

City of Taylorsville
Planning Commission Meeting Minutes
November 30, 2010
Regular Session – 6:00 p.m.
2600 West Taylorsville Blvd – Council Chambers

Attendance:

Planning Commission

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

Community Development Staff

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

PUBLIC: Tim Ryan

[18:02:33](#)

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.

NOTE: This meeting was originally scheduled for November 23, 2010 but was cancelled due to the onset of a very dangerous snow storm and subsequently rescheduled for this evening, with no changes to the Agenda.

SPECIAL PLANNING COMMISSION MEETING

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| 1. 45C10 Bout Time Pub and Grub – 5592 South Redwood Road – Conditional Use Permit for a Dining Club Liquor License.
(Michael Meldrum/Principal Planner) |
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[18:05:56](#)

1.1 **Mr. Meldrum** presented this item. The applicant is requesting approval for a Dining Club liquor license. This type of alcohol license was adopted by the City Council on November 10, 2010 and is in compliance with recently passed State legislation. The subject property is located 5592 South Redwood Road. The applicant operates their business and currently has approval for an on-premises beer license. This request is to add liquor to the beverages that are available at the restaurant. The Department of Alcoholic Beverage Control (DABC) meets regularly to review applications. Their next meeting is in December, where they will consider Mr. Ryan's application for a "Dining Club" liquor license. Dining Clubs must do at least 50% of their business from the sale of food; have a portion of the premises used for a dining area, and adequate culinary facilities to serve full meals. The DABC requires that prior to their review; an applicant must obtain local consent. If the land use is approved by the Planning Commission, the Mayor would need to sign off on the local consent. [18:04:30](#) **Commissioners Barbieri** and **Fink** complimented Mr. Ryan on locating this type of business within Taylorsville, saying it was a nice addition to Taylorsville and definitely would draw business to that area.

Findings of Fact for File #45C10

1. The use is a conditional use in the C-2 zoning district.
2. The subject property is surrounded by commercial uses.
3. The City Council approved Ordinance 10-32 that includes Dining Clubs as a land use on November 10, 2010.
4. The liquor license must be granted by the Department of Alcohol Beverage Control.
5. A City of Taylorsville business license is required for "Bout Time Pub and Grub".

Staff recommendation: Staff recommends approval of File #45C10 with the following conditions:

1. Comply with the requirements of all reviewing agencies.
2. Obtain the appropriate liquor license from the DABC.
3. Maintain a current license with the City of Taylorsville.

1.2 **SPEAKING:** None.

1.3 **DISCUSSION:** None.

1.4 **MOTION:** [18:07:46](#) **Commissioner Fink** - Based on the Findings of Fact, I move to approve File 45C10 with staff conditions 1 through 3 as stated.
SECOND: **Commissioner Barbieri**
Commissioner Jensen restated the motion to approve with the following staff conditions: (1) Comply with the requirements of all reviewing agencies. (2) Obtain the appropriate liquor license from the DABC. (3) Maintain a current license with the City of Taylorsville. [18:08:24](#) He then called for a vote on the motion.

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

WORK SESSION

3. Discussion of the Proposed Unified Development Code (Chapters 9 through 14) . (Mark McGrath/Director of Community Development).

~~On 11/23/2010, 18:09:36, Commissioner Mark McGrath and Director McGrath~~ opened the discussion of the proposed Unified Development Code. [18:09:36](#) and opened it up for comments from the Commissioners.

1. **Chapter 9 – Institutional Care District.** A review was conducted page by page, with Commissioners giving comments and Mr. Adams, Mr. McGrath and Mr. Meldrum writing down their comments and adding discussion when necessary. Most comments centered on the Table of Uses and who would conduct the reviews regarding each item. Also discussed were accessory apartments, whether or not to include animal permits for Commission review. It was determined that chickens would not be considered as household pets. Assisted living accommodations were discussed in depth, as was adult day care operations. Renal care operations was also discussed extensively, with the concern being whether the use is for just an office or if there would be medical procedures involved. Commissioners and staff finished the use table for Chapter 9 and staff will complete corrections for the next scheduled meeting.
2. **Chapter 10 - Open Space District.** Most discussion centered on cemetery and cremation issues, historic preservation, library, street vendors and community garden issues. Comments will be included in the corrections made by staff.
3. **Chapter 11 - Special Use Standards.** [19:35:05](#) Review was conducted for Pages 1 through 17. The Commission's major concerns were family members moving into owner occupied homes, mother-in-law apartments, extended living areas and guest houses. Issues to be interpreted further are if second story living space is allowed to be over an accessory building and also if a basement is allowed in an accessory building. Staff wanted to make certain the Commissioners knew that the Director has the power to elevate any type of use for approval at the Commission level rather than the staff administrative level. [20:10:46](#) **Commissioner Overson** added that the second story accessory building would still be governed by the height requirement. Commissioners agreed to keep guest houses at one level only. Commissioners wondered what problems would be encountered with the proposal to eliminate the A or Agricultural Zoning entirely. Staff explained in detail what the new zoning changes would be. [20:32:50](#) Some miscellaneous comments were: Some zones did need to be changed by this new ordinance. The reference to green feel houses with natural growth roofs, needed more information and Commissioners would like to see examples of what these look like. There were several references throughout the draft alluding to "Zoning Ordinance", which should be changed to Unified Development code.
4. By mutual decision between Staff and the Commission, the discussion was ended for the evening at this point (19:50 p.m.) and to continue on with Chapter 11 at the next session.

CITY COUNCIL MEETING DISCUSSION:

OTHER BUSINESS: None

ADJOURNMENT: By motion of **Commissioner Fink** the meeting was adjourned at 10:00 p.m.

Respectfully submitted by:

Jean Gallegos, Admin Assistant/Recorder for the
Planning Commission

Approved in meeting held on December 14, 2010.