 Anna Barbieri
 Dan Fazzini, Jr. (Alternate)
EXCUSED: Commissioner Jensen

Community Development Staff

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

PUBLIC: David George, David Rotzler, Annessal Jongsgaard, Chad Penman, H. Wooliff, Laurel Babcock, Richard Strasters, Camille Strasters, Dama Barbour, a Boy Scout Troop from the Taylorsville Stake (Four boys and two leaders)

WELCOME: **Commissioner Fink** 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 recognized the presence of the Boy Scout Troop in the audience and asked them to stand and introduce themselves). He then outlined the items on the Consent Agenda and asked if there were anyone in the audience wishing to speak to any of them or any changes deemed appropriate by the Planning Commission. Seeing none, he asked for a motion.

CONSENT AGENDA

Agenda/File #	Application	Applicants	Action
1.	Review/approval of Minutes for July 27, 2010		Continued until August 24, 2010 meeting
2.	33C10 (CUP) Animal Hobby Permit	Richard and Camille Strasters 2680 West Everettwood Drive	Approved with staff recommendations.
3.	35C10 (CUP) Animal Hobby Permit	Laurel Babcock 3635 West Alveron Drive	Approved with staff recommendations.
4.	30C10 (CUP) Oversized Accessory Building	Chad Penman 5442 South Appian Way	Approved with staff recommendations.
5.	21C08 (CUP Amendment) – Change to exterior of the buildings.	Utah Non-Profit 4764 South Plymouth View	Approved with staff recommendations.
6.	4S10 Two Lot Subdivision	Plaza 5400 LC 5374 and 5382 South 3200 West	Approved with staff recommendations.

19:01:56

MOTION: **Commissioner Fazzini** – I move for approval of Items 2 through 6 on the Consent Agenda, removing Item #1, the minutes for July 27, 2010 for approval on the August 24, 2010 meeting.

SECOND: **Commissioner Faurischou**

Commissioner Fink restated the motion to approve Items 2 through 6 on the Consent Agenda. Item #1 was continued to the August 24, 2010 meeting for review/approval.

VOTE

Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurischou	AYE	Fink	Chair	Burgess	AYE
Kehl	AYE	Barbieri	AYE	Jensen	EXC
Overson	AYE			Fazzini	AYE

Motion passes 6 to 0.

CONDITIONAL USES

7.	34C10 - <u>Gina Brotherson – 1316 West Tamarack Road</u> – Conditional Use Permit – Animal Hobby Permit (Dan Udall/City Planner)
----	---

19:03:10 **Item #7 has been withdrawn from the agenda by the applicant.**

Commissioner Kehl declared a conflict of interest with regard to the next application due to the applicant being his son-in-law and left the room. He did not participate in any discussion relative to this item in the pre-meeting.
 19:04:16

8. 36C10 – **Merlin Huff – 2068 West Farm Ridge Road** – Oversized Accessory Building (Michael Meldrum/Principal Planner)

8.1 **Mr. Meldrum** presented this application. The applicant is proposing a 2,310 square foot accessory garage on property located at 2068 West Farm Ridge Road, which is in a residential single-family home neighborhood. The subject lot contains 25, 265 square feet (0.58 acres). All of the lots in this development are at least one half acre in size. On lots more than 15,000 square feet, all accessory buildings larger than 864 square feet require a conditional use permit. Also, accessory buildings requiring a conditional use in the rear yard of interior lots of more than 15,000 square feet can be a maximum of 19' in height and can cover a maximum of 25% of the rear yard. The building is proposed to be 17 ½' high measured to the mid point of the pitched roof between the peak and the lowest part of the eaves. The accessory building is proposed to be located in the rear yard on the northwest side of the lot. The proposed garage covers approximately 18% of the rear yard. The accessory building meets all building setback regulations. The accessory building is proposed to be a minimum of 12" from the rear yard property line, 11.5' from the west property line and 33' from the home. The detached garage is proposed to be constructed of the same brick and stucco as the home. The proposed garage is architecturally compatible to the home. This meets the requirement of Section 13.45.0502.d. of the Zoning Ordinance for design standards for oversized accessory structures.

Findings of Fact:

1. That the accessory building is a conditional use in the R-1-21 zone.
2. The applicant is requesting a 2, 310 square foot accessory building. The proposed accessory building is less than 25 percent of the rear yard.
3. The applicant is requesting a 17.5' high accessory building.
4. The building is mostly obscured from the street by the existing single-family home and the attached garage.
5. The applicant proposes to use the same external building materials and colors as were used on the home.
6. The use of the building is not for business purposes and not for use as an accessory dwelling unit.

Staff Recommendation: Staff recommends approval of File #36C10 with the following conditions:

1. The conditional use permit may be reviewed upon substantiated and unresolved complaint.
2. Receive approval from and remain compliant with all applicable reviewing agencies.
3. The detached garage must be architecturally compatible with the home as shown on the drawings from the August 10, 2010 Planning Commission Meeting.
4. A building permit must be obtained prior to commencing construction.

8.2 **APPLICANT ADDRESS:** **Merlin Huff** was present but did not speak.

8.3 **SPEAKING:** None

8.4 **DISCUSSION:** None

8.5 **MOTION:** **Commissioner Overson - 19:08:27** Based on the Findings of Fact and with the four conditions outlined in the staff report, I move that we approve File #36C10.

SECOND: **Commissioner Barbieri**
Commissioner Fink restated the motion to approve File #36C10 as presented.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschou	AYE	Fink	Chair	Burgess	AYE
Kehl	EXC	Barbieri	AYE	Jensen	EXC
Overson	AYE			Fazzini	AYE
Motion passes 5 to 0.					

CITY COUNCIL MEETING DISCUSSION: Discussion of the previous City Council meeting was presented by **Commissioner Faurschou** in the pre-meeting.

OTHER BUSINESS: None.

ADJOURNMENT: By motion of **Commissioner Fazzini** the meeting was adjourned at 7:09 p.m. **19:09:50**

Respectfully submitted by:

 Jean Gallegos, Admin Assistant/Recorder for the
 Planning Commission

Approved in meeting held on August 24, 2010