

**City of Taylorsville
Planning Commission Meeting Minutes
October 22, 2024**

ATTENDANCE

Planning Commission

Cindy Wilkey – Chair
Don Russell – Vice Chair
Mark McElreath
Don Quigley
Lynette Wendel
David Wright
Gordon Willardson
David Young (Alternate)

Community Development Staff

Jim Spung – Senior Planner
Terryne Bergeson – Planner 1
Jamie Brooks – City Recorder
Mark McGrath – Long-Range Planner

CITIZEN'S/GUESTS PRESENT: Ernest Burgess and Robert Knudsen

BRIEFING SESSION

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

Chair Wilkey called the meeting to order at 6:03 p.m. She commented that a quote in the September 10 meeting minutes was attributed to her, but she believed Commissioner Wendel actually made the comment. City Recorder Jamie Brooks agreed and indicated she would make that change.

Mr. Spung provided an update regarding the recent American Planning Association conference that he, Ms. Bergeson, and Commissioner Russell attended. Chair Wilkey reported on the Land Use Institute Conference. She and Mr. Spung discussed making a change to future agendas so that each item was marked either "Administrative" or "Legislative."

Commissioner Wendel commented on the Strong Towns event she recently participated in which she found very interesting.

Ms. Bergeson briefed the Planning Commission on Item #3, explaining that Fore Lakes Golf Course sought a conditional use permit in order to replace a structure which had previously been demolished. She explained that the area was zoned for open space, subject to Taylorsville Municipal Code Chapter 13.10 which she briefly reviewed for the Commission. She pointed out that golf courses were a use that required a non-administrative conditional use review.

The applicant proposed a twenty-four square foot pole barn. The land would be sloped so as to avoid water flowing onto adjacent properties. Neither the fire marshal, city engineer, nor the building official had any concerns with the application.

Chair Wilkey wished to confirm whether or not a public hearing was to be held that evening. Ms. Bergeson responded in the affirmative.

52
53 Commissioner Wright was curious why the staff report included motions to either approve or deny
54 the application. Ms. Bergeson responded that although the structure would be in an open space
55 zone, it was not necessarily open to public use. In short, it did not exactly fit in with the typical
56 use.

57
58 Commissioner Wendel expressed a desire to perhaps make the side of the structure most visible
59 more appealing to the adjacent neighborhood, perhaps with windows or even art.

60
61 Commissioner McElreath pointed out that the staff report indicated that "colors shall be approved
62 by staff." Ms. Bergeson responded that staff would merely confirm that what was submitted
63 complied with Chapter 13.37.

64
65 Mr. Spung clarified that the Planning Commission has the authority to make the decision, and one
66 of the conditions that staff had included is to defer back to staff to determine the colors and
67 materials. But the Planning Commission could certainly do that on their own during that meeting.

68
69 **GENERAL MEETING.**

70
71 Chair Wilkey called the general meeting to order at 6:30 p.m. and read the welcome statement
72 and opened the general meeting.

73
74 **Consent Agenda**

75
76 **2. Review and approval of the minutes for September 10, 2024**

77
78 **MOTION:** Commissioner Quigley moved to approve the minutes from the September
79 10, 2024 meeting as amended. The motion was seconded by Commissioner
80 McElreath and passed unanimously.

81 **Chair Wilkey:** Yes
82 **Commissioner Russell:** Yes
83 **Commissioner Willardson:** Yes
84 **Commissioner Wendel:** Yes
85 **Commissioner Wright:** Yes
86 **Commissioner McElreath:** Yes
87 **Commissioner Quigley:** Yes

88
89 **Motion Passed: 7-0**

90
91 **Conditional Use Permit**

92
93 **3. Public Hearing and Consideration of Preliminary Conditional Use and Site Plan
Approval to Construct a Detached Structure at 1285 West Taylorsville Expressway
(Fore Lakes Golf Course) in Taylorsville, Utah; Applicant: Annette Barney, BHD
Architects (File 29C24 – CUP-000487-2024, Terryne Bergeson, Planner)**



93 Ms. Bergeson explained that an application had been submitted for Planning Commission
94 review and approval for construction of a 2,400 square foot pole barn in the open space zone.
95 The Fore Lakes Golf Course was located at 1285 West Taylorsville Expressway. The property
96 contained 62.5 acres and was designated Parks and Open Space on the General Plan map and
97 was zoned Open Space. The limits of disturbance for this scope were 9,000 square feet in the
98 rear of the property where there were several structures used to store the necessary equipment
99 and vehicles to maintain the course. One of the structures had been removed due to the age and
100 condition of the building and needed to be replaced. According to the Taylorsville Land
101 Development Code, any development in the open space zone was required to be reviewed and
102 approved by the Planning Commission.

103
104 Commissioner Quigley inquired about why it was Dominion Energy who would be existing storage
105 barn. Ms. Bergeson did not know but noted that it was not on the subject property.

106
107 Adjacent uses were Taylorsville Expressway to the north, Residential R-1-15 to the south and
108 east, and county-owned right of way to the west.

109
110 Any development in the city was required to comply with applicable standards based on the
111 underlying zone. Section 13.10.010(B) states, *“all developments within the open space district
112 shall be reviewed and approved by the planning commission...During the review process, the
113 planning commission shall set appropriate building height, size, and setback requirements for
114 each specific development proposal. Development shall be landscaped as determined
115 appropriate by the planning commission upon consultation with the parks and recreation
116 department and in compliance with the city’s water efficient landscaping ordinance.”*

117
118 Exhibits F and G showed the proposed 2,400 square foot structure will be 20'4" tall, located 23
119 feet from the nearest accessory structure and 12 feet from the south property line abutting
120 residential lots. The structure would be directly north of a deep residential lot that contained a
121 barn sitting on the property line which is planned to be removed through a separate project. Once
122 the barn on the adjacent property was removed, the closest structure to the proposed pole barn
123 would be a home approximately 140 feet to the southeast. Exhibit B provided a visual of the
124 location relative to the nearby homes.

125
126 The Taylorsville Land Development Code did not provide specific development standards on
127 properties zoned open space but granted authority to the Planning Commission to determine the
128 appropriate scale of development in this zone. The proposed height of the structure did not exceed
129 limitations in other zones; up to 24 feet tall on a large residential lot with the approval of conditional
130 use permit, or up to 35 feet tall in most commercial zones. The size of structure was typically
131 limited by the buildable area created by prescribed setbacks and other applicable development
132 standards. Detached structure on residential lots were required to be minimum 5 feet from the
133 property line, while development in commercial zones was required to have a 15-foot rear setback
134 from neighboring commercial property lines or a 30-foot setback when abutting residential.

135
136 The proposed exterior materials would be 24-gauge steel in blue to match other accessory
137 buildings on the property (views from public street can be seen in Exhibit H). While the use was
138 not open to the public, it is within view of adjacent residential rear yards and staff was supportive
139 of requiring a combination of high-quality material as required in Chapter 13.37 of the Taylorsville
140 Design Standards Manual. The manual prohibited the exclusive use of metal siding for a structure
141 and listed design standards which were intended to promote high quality commercial development
142 in the city. Chapter 13.37 also granted interpretation authority to the Planning Commission (pages

143 from the manual were included in Exhibit I). Chapter 13.10 designated the review authority for
144 development in the open space zone to the Planning Commission as well.

145
146 Improvements shown on the site plan showed electrical service for the building would be moved
147 below ground and the area of disturbance would be graded to prevent water from draining onto
148 adjacent properties. The Building Official and City Engineer had reviewed submittals with the
149 application and would review detailed plans when submitted with the building permit application.

150
151 A public notice was sent to all property owners within 300 feet of the subject property on October
152 8, 2024. No comments were submitted to staff since that date.

153
154 Based on the above stated findings of fact, staff recommended the Planning Commission approve
155 the Preliminary Conditional Use Permit for File #29C24 subject to the following two conditions: 1)
156 Revised elevations showing compliance with materials listed in Chapter 13.37(B) Building
157 Materials/Colors shall be submitted and approved by staff; 2) the applicant complied with
158 requirements of all applicable reviewing agencies.

159
160 Chair Wilkey invited the applicant to step forward and address the Commission. Mike Davey of
161 BSD Architects and Todd Barker of Fore Lakes Golf introduced themselves. In response to an
162 earlier question from Commissioner Quigley, Mr. Barker explained that Dominion would be
163 installing a substation near the subject property.

164
165 Commissioner Russell asked when they hoped to have the new building in place. Mr. Barker
166 responded, "As soon as possible."

167
168 Mr. Davey stated that they were asking the Planning Commission to interpret city code to
169 approve the metal structure as submitted. They hoped to not have to build it out of some other
170 material.

171
172 Commissioner McElreath asked the applicant(s) what their preference was regarding color. Mr.
173 Barker felt blue was best so that it would match the other buildings.

174
175 Commissioner Wendel asked if any of her fellow commissioners had any concerns about the
176 building being made of metal. There was no response.

177
178 Chair Wilkey opened the public hearing.

179
180 However, there was no one who expressed a desire to speak in person or online, so the Chair
181 closed the public hearing.

182
183 **MOTION: Commissioner Wendel moved to approve/deny file #29C24-CUP-000487-2024,**
184 **consideration of a preliminary conditional use and site plan approval to**
185 **construct a detached structure at 1285 West Taylorsville Expressway (Fore**
186 **Lakes Golf Course) in Taylorsville, Utah, based on the findings listed in the staff**
187 **report and the conditions as presented. The motion was seconded by**
188 **Commissioner McElreath.**

189
190 **Commissioner Wright: Yes**

191 **Chair Wilkey: Yes**

192 **Commissioner Russell: Yes**

193 **Commissioner Wendel: Yes**

194 **Commissioner Quigley:** Yes
195 **Commissioner Willardson:** Yes
196 **Commissioner McElreath:** Yes

197
198 **Motion passed 7-0**

199

200 **Other Matters**

201
202 **4. Discussion Regarding the Taylorsville General Plan Update Project (Mark**
203 **McGrath, AICP / Long-Range Planner**

204
205  Long-Range Planner Mark McGrath updated the planning commissioners on the status of
206 the General Plan update. Thus far, the Commission had reviewed three and one half of the nine
207 chapters.

208
209 City administration had asked that the entire document be presented to the Planning Commission
210 on December 10. This meant they would have to review three chapters at the November meeting
211 and the final three at that December meeting. There would also be a public hearing on December
212 10. It was possible that the maps—particularly the Land Use map-- would not be ready by then
213 because the City had been without a GIS professional on staff for a couple of months.

214
215 Regarding the Station Area Plan, it would now be pushed back a bit so as to not burden the
216 Commission with reviewing both very large documents at the same time.

217
218 Commissioner Wendel asked if they could get the packets for these meetings earlier than they
219 typically would since there would be so much reading involved. She asked for ten days if at all
220 possible. Mr. McGrath responded that they would make every effort to get them to the
221 commissioners early. She suggested possibly having an additional meeting at some point.

222
223 Commissioner Quigley felt it best not to see the plan for the first time on a night when there was
224 also a public hearing on it.

225
226 Chair Wilkey asked the rest of the commissioners if they would be comfortable scheduling an
227 extra meeting. It appeared they were. After some discussion, it was determined that Mr. Spung
228 would send out the proposed day/time of an additional meeting electronically as soon as possible.

229
230 **5. Discussion Regarding the Taylorsville Land Development Code Update Project**
231 **(Jim Spung, AICP / Senior Planner)**

232
233  Mr. Spung updated the planning commissioners on the status of the Land Development
234 Code update. Review of it would not resume until after the General Plan review. He explained it
235 was 85% complete. He anticipated sending drafts of various chapters after they had finished
236 reviewing the General Plan. He also reminded the Commission there would be a delay of a few
months between when it was adopted and when it became effective. That would allow staff time
to prepare and to test it to iron out any kinks.

237 **City Council Meeting Discussions**

238

237 Commissioner Wendel outlined the tree survey that had been presented to the City Council at the
238 September 18th meeting. She had found it very interesting and informative. There had also been
239 a report from the Parks and Recreation committee.

240
241 Commissioner Quigley and Chair Wilkey had been unable to attend the other council meetings.
242

243 **Adjournment**
244

245 **MOTION: Commissioner Wendel moved to adjourn. The motion was seconded by**
246 **Commissioner Russell and passed unanimously.**

247
248 The meeting adjourned at 7:09 p.m.
249
250
251
252

253 Jamie Brooks, MMC
254 City Recorder
255

DRAFT