



City of Taylorsville Utah
Planning Commission Meeting
September 8, 2020
Council Chambers – 2600 West Taylorsville Boulevard

Please Turn All Mobile Devices to Silent or Vibrate While in Council Chambers

NOTICE IS HEREBY GIVEN THAT THE CITY OF TAYLORSVILLE WILL HOLD ITS REGULAR PLANNING COMMISSION MEETING IN THE CITY COUNCIL CHAMBERS LOCATED AT 2600 WEST TAYLORSVILLE BLVD., TAYLORSVILLE, UTAH ON SEPTEMBER 8, 2020 at 7:00 P.M.

Notice is hereby given that person(s) not in attendance but wishing to make a public comment may submit comments via email to jspung@taylorsvilleut.gov or publiccomment@taylorsvilleut.gov, via phone, and via voicemail no later than thirty (30) minutes prior to the start of the regularly scheduled meeting time. City Staff will, receive and share submitted comments with the Planning Commission members and add those to the public record.

WORK MEETING – 6:00 P.M.

1. Briefing Session to Review the Agenda. (Jim Spung/Senior Planner)

REGULAR SESSION – 7:00 P.M.

CONDITIONAL USES

2. **PUBLIC HEARING:**
Consideration of a Conditional Use Permit for the Operation and Construction of a “Crematory, Embalming Facility” at 4306 South Redwood Road.
Applicant: B.J. Lund (Representing McDougal Funeral Home)
Address: 4306 South Redwood Road
File: 37C20
Planner: Jim Spung, AICP/Senior Planner
3. **PUBLIC HEARING:**
Consideration of a Conditional Use Permit for the Expansion of an “Auto, Light Trucks, RV, All-Terrain Vehicle Dealership (Used) – Sales and Service Agency” at 4238 South Redwood Road.
Applicant: Nick Markosian (Owner)
Address: 4238 South Redwood Road
File: 42C20
Planner: Jim Spung, AICP/Senior Planner

GENERAL PLAN MAP AMENDMENT

4. **PUBLIC HEARING:**
Recommendation to the City Council for a General Plan Map Amendment for the Property Located at 4202 South Riverboat Road from “Business Park” to “Medium-Density Mixed-Use.”
Applicant: Bryon Prince (Ivory Development)
Address: 4202 South Riverboat Road
File: 2G20
Planner: Jim Spung, AICP/Senior Planner

ZONING MAP AMENDMENT

5. **PUBLIC HEARING:**
Recommendation to the City Council for a Zoning Map Amendment for the Property Located at 4202 South Riverboat Road from “Industrial (ID)” to “Mixed-Use (MU).”
Applicant: Bryon Prince (Ivory Development)
Address: 4202 South Riverboat Road
File: 8Z20
Planner: Jim Spung, AICP/Senior Planner

ZONING TEXT AMENDMENTS

6. PUBLIC HEARING:

Recommendation to the City Council for a Zoning Text Amendment to the Taylorsville Municipal Code Sections 13.20.020: *R-1 and R-2 Districts Table of Setbacks, Building Heights, Off Street Parking*; and Section 13.26.080: *Standards for Permanent Signs Allowed Without a Permit.*

Applicant: City of Taylorsville
Address: City-Wide
File: 10Z20
Planner: Jim Spung, AICP/Senior Planner

7. PUBLIC HEARING:

Recommendation to the City Council for a Zoning Text Amendment to the Taylorsville Municipal Code Sections 13.21.070: *Drainage Systems*; and Section 13.21.080: *High Water Table Areas.*

Applicant: City of Taylorsville
Address: City-Wide
File: 11Z20
Planner: Jim Spung, AICP/Senior Planner

CITY COUNCIL MEETING DISCUSSION: August 19, 2020 (Commissioner Burggraaf); September 2, 2020 (Commissioner Wendel); September 16 (Commissioner Quigley)

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.