



CITY OF
TAYLORSVILLE
UTAH

Planning Commission Meeting
July 14, 2015
Council Chambers – 2600 West Taylorsville Blvd.

AMENDED AGENDA

WORK MEETING – 5:00 P.M.

1. Briefing Session to Review the Agenda.

REGULAR SESSION – 7:00 P.M.

CONSENT AGENDA

2. Review/approval of Minutes for June 9, 2015.
3. **PUBLIC HEARING:**
Conditional Use Permit for an Electronic Message Center Sign
Applicant: Freedom LED
Address: 5937 South 1650 West
File: 21C15 - Michael Meldrum/Principal Planner
4. **PUBLIC HEARING:**
Conditional Use Permit for Zaxby's Restaurant (Final)
Applicant: David Werts
Address: 1758 West 5400 South
File: 5C15 - Michael Meldrum/Principal Planner

MULTI-PART APPLICATION

5. **PUBLIC HEARING:**
Recommendation to the City Council for a General Plan Amendment from Business Park and Low Density Residential to High Density Mixed Use.
Applicant: Erickson Enterprises
Address: 3360 West 6200 South
File: 1G15 – Jim Spung/Associate Planner
6. **PUBLIC HEARING:**
Recommendation to the City Council for a Zoning Change from RD (Research Development) to Site Specific Development (SSD-X Bennion Point)
Applicant: Erickson Enterprises
Address: 3360 West 6200 South
File: 2Z15 – Jim Spung/Associate Planner
7. **PUBLIC HEARING:**
Recommendation to the City Council for Text Amendments to Chapters 13.38, 13.36.020, 13.36.040, 13.26.100 and 13.36.200 of the Taylorsville Land Development Code.
Applicant: Erickson Enterprises
Address: 3360 West 6200 South
File: 7Z15 – Jim Spung/Associate Planner

ZONE CHANGE

8. **PUBLIC HEARING:**
Recommendation to the City Council for a Zone Change from RC (Regional Commercial) to CC (Community Commercial)
Applicant: Cooper Architects and Design (Tony Cooper)
Address: 3915 West 4700 South
File: 9Z15 – Michael Meldrum/Principal Planner

CONDITIONAL USE PERMIT

9. **PUBLIC HEARING:**
Preliminary Conditional Use Permit for a 14 Theater Movie Complex
Applicant: Geoff Sherman – Regal Theater
Address: 5564 South Redwood Road
File: 22C15 - Michael Meldrum/Principal Planner

TEXT CHANGES

10. **PUBLIC HEARING:**
Recommendation to the City Council for a Text Amendment to Title 13.26.090 H.4(a) of the Taylorsville Land Development Code - Signs
Applicant: Legacy Plaza at 54th (David Werts)
Address: N/A
File: 5Z15 – Michael Meldrum/Principal Planner
11. **PUBLIC HEARING:**
Recommendation to the City Council for a Text Amendment to Title 13.26.090 H.5 of the Taylorsville Land Development Code - Signs
Applicant: Geoff Sherman – S Squared
Address: N/A
File: 6Z15 – Michael Meldrum/Principal Planner
12. **PUBLIC HEARING:**
Recommendation to the City Council for a Text Amendment to the Taylorsville Land Development Code, Sections 2.20.060 and 3.16.010, and various sections of Title 13 - Reference the Board of Adjustment/Planning Commission.
Applicant: City of Taylorsville
Address: N/A
File: 8Z15 – Jim Spung/Associate Planner

CITY COUNCIL MEETING DISCUSSION :

ADJOURNMENT:

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of the agenda if it deems appropriate in accordance with the Americans with Disabilities Act, the City of Taylorsville will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling (801) 963-5400 at least 24 hours in advance of the meeting to be held.