Planning Commission Staff Report

File # 29C24 – CUP-000487-2024

Consideration of a Preliminary Conditional Use Permit to Construct a Detached Structure at 1285 W. Taylorsville Expressway in Taylorsville, Utah.

Department of Community Development

Date:	October 17, 2024
Meeting Date:	October 22, 2024
Agenda Item:	Consideration of a Preliminary Conditional Use and Site Plan Approval to Construct a Detached Structure at 1285 W. Taylorsville Expressway (Fore Lakes Golf Course) in Taylorsville, Utah.
Subject Property Address:	1285 W. Taylorsville Expressway
Applicant:	Annette Barney, BHD Architects
Author:	Terryne Bergeson, Planner I
Zoning Designation:	Open Space
Parcel #:	21102260520000
Applicable Ordinances:	Including but not limited to Chapter 13.10, Chapter 13.37
Agenda item #:	3

Attachments:

Exhibit A: Vicinity Map
Exhibit B: Site Map
Exhibit C: General Plan Map
Exhibit D: Zoning Map
Exhibit E: Survey
Exhibit F: Site Plan
Exhibit G: Architectural Drawings
Exhibit H: Site Photos
Exhibit I: Design Standards Manual Pages

Summary

An application has been submitted for Planning Commission review and approval for construction of a 2,400 square foot pole barn in the open space zone. The Fore Lakes golf course is located at 1285 W. Taylorsville Expressway. The property contains 62.5 acres and is designated Parks and Open Space on the General Plan map and is zoned Open Space. The limits of disturbance for this scope is 9,000 square feet in the rear of the property where there are several structures used to store the necessary equipment and vehicles to maintain the course. One of the structures has been removed due to the age and condition of the building and needs to be replaced. According to the Taylorsville Land Development Code, any development in the open space zone is required to be reviewed and approved by the Planning Commission.

Adjacent uses are listed below:

North	South	East	West
Taylorsville Expressway	Residential (R-1-15)	Residential (R-1-15)	County-owned right-of-way (OS)

Code Analysis

Any development in the city must comply with applicable standards based on the underlying zone. Section 13.10.010(B) states, "*all developments within the open space district shall be reviewed and approved by the planning commission... During the review process, the planning commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the planning commission upon consultation with the parks and recreation department and in compliance with the city's water efficient landscaping ordinance.*"

Setbacks, Height, Size

Exhibits F and G show the proposed 2,400 square foot structure will be 20 feet-4 inches tall, located 23 feet from the nearest accessory structure and 12 feet from the south property line abutting residential lots. The structure will be directly north of a deep residential lot that contains a barn sitting on the property line, which is planned to be removed through a separate project. Once the barn on the adjacent property is removed, the closest structure to the proposed pole barn will be a home approximately 140 feet to the southeast. Exhibit B provides a visual of the location relative to the nearby homes.

The Taylorsville Land Development Code does not provide specific development standards on properties zoned open space, but grants authority to the Planning Commission to determine the appropriate scale of development in this zone. The proposed height of the structure does not exceed limitations in other zones; up to 24 feet tall on a large residential lot with the approval of conditional use permit, or up to 35 feet tall in most commercial zones. The size of structure is typically limited by the buildable area created by prescribed setbacks and other applicable development standards. Detached structures on residential lots are required to be minimum 5 feet from the property line, while development in commercial zones is required to have a 15-foot rear setback from neighboring commercial property lines or a 30-foot setback when abutting residential.

Architectural Design
The proposed exterior materials will be 24-guage steel in blue to match other accessory buildings on the property (views from public street can be seen in Exhibit H). While the use is not open to the public it is within view of adjacent residential rear yards and staff is supportive of requiring a combination of high-quality material as required in Chapter 13.37, Taylorsville Design Standards Manual. The Manual prohibits the exclusive use of metal siding for a structure and lists design standards which are intended to promote high quality commercial development in the city. Chapter 13.37 also grants interpretation authority to the Planning Commission (pages from the manual are included in Exhibit I). Chapter 13.10 designates the review authority for development in the open space zone to the Planning Commission as well.

General
Improvements shown on the site plan show electrical service for the building will be moved below ground and the area of disturbance will be graded to prevent water from draining onto adjacent properties. The Building Official and City Engineer have reviewed submittals with this application and will review detailed plans when submitted with the building permit application.

Public Comment
A public notice was sent to all property owners within 300 feet on October 8, 2024. Staff has not received any comment at the time of writing. Any comments received prior to the meeting will be included in the presentation.

Findings
1. The subject property is Fore Lakes golf course, located at 1285 W. Taylorsville Expressway in Taylorsville, Utah.
2. The subject parcel is designated Parks and Open Space on the Future Land Use map.
3. The subject property is in the Open Space zoning district.
4. The golf course use is considered outdoor recreation.
5. The use requires a conditional use permit for development in this zone.
6. The Planning Commission shall set the appropriate building height, size, and setbacks for development in the open space zone.
7. Specific design standards for commercial uses are outlined in Chapter 13.37.
8. The Taylorsville Planning Commission is authorized to interpret the design standards listed in Chapter 13.37.
9. Building permit review and approval will be required.

Staff Recommendation
Based on the above stated findings of fact, staff recommends the Planning Commission approve the Preliminary Conditional Use Permit for File #29C24 subject to the following conditions:

1. Revised elevations showing compliance with materials listed in Chapter 13.37(B) Building Materials/ Colors shall be submitted and approved by staff.
2. The applicant complies with requirements of all applicable reviewing agencies.

Potential Motions
I move that we approve file #29C24-000487-2024, consideration of a preliminary conditional use and site plan approval to construct a detached structure at 1285 W. Taylorsville Expressway (Fore

Lakes golf course) in Taylorsville, Utah, based on the findings listed in the staff report and the following conditions:

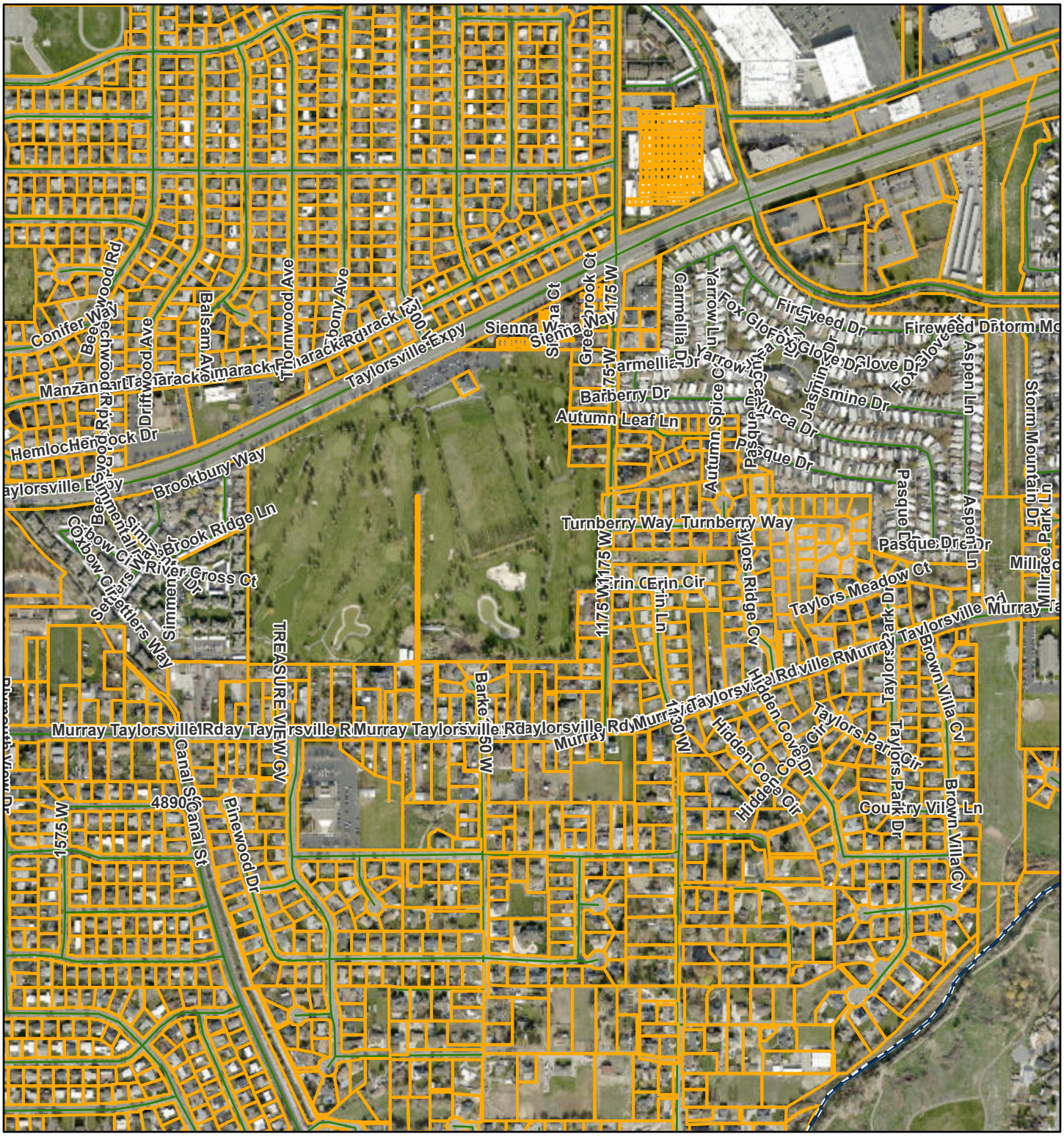
1. Revised elevations showing compliance with materials listed in Chapter 13.37(B) Building Materials/ Colors shall be submitted and approved by staff.
2. The applicant complies with requirements of all applicable reviewing agencies.

I move that we approve file #29C24-000487-2024, consideration of a preliminary conditional use and site plan approval to construct a detached structure at 1285 W. Taylorsville Expressway (Fore Lakes golf course) in Taylorsville, Utah, based on the findings listed in the staff report and the following condition:

1. The applicant complies with requirements of all applicable reviewing agencies.

Exhibit A- Vicinity

ArcGIS Web Map



10/16/2024, 10:28:27 AM

1:12,037

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Surrounding Municipalities

Taylorsville Parcels

Road Labels

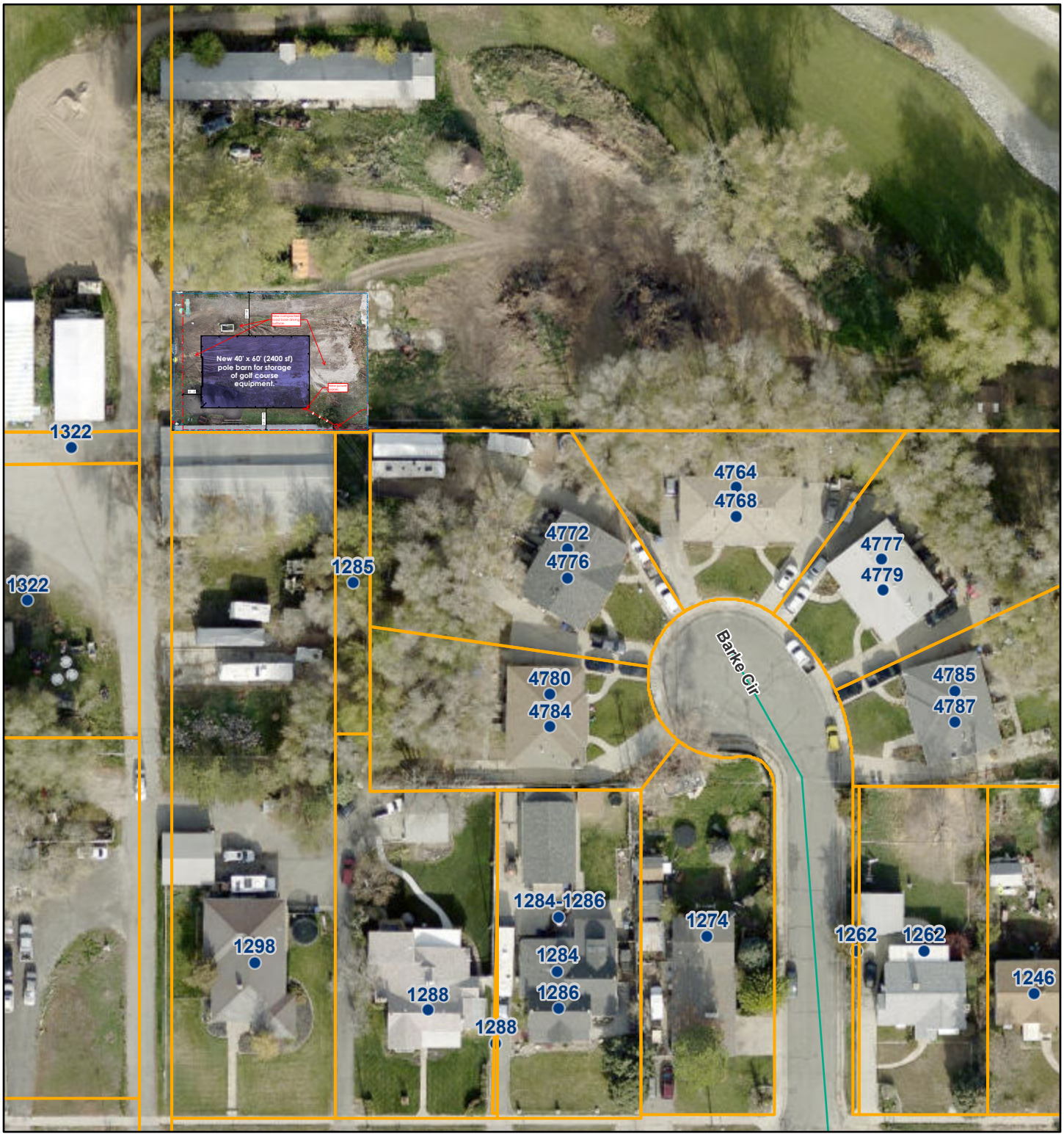
Salt Lake County, Maxar

Web AppBuilder for ArcGIS

Salt Lake County, Maxar | Utah DEQ | AGRC, Nov 2018 |

Exhibit B- Site Map

ArcGIS Web Map



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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Taylorsville Parcels

Address Points

Road Labels

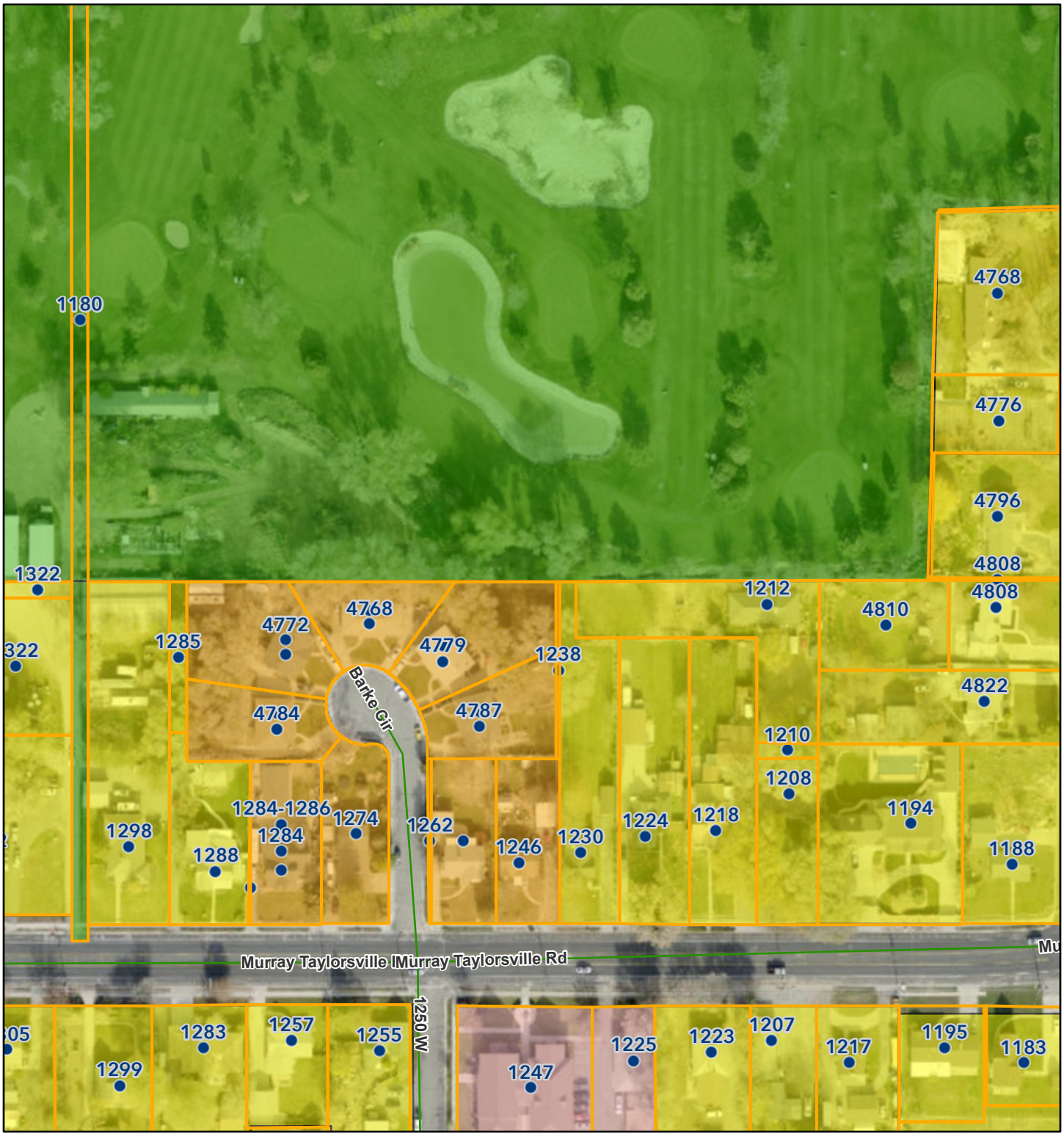
Salt Lake County, Maxar, Microsoft

Web AppBuilder for ArcGIS

Salt Lake County, Maxar, Microsoft | Utah DEQ | AGRC, Nov 2018 |

Exhibit C- General Plan Map

ArcGIS Web Map



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0 0.02 0.04 0.09 km

- Taylorsville Parcels
- Address Points
- Road Labels

General Plan Districts

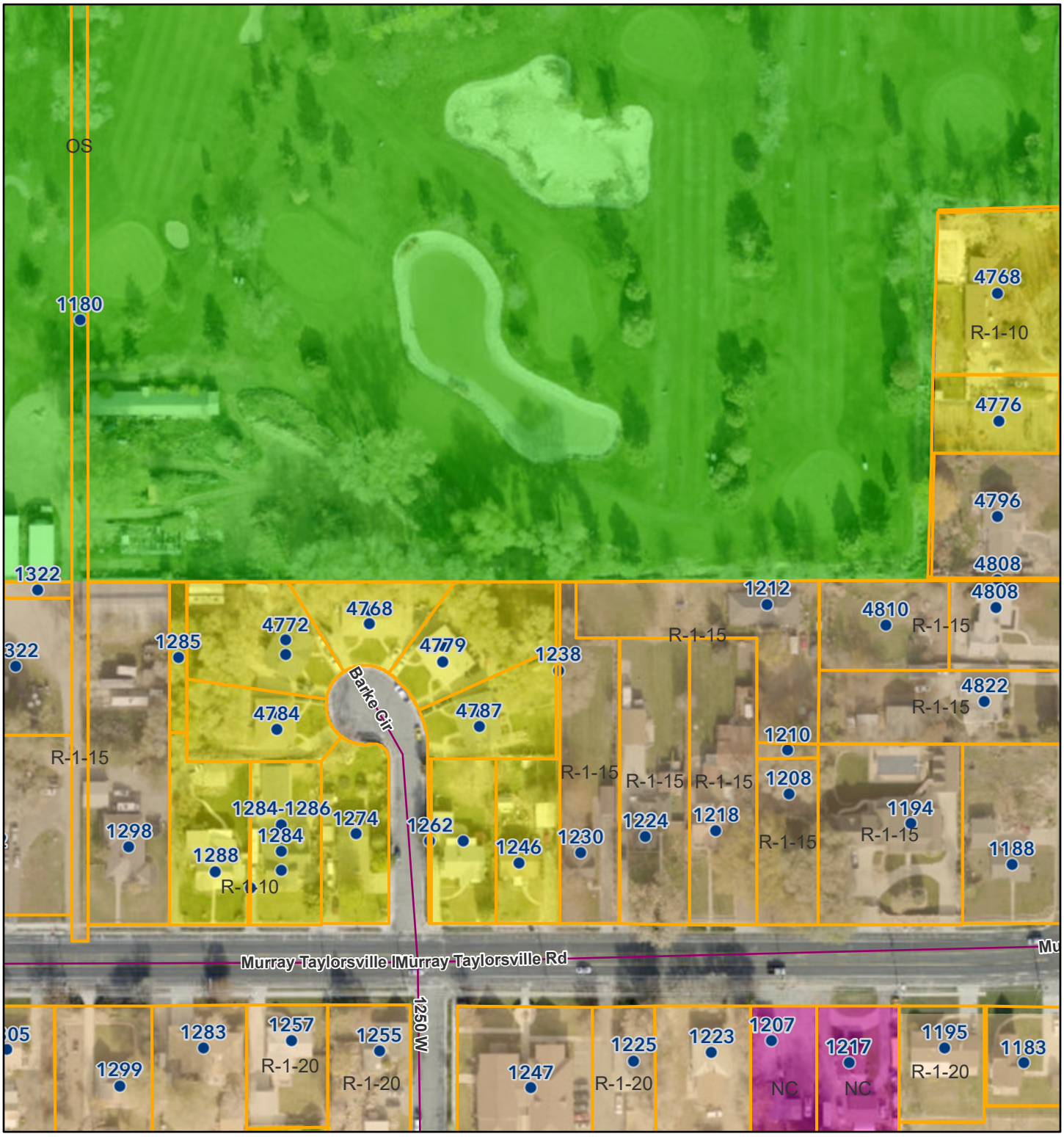
- NEIGHBORHOOD COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE

Salt Lake County, Maxar, Microsoft

Web AppBuilder for ArcGIS
Salt Lake County, Maxar, Microsoft | Utah DEQ | AGRC, Nov 2018 |

Exhibit D- Zoning Map

ArcGIS Web Map



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1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Taylorsville Parcels

Address Points

Road Labels

Zoning Districts

NC

OS

R-1-10

R-1-15

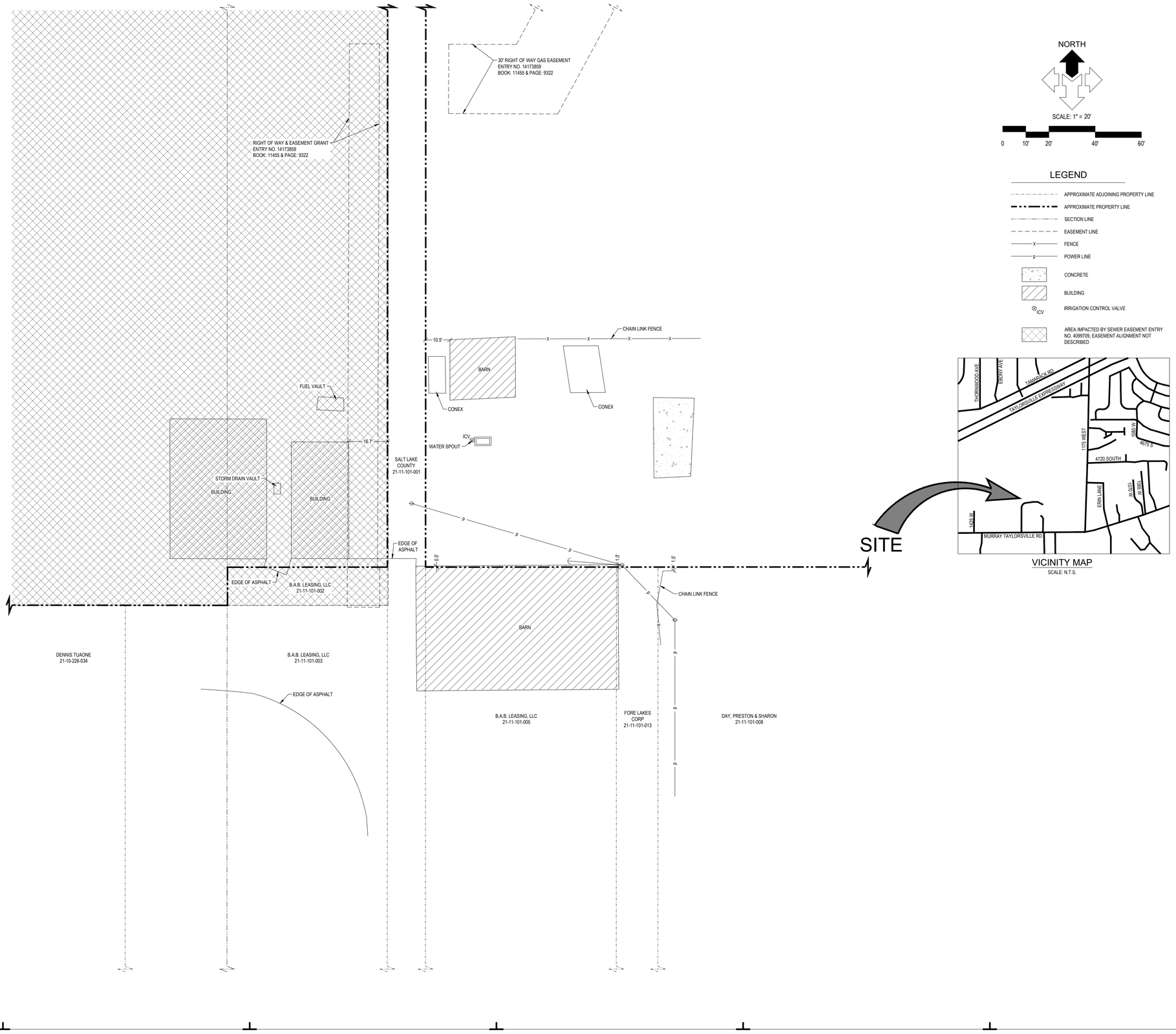
R-1-20

Salt Lake County, Maxar, Microsoft

Web AppBuilder for ArcGIS

Salt Lake County, Maxar, Microsoft | Utah DEQ | AGRC, Nov 2018 |

Exhibit E- Survey



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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

FORE LAKES GOLF COURSE

1285 WEST TAYLORSVILLE EXPRESS
TAYLORSVILLE, UTAH
SECTION INFORMATION

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO:	24454
CAD FILE:	24454EX
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	AH
CHECKED BY:	DBD
DATE:	07/26/24

EASEMENT EXHIBIT

1 OF 1

Exhibit F- Site Plan

Parcel Map



Zoning Map

1 Site Plan

Scale: 1/8" = 1'-0"

0' 4' 8' 16'

N

5/20/2024 10:14:19 AM

bhd ARCHITECTS
www.bhdarchitects.com
Phone 801.571.0010
Fax 801.571.0303
Toll Free 888.571.0010
65 East Wadsworth Park Drive
Suite 205 Draper, Utah 84020

LICENSED ARCHITECT
Late Theodore Harris
28 Aug 2024
(#228578-0301)
STATE OF UTAH

Fore Lakes Pole Barn

Address to be determined
Taylorsville, UT 84123

BHD Project: 2402
Plan Series: 40' 0" x 60' 0"
Date: 20 May 2024

Drawing Issue and Revision Schedule

#	Date	Description

Site Plan

C101


Exhibit H- Proposed location

Exhibit H - View from Murray Taylorsville Road




Exhibit H- view from Barke Cir
4700 S 1255 W

Exhibit I

City of Taylorsville
Design Standards

Section One
Introduction

A. Purpose

The following Design Standards have been adopted to promote high quality development and growth. The Design Standards establish the basic requirements for the site, circulation, architecture and landscape components, which are common to all types of commercial developments.

These Design Standards will enable developers, architects, landowners and the general public to anticipate and plan for building acceptability as a key element of the overall project approval process. They are also provided to inform readers regarding many of the most common design & aesthetic intentions of the City, and to shorten the design and approval process by heading off designs that might otherwise be rejected.

Creative designs are encouraged, but care must be taken to maintain design integrity and compatibility to surrounding structures. These design standards will promote:

- High quality architectural and site design.
- Protection of sensitive land areas, stands of mature trees, open space, existing natural features and view corridors.
- Creation of commercial, office and industrial developments which result in a positive community influence.

The City has determined that all commercial development projects shall provide the best level of quality in design and construction practices. This Chapter requires compliance with the intent of the City's General Plan and Development Code regulations and other provisions of the Development Code related to the public health, safety, and general welfare of the community but also offers the advantages of large scale planning for commercial development and the efficient use of land.

Each new development in the City shall be designed to:

A. Provide for a harmonious arrangement of buildings, site landscaping, open space, development amenities, parking, access driveways, and shared access if applicable.
B. Relate to existing and proposed land uses and circulation plans of the community, and not constitute a disrupting element.
C. Preserve the desirable existing conditions found on a site through minimized removal of desirable trees and other vegetation and soil, minimized site grading, and application of the practices found in the Development Code.
D. Use high quality building materials, colors, textures, lighting, architectural and landscape forms to create a harmonious design solution for each site that is compatible with neighboring structures and uses.
E. Give consideration to on-site vehicular, pedestrian and bicycling circulation by way of interior drives, parking areas, pathways, and sidewalks designed to handle anticipated needs and

to safely buffer pedestrians and cyclists from motor vehicles.

F. Provide adequate separation and/or buffering of each site from adjacent properties, surface water drainage, sound and sight buffers, privacy, view protection, light pollution, and other design issues that may arise during the design review process.

G. Provide architectural/structural designs that are visually interesting and that promote a comfortable and pleasing relationship between people and buildings/structures through consideration and application of the standards.

H. Assure building massing that relates to pedestrians and vehicular traffic.

I. Create rhythm that relates to the site and to building and site related openings, window placement, doors, and similar architectural features.

J. Take into account all CPTED (Crime Prevention Through Environmental Design) principals in order that all buildings and developments provide a safe and secure environment for employees and customers.

K. Provide a signage program that is designed to be part of the original building design rather than an afterthought.

L. Scale building elements relative to people and the relative closeness to which people approach them.

M. Use color to promote an overall harmonious composition such that color is not used to shock the senses or scream for attention.

B. Application & Review Process

A. These Design Standards shall apply to all non residential developments within the City as well as any accessory structures related to those uses that may be developed on a particular site. Compliance with the Design Standards is required in addition to the underlying zoning regulations found within the Land Development Code.

B. Redevelopment, refacing, exterior remodels and additions to existing buildings and development sites shall also comply with the provisions of these Design Standards.

C. The Director will review all commercial, office, industrial and institutional development applications for compliance with these Design Standards.

D. In addition to following the specified Design Standards, certain zones also require Planning Commission review of the site plan, specific landscape plan, the architectural building elevations (including a color board of all colors and materials to be used) and the grading plan (if required by staff). Information on specific zones that will require Planning Commission reviews and approvals can be obtained from the Director.

E. The Community Development Director or the Development Committee may refer projects to the Planning Commission for their review and approval.

C. Interpretations & Appeals

A. If in the course of administration, a question arises as to the meaning of any phrase, section or chapter of these Design Standards, the interpretation thereof shall be given by the Director and shall be construed to be the official interpretation thereof.

B. In the event that there is a need of further interpretation of the intent of these standards by any person, firm or corporation or official of the City, the matter shall be submitted to the Planning Commission which, unless otherwise provided, is authorized to interpret the standards. Appeals of Planning Commission interpretations shall be to the City Council.

C. Information on submittal requirements for appeals to the Planning Commission may be obtained from the Community Development Department.

Exhibit I

City of Taylorsville

Design Standards

Section Two

General Design Standards Applicable to all Development Projects

A. Architectural Design/Building Character

1. The treatment of the building mass, materials and exterior elements shall create an aesthetically pleasing building and site design that is in harmony with or an upgrade from surrounding area.
2. The architectural character of buildings shall portray a high quality image. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among projects in order to establish a clear, unified image throughout the City [illustrations 2.1 to 2.4].


2.1



2.2


2.3



2.4

Examples of Quality Building Design.

3. Architecture (where adjacent to pedestrian walks and paths) should complement the pedestrian environment to create an aesthetically pleasing image and should be of human scale, show attention to detail, and be constructed with durable materials such as brick or stone in colors that relate to the natural features of the region [illustrations 2.5 and 2.6].



2.5



2.6

Encouraged Building Orientation in a Pedestrian Environment

4. All building components such as windows, doors, eaves, soffits, and parapets shall have proportions that relate to the facade of the building and shall relate well with one another [illustrations 2.7 to 2.10].


2.7



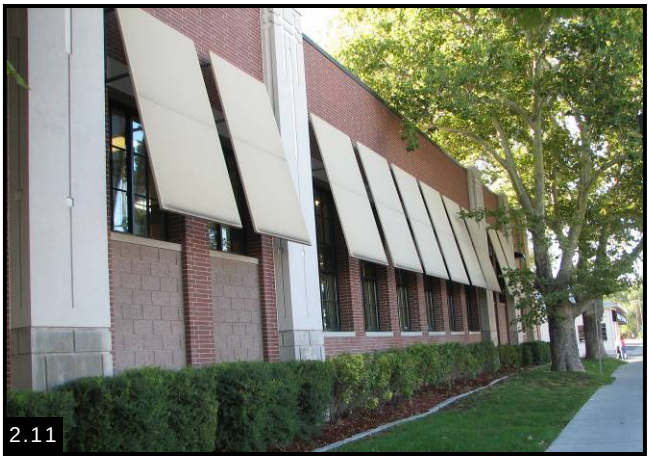
2.8


2.9


2.10

Examples of Quality Building Proportion

5. All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration (i.e. windows, doors, architectural treatments, etc.) [illustrations 2.11 and 2.12]. No building shall have blank, flat walls [illustrations 2.13 and 2.14].





Examples of Desirable Building Designs for Side and Rear Elevations





Examples of Inappropriate Building Designs for Side and Rear Elevations

6. Window shapes and sizes shall be so designed to be compatible from building to building. The use of reflective glass is discouraged, unless specifically approved by the Planning Commission. The use of windows is strongly encouraged on all facades of buildings for natural light, security and to create a human scale to the building.
7. All stairways to upper levels shall be located within the building unless otherwise approved by the Planning Commission for secondary access to outdoor patio decks.
8. All roof drains shall be designed to be interior to the building. In addition, all conduit and piping for heating, air conditioning and other related services shall be located on the interior of the building and otherwise screened from view.
9. The apparent mass of large buildings shall be reduced and a varied street appearance created by manipulating the building form using offsets, recesses, changes in plane, changes in height, windows, and trellis' [illustrations 2.15 and 2.16].





Examples of Desirable Façade and Roofline Variation

10. Long and monotonous wall and roof planes should be avoided. Large uninterrupted expanses of a single material are prohibited [illustrations 2.17 and 2.18].





Examples of Undesirable Façade and Roofline Variation

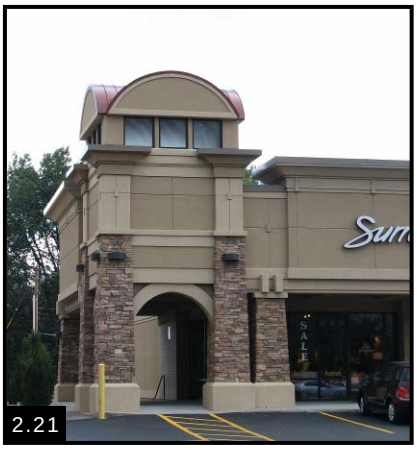
11. Clerestory windows are suggested to increase natural light in buildings [illustrations 2.19 and 2.20].
12. Buildings should have visually interesting architectural horizontal and



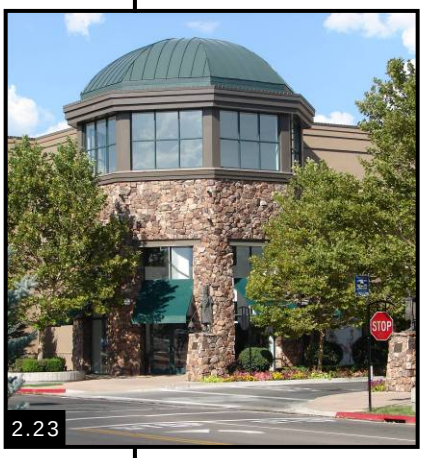


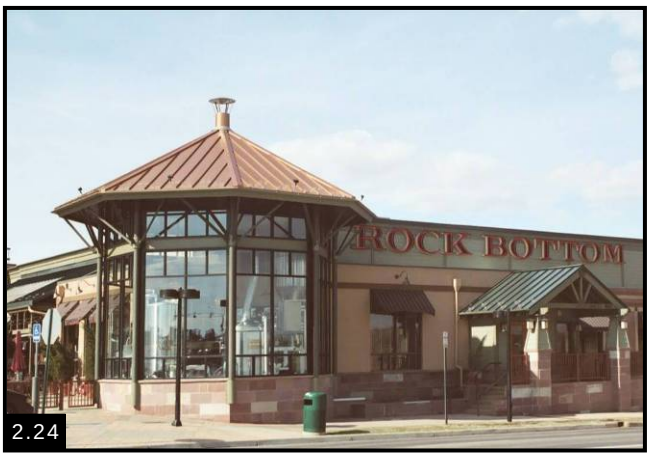
Encouraged Use of Clerestory Windows

vertical features and patterns that are designed to articulate mass and scale relative to their surroundings [illustrations 2.21 to 2.25].











Encouraged Use of Architectural Design Features

13. Massing forms should reflect building functions. Entrances must be well defined from access drives, and generally aligned with pedestrian links, public plazas and major parking areas.
14. All buildings within a Master Planned area shall possess a similar architectural theme with common (but not identical) architectural elements to create a unified development. Building styles shall also be compatible with existing buildings in the surrounding area.

B. Building Materials/Colors

1. Primary building materials shall be limited to no more than four types of materials per building. The use of stucco (EIFS) shall be limited to no more than 40% of each exterior building elevation.
2. The use of exposed concrete, metal, or plastics for storefront facades is not permitted (architectural concrete and metals excepted).
3. Color of exterior building materials (excluding accent colors) shall be limited to no more than four major colors per development and shall be composed predominately of earth tones to encourage buildings to blend into the environment. Color tones may vary if found to be compatible with surrounding developments [illustration 2.26 to 2.29].


2.26


2.27


2.28



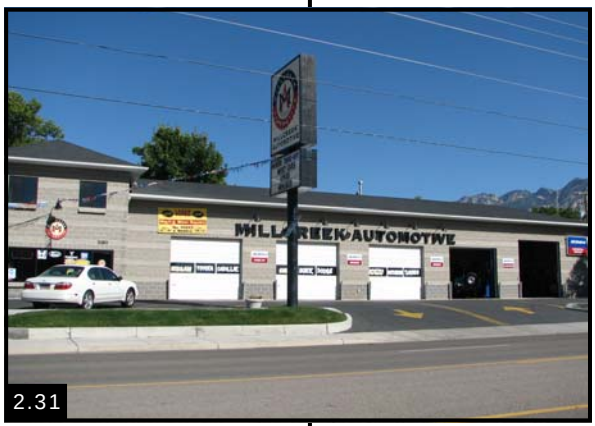
2.29

Encouraged Building Materials and Colors

4. The use of metal siding exclusively on any building is prohibited. Metal siding used for accents on any development shall be of the decorative, architectural metal type. The use of corrugated metal siding is prohibited unless used as a decorative element to accent a particular architectural style.
5. Avoid materials with high maintenance such as stained wood, clapboard, or shingles.
6. The use of smooth, scored, split face, or honed CMU blocks as an exterior finish shall be limited to 25% on the front or 50% on the sides of buildings within public view [illustrations 2.30 and 2.31].



2.30


2.31

Appropriate Use of CMU Blocks (Left) and Inappropriate Use of CMU Blocks (Right) for Building Facades Open to a Public View