

**City of Taylorsville
 Planning Commission Meeting Minutes
 October 26, 2010
 Regular Session – 6:00 p.m.
 2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

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

Community Development Staff

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

PUBLIC: Jenna Holland and five unidentified persons with her.

WELCOME: **Commissioner Jensen** assumed duties as Chair and welcomed those present, explained the process to be followed this evening and opened the meeting at 6:00 p.m. [18:03:38](#)

CONSENT AGENDA

Agenda/File #	Application	Action
1.	Minutes for October 12, 2010.	Approved as presented.

MOTION: **Commissioner Fink** - I move that we approve the consent agenda consisting of the Minutes for October 12, 2010 as presented.

SECOND: **Commissioner Overson**

Commissioner Jensen restated the motion to approve the Consent Agenda and asked for a vote.

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurischou	AYE	Burgess	AYE	Barbieri	AYE
Overson	AYE	Kehl	AYE	Fink	AYE
Jensen	CHAIR	Fazzini	ALT		
Motion passes 6 to 0					

SPECIAL PLANNING COMMISSION MEETING

2. 1SI10	<u>Futures Through Choices – 3303 West Northborough Drive</u> - Request for Reasonable Accommodation to Increase the Number of Occupants in an Established Group Home From Four to Five. (Michael Meldrum/Principal Planner) 18:05:56
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- 2.1 **Mr. Meldrum** presented this item. The use is already in operation on this site and has been for approximately three years. The property is home to four high functioning mentally disabled women. City Ordinances currently allows a maximum of three unrelated individuals. The applicant is requesting five unrelated individuals through a reasonable accommodation provision in City Ordinances. A reasonable accommodation may be granted by the Planning Commission under the auspices of Section 13.64.060 of the Zoning Ordinance.

Findings of Fact for File #1SI10

1. The applicant has requested a reasonable accommodation under Section 13.64.060.
2. The request is for five disabled women.
3. Care providers are on site 24 hours a day but do not live in the residence.

Staff recommendation: Staff recommends approval of File #1SI10 with the following conditions:

1. Receive approval from and remain compliant with all applicable reviewing agencies.
2. The maximum number of program participants that may reside in the home located at 3303 Northborough Drive is five (5).
3. The applicant must notify the City of Taylorsville and apply for any permits or permissions prior to expanding the facility beyond what has been requested in this application.
4. Consult with the City of Taylorsville prior to any construction or remodeling and obtain the appropriate permits as required by the City's Building Official.

2.2 **DISCUSSION:** **Commissioner Overson** asked if the neighbors were notified and **Mr. Meldrum** advised her that they were given written notices. [18:08:53](#)

- 2.3 **APPLICANT ADDRESS:** Jenna Holland was present and said that she had seen and agreed with all conditions noted in the staff report. Commissioner Kehl asked if there were smoke detectors in place and Ms. Holland advised there were.
- 2.4 **SPEAKING:** None.
- 2.5 **DISCUSSION:** Commissioner Jensen commented that he was impressed with the letter received from the applicants and with the ample size of the home. He felt it could easily accommodate five people. [18:10:46](#)
- 2.6 **MOTION:** Commissioner Overson - This seems to be a very straight-forward application. The only concern in the past was that expressed by the neighbors and there are none here tonight to speak. Therefore, I move for approval of File 1SI10 with four staff conditions.
SECOND: Commissioner Faurschau
Commissioner Jensen restated the motion to approve File #1SI10 with four staff recommendations and called for a vote on the motion. [18:11:52](#)

VOTE					
Commissioner	Vote	Commissioner	Vote	Commissioner	Vote
Faurschau	AYE	Burgess	AYE	Barbieri	AYE
Overson	AYE	Fazzini	ALT	Fink	AYE
Kehl	AYE	Jensen	Chair		
Motion passes 6 to 0.					

WORK SESSION

3. Discussion of the Proposed Unified Development Code. (Chapters 1 through 6) (Mark McGrath/Director of Community Development). [18:12:50](#)

- 3.1 **Mr. McGrath** presented this item and opened with a brief conversation regarding the strategy to be used in finishing the document in the time period agreed upon between Staff and the City Administration. It was decided to lengthen the work sessions in order to get more accomplished. He advised that Commissioner Jensen had inquired if public hearings would be necessary and Mr. McGrath said that would slow down the process unnecessarily at this point in time. Commissioners were concerned with letting the citizens know what is going on and Commissioner Barbieri asked if the document was available on line and Mr. Adams said that it was. She wanted to know if the schedule of what is going to be reviewed is also posted anywhere and Commissioner Fazzini suggested using the web page for that also. Mr. McGrath said that could be easily done, and reminded that public meetings are open to the public and differentiate from public hearings because no decisions are made. Commissioner Burgess did not feel the public in general would really understand the content of this ordinance. Mr. McGrath agreed and said the public comments would more likely come from developers and felt a dedicated E-Mail box might be helpful in this regard. He stressed the importance of making sure this document, which is official law for the City, is done right and it is important to generate public interest in what goes into it. [18:22:18](#)
- 3.2 **DISCUSSION:** At this point, Mr. McGrath opened the floor for discussion and introduced Chapters 1 through 6 with a brief over view of each before opening for input from the Commission.
- Chapter 13A-01 – Organization
 - Chapter 13A-02 – General Provisions
 - Chapter 13A-03 – Officers, Boards, and Commissions
 - Chapter 13A-04 – Zone Districts
 - Chapter 13A-05 – Enactment of or Amendment to Development Code and Zoning Map
 - Chapter 13A-06 – General Plan
- 3.3 Mr. McGrath advised he would schedule Chapters 7 through 10 for the Planning Commission general session in November, 2010 and will bring back redlines for Chapters 1 through 6 also at that time.

CITY COUNCIL MEETING DISCUSSION: Commissioner Kehl briefed the Commissioners on what transpired during the last City Council meeting. [21:06:57](#)

OTHER BUSINESS: None.

ADJOURNMENT: By motion of Commissioner Overson the meeting was adjourned at 9:10 p.m. [21:09:15](#)

Respectfully submitted by:

 Jean Gallegos, Admin Assistant/Recorder for the
 Planning Commission

Approved in meeting held on Dec 14, 2010.

