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City of Taylorsville
Planning Commission Meeting Minutes
October 22, 2024
Pre-meeting – 6:00 p.m. – Regular Session – 6:30 p.m.
2600 West Taylorsville Blvd – Council Chambers

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.

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

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

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

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

GENERAL MEETING.

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

Consent Agenda

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

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

Chair Wilkey:	Yes
Commissioner Russell:	Yes
Commissioner Willardson:	Yes
Commissioner Wendel:	Yes
Commissioner Wright:	Yes
Commissioner McElreath:	Yes
Commissioner Quigley:	Yes

Motion Passed: 7-0

Conditional Use Permit

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)



Ms. Bergeson explained that an application had 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 was located at 1285 West Taylorsville Expressway. The property contained 62.5 acres and was designated Parks and Open Space on the General Plan map and was zoned Open Space. The limits of disturbance for this scope were 9,000 square feet in the rear of the property where there were several structures used to store the necessary equipment and vehicles to maintain the course. One of the structures had been removed due to the age and condition of the building and needed to be replaced. According to the Taylorsville Land Development Code, any development in the open space zone was required to be reviewed and approved by the Planning Commission.

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

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

Any development in the city was required to 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."*

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

The Taylorsville Land Development Code did not provide specific development standards on properties zoned open space but granted authority to the Planning Commission to determine the appropriate scale of development in this zone. The proposed height of the structure did 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 was typically limited by the buildable area created by prescribed setbacks and other applicable development standards. Detached structure on residential lots were required to be minimum 5 feet from the property line, while development in commercial zones was required to have a 15-foot rear setback from neighboring commercial property lines or a 30-foot setback when abutting residential.

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

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

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

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

Based on the above stated findings of fact, staff recommended the Planning Commission approve the Preliminary Conditional Use Permit for File #29C24 subject to the following two 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 complied with requirements of all applicable reviewing agencies.

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

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

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

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

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

Chair Wilkey opened the public hearing.

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

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

Commissioner Wright: Yes

Chair Wilkey: Yes

Commissioner Russell: Yes


Commissioner Wendel: Yes

Commissioner Quigley: Yes
Commissioner Willardson: Yes
Commissioner McElreath: Yes

Motion passed 7-0

Other Matters

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

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

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


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

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

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

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

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

 Mr. Spung updated the planning commissioners on the status of the Land Development Code update. Review of it would not resume until after the General Plan review. He explained it was 85% complete. He anticipated sending drafts of various chapters after they had finished 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.

City Council Meeting Discussions

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

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

Adjournment

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

The meeting adjourned at 7:09 p.m.

Jamie Brooks, MMC
City Recorder