

**City of Taylorsville
Planning Commission Meeting Minutes
August 22, 2023
Pre-meeting – 6:30 p.m. – Regular Session – 7:00 p.m.
2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Don Quigley – Chair
Cindy Wilkey – Vice Chair
David Wright (Excused)
Lynette Wendel
Don Russell – Via Zoom
Marc McElreath
Gordon Willardson
David Young (Alternate)

Community Development Staff

Wayne Harper – Director (Excused)
Jim Spung – Senior Planner
Terryne Bergeson – Planner 1
Jean Gallegos – Admin Assistant/Recorder

CITIZEN'S/GUESTS PRESENT: City Councilman Ernest Burgess, Mr. James Kessimakis

BRIEFING SESSION – 6:30 P.M.

1. Briefing Session to Review the Agenda.  **Mr. Spung** opened the session and turned the time over to Terryne Bergeson, Planner 1, to explain her item regarding a conditional use permit and site plan for the construction of a 58,000 square foot office/warehouse building and extended hours of operation for the site at 4156 South Riverboat Road. The discussion was extensive and centered mostly around how much parking would be needed, and impacts related to this being in a sensitive area overlay zone and involving high liquefaction numbers. The applicant is requesting 94 parking spaces and the Code only asks for 86. Questions came up regarding the status of the project in the area east of this. **Mr. Spung** advised that the developer is still working out floodplain issues, but that project has no connection with this one. **Ms. Bergeson** said this particular application is coming before the Planning Commission because it involves construction of a warehouse and extended hours of business consideration. 

Break at 6:57 p.m. 

Commissioner Quigley read the welcome statement and opened the public hearing at 7:00 p.m. 

GENERAL MEETING – 7:00 P.M.

Conditional Use Permit

2. 22C23/CUP-000347-2023. Public Hearing and Consideration of a Preliminary Non-Administration Conditional Use Permit and Site Plan for the Construction of a 58,000 Square Foot Office/Warehouse building and Extended Hours of Operation at 4156 South Riverboat Road, Taylorsville, Utah. (Terryne Bergeson/Planner 1)

- 2.1 **Ms. Bergeson** presented this item. CIR Engineering is requesting Planning Commission review of a

preliminary non-administrative conditional use permit and site plan to allow the construction of an office-warehouse space. The proposal is to build a 58,045 square foot warehouse building with office space to be used as a distribution center for Kessimakis Produce on a vacant, 5-acre lot. The land use is "warehouse/wholesale" and is permitted in the zone, with the approval of a non-administrative conditional use permit. 

- 2.1.1 Portions of the property are in the 100-year floodplain zone, and other portions in the 500-year zone. The property is in the "Floodplain Overlay Zone" and "Sensitive Area Overlay Zone" due to high liquefaction designation.
- 2.1.2 The property is Lot 4 of the Sorenson Research Park Phase 2 Subdivision, at the end of Riverboat Road, with an area of 5 acres (217,800 square feet). The project area is currently vacant, with "non-engineered fill" surface and a variety of trees.
- 2.1.3 A Geo-Technical survey and tree survey were required. The geotechnical report identifies ground water as shallow as 4.4 feet and recommends that slabs be placed no closer than 4 feet above stabilized groundwater elevations. A more detailed technical review ensuring compliance with all applicable building codes would take place prior to issuance of any development permits on the site. Staff will continue to work with the applicant throughout the site plan review as well as the building permit process to ensure all proper measures are taken to mitigate the liquefaction hazard. The trees on site are mainly Russian Olives, Cottonwoods and Siberian Elms. She showed on the image which trees would be removed, and the nine which would be kept, and where the new trees would be planted. Nine of the existing trees will be retained.
- 2.1.4 **Ms. Bergeson** added that the property is within the City's Floodplain Overlay Zone and is thereby subject to the standards in Chapter 13.16 of the Land Development Code (LDC). At this point of the development review process, the applicant has demonstrated general compliance with the City's Floodplain requirements. Development in the floodplain will require the applicant to continue to work with the City Engineer to obtain the proper permit. Throughout the review process Staff will review plans for appropriate fill and elevations to address flood risks.
- 2.1.5 Notifications were sent to neighbors within 300' of the site and one comment was received, however, it dealt with a Home Owner's Association problem, which the City has no control over.
- 2.1.6 **Ms. Bergeson** showed an aerial image of what the site presently looks like and showed proposed architectural elevations of the proposed building, which meets City Design Standards. Staff has suggested that the side of the building facing the golf course be upgraded by adding more windows to soften the look of the loading docks. She showed the proposed site plan which has 94 parking spaces and 19.5% landscaping. Only 88 parking spaces are required but the Planning Commission can make the determination on parking and landscaping requirements.

2.2 **APPLICANT ADDRESS:** **James Kessimakis** (business owner) was present and stated Staff had done a good job of presenting their proposal. He said he would be glad to answer any questions.

- 2.2.1 **Commissioner Quigley** asked what the potential was for the number of trucks accessing this per night. **Mr. Kessimakis** estimated there would probably be five bob-tail trucks coming and going each night. He felt this would not impact traffic flow negatively due to it being during

the night time.  **Commissioner Quigley** then asked how many employees this would involve and was informed it was about 60. **Commissioner Quigley** wondered if the extra six parking stalls could be utilized for more landscaping instead and **Mr. Kessimakis** advised they did need the extra parking and that it would be fully utilized. **Commissioner Quigley** wanted to know what type of trees they intended to plant and how many, to which **Mr. Kessimakis** replied that was a question that the architect would need to answer. **Commissioner Quigley** then asked where their business is presently located and was informed it is on 10th South and 5th West. **Mr. Kessimakis** said they are intent on making this new location very nice and was pleased to be able to now have a more centralized location.

- 2.2.2 **Commissioner Wendel** thanked Mr. Kessimakis for wanting to come to Taylorsville. She added that she was supportive of reducing the amount of parking intended and replacing that with more landscaping. She also was aware that there was no chance of going below the 88 stalls allowed by Code. 

2.3 **FINDINGS:**

- 2.3.1 Reid Wintersteen, CIR Engineering submitted an application for a conditional use permit on June 6, 2023.
- 2.3.2 The request is to construct a single 58,000 square foot building to be used for warehouse and associated office space.
- 2.3.3 Development is proposed on an undeveloped lot, Lot 4 of the Sorenson Research Park Phase 2 Subdivision.
- 2.3.4 The site is located at 4156 S Riverboat Road, Taylorsville, Utah.
- 2.3.5 This property is zoned "Research and Development" per the Taylorsville Zoning Map.
- 2.3.6 According to the Taylorsville General Plan Map, the property is designated as "Business Park".
- 2.3.7 The warehouse use is permitted with the approval of a non-administrative conditional use permit.
- 2.3.8 The site is in a high liquefaction zone, triggering additional studies and requirements for development on the site.
- 2.3.9 A geotechnical study was conducted at the site at the end of 2022 and submitted with the application.
- 2.3.10 The report provides findings and recommendations for construction and has been reviewed by Staff.
- 2.3.11 Land on the site is designated as FEMA Flood Zone A and X.
- 2.3.12 Construction in a floodplain requires a floodplain permit issued by the City Engineer.
- 2.3.13 Floodplain and high liquefaction requires that the development comply with standards of Sections 13.15 Sensitive Overlay Zone and 13.16 Floodplain Overlay Zone of the Taylorsville Land Development Code.
- 2.3.14 The applicant has submitted a tree survey.
- 2.3.15 A traffic study was conducted and found no significant impact on traffic or queuing time at intersections.
- 2.3.16 The property is located within 250' of a residential zone and requires Planning Commission approval to operate past 10:00 p.m.
- 2.3.17 Plans have been submitted and reviewed by applicable reviewing agencies.

2.4 **CONDITIONS OF APPROVAL:**

- 2.4.1 Final review and decision of approval is granted by the Director, unless otherwise directed by the Planning Commission
- 2.4.2 Construction activity on the subject property is not permitted until final conditional use and site plan approval have been granted, and all applicable permits have been issued by the City.

- 2.5 **Commissioner Quigley** opened the public hearing and acknowledged the one comment received by Staff which involved the HOA, then closed the public hearing since no one came forward to speak either in favor or opposition and opened the meeting for discussion or a motion by the Planning Commission.
- 2.6 **MOTION:**  **Commissioner McElreath** – I move that we approve File #22C23 – CUP-000347-2023, preliminary conditional use and site plan review for the construction of a 58,000 square foot warehouse building and extended hours of operation at 4156 South Riverboat Road in Taylorsville, Utah, subject to the Findings and Conditions as outlined in the Staff Report.
SECOND: Commissioner Willardson
ROLL CALL VOTE: **Commissioner Young** – AYE, **Commissioner Wilkey** – AYE, **Commissioner Quigley** – AYE, **Commissioner Wendel** – AYE, **Commissioner McElreath** – AYE, **Commissioner Willardson** – AYE. Commissioner Russell’s Zoom call dropped and he did not vote. Commissioner Wright was excused. Motion passes.

Other Matter – Discussion Only

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| 3. Planning Commission Review of the Taylorsville Land Development Code Update Project – Chapter 13.04: Development Standards. (Jim Spung/AICP/Senior Planner) |
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 **Mr. Spung** conducted a discussion regarding the changes made to Chapter 13.04 Development Standards. He explained some of the new verbiage contained therein. Most changes regarded parking requirements for senior housing, low-income, affordable housing, ADA, commercial centers, high density units, etc. One of the biggest changes forth coming is eliminating the minimum numbers of parking stalls requirement and focusing on the maximums allowed. The effects of establishing stalls to accommodate electric vehicle charging stations was also discussed, including the existence of Federal funding availability for grants to help with the expense of that. The requirement for establishing electric vehicle stalls requires 5% be dedicated thereto. Another point for clarification needed is to better define angle parking, including travel directions in and out.  **Mr. Spung** thanked the Commissioners for their input tonight and stated he would incorporate those in the next draft.

CITY COUNCIL MEETING DISCUSSION: Aug 16, 2023 (Commissioner Young). **Commissioner Willardson** gave a report in the briefing session, as he attended the meeting as a private citizen. **Commissioner Young** also gave a report at the end of the meeting on what he had heard during that City Council meeting.

The next meeting of the Planning Commission is scheduled for Sept 13th. The next City Council meeting will be held on September 6, 2023, and is to be covered by **Commissioner Wendel**.

ADJOURNMENT: By motion of Commissioner Wendel, the meeting was adjourned at 8:30 p.m.

These Minutes were prepared and submitted by:

Jean Gallegos

Jean Gallegos, Admin Asst/Recorder for the
City of Taylorsville Planning Commission

Approved in meeting held on: September 12, 2023