



City of Taylorsville
Planning Commission Meeting – Work Session Agenda
May 27, 2008
Council Chambers - 2600 West Taylorsville Blvd
6:00 P.M

CONSENT AGENDA

1. Review/approval of Minutes for May 13, 2008.

SPECIAL PLANNING COMMISSION MEETING

CONDITIONAL USE PERMIT

2. **PUBLIC HEARING:**
Office Building- Planned Unit Development (Preliminary)
Applicant: Paul Shupe
Address: 3005 West 6200 South
File: 14C08 – Dan Udall/City Planner

WORK SESSION

3. Presentation by Commissioner Garl Fink on the American Planning Association National Conference.
4. Presentation by Michael Meldrum on the American Planning Association National Conference.

OTHER BUSINESS:

ADJOURNMENT:

The Taylorsville City Planning and Zoning Commission reserves the right to amend the order of 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 963-5400 at least 24 hours in advance of the meeting to be held.

**City of Taylorsville
 Planning Commission Meeting
 Minutes
 Tuesday – May 27, 2008 – 6:00 P.M.
 2600 West Taylorsville Blvd – Council Chambers**

Attendance:

Planning Commission

Scott Bolton, Chair
 Kristie Overson
 Angelo Calacino
 Stacey Staley
 Ted Jensen
 Garl Fink (Alternate)
Excused: Bruce Holman

Community Development Staff

Mark McGrath – Director
 Michael Meldrum – Principal Planner
 Dan Udall – City Planner
 Jean Gallegos/Admin Asst/Recorder

PUBLIC: Paul Shupe

WELCOME: **Commissioner Bolton** welcomed those present, explained the process to be followed this evening and opened the meeting at 6:00 p.m. 18:04:50

CONSENT AGENDA

Agenda/File #	Application	Applicants	Action
1.	Review/approval of Minutes for May 13, 2008.		Approved as presented.

MOTION: **Commissioner Overson** - I move for approval of the Consent Agenda, consisting of the Minutes for May 13, 2008, as presented.

SECOND: **Commissioner Calacino**

<u>VOTE:</u>	Commissioner Fink	AYE	Commissioner Calacino	AYE
	Commissioner Overson	AYE	Commissioner Staley	AYE
	Commissioner Bolton	AYE	Commissioner Jensen	AYE

Motion passes unanimously.

CONDITIONAL USES

2.	14C08	Paul Shupe – 3005 West 6200 South – Office Building – Planned Unit Development. (Preliminary) (Dan Udall/City Planner)
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2.1 **Mr. Udall** presented this item. 18:06:28 The applicant is requesting a two-story, 11,968 square foot office building on this site. On February 6, 2008, the City Council approved a general plan amendment from utility to high density mixed use and a zone change from A-2 to MD-3/zc for this site. The zc or zoning condition is to require that the building height which faces 6200 South is no more than 35' high above grade and that the building front yard setback is 20'. The building is proposed to be 20' from 6200 South and the building height along 6200 South from grade is 28' high. The applicant is proposing a planned unit development to reduce the side yard building setback to 5' along the west property line and also to reduce the width of the landscape strip along the east property line adjacent to a perimeter wall. Property to the north and south is zoned R-1-8, property to the east is zoned A-2 and property to the west is zoned R-1-8 and C-2. On May 13, 2008, the Planning Commission decided to continue the proposed office building for the following reasons:

- Show the type and height of retaining walls on the south and east property lines.
- Show the type and height of fencing on the south and east property lines.
- Show the landscaping that will be applied to the south and east sides of the subject property.
- Fencing: That the fencing on the south and east property lines should lean towards an open type of fencing that is in harmony with the abutting subdivision.
- Landscaping: Possibly increase the landscaping on the south and southeast sides of the property to work as a buffer.
- Sidewalk: Try to increase the width of the sidewalk along the east side of the building.
- Setbacks: Possibly create a small landscaping buffer on the east side of the subject property for snow removal and landscaping elements, which gives the Planning Commission the right to vary the building setback on the west side of the subject property.

In response, the applicant has submitted the following:

- Has shown three cross sections of fencing or wall along the south side of the property, from which the Planning Commission can make their selection.

1. **Option 1:** Shows a 4' to 6' high decorative concrete, vinyl, or wrought iron fence that extends from the east property line to the west property line. The wall or fence will be located 11.5' from the south property line. The slope along the landscaping area north of the south property line is 5 to 1. A gate will be provided to access the 11.5' wide landscaping area. A 2' high retaining wall is provided along the south property line.
2. **Option 2:** Shows a 4' to 6' high decorative concrete, vinyl or wrought iron fence. The wall or fence will be located 11.5' from the south property line. The slope along the landscaping area north of the south property line is 2.5 to 1. A gate will be provided to access the 11.5' wide landscaping area. No retaining wall is provided on the south property line.
3. **Option 3:** Shows a 7' high decorative concrete wall along the south property line.
4. The applicant is proposing a 1' high retaining wall on the east property line. The applicant is proposing a 6' high wrought iron fence or a 6' high concrete wall on top of the retaining wall on the east property line. If the concrete wall is installed, the wall will drop down to 2 ½' high 20' south of the front yard property line along 6200 South.
 - Additional landscaping is shown along the south property line. The applicant is proposing four flowering pear trees.
 - They have increased the sidewalk width to 5' along the east side of the building and decreased the building side yard setback from 8' to 5' because the sidewalk was widened along the east side of the building and a landscaping buffer is provided on the east side of the lot. The applicant has also reduced the width of the building by one foot and provided a sidewalk that extends from 6200 South and also has moved the monument sign to the west.
 - There are 51 parking stalls proposed. The square footage of the building has been reduced by 176 square feet and now needs 50 stalls. The applicant has shown three handicapped parking stalls.
 - The applicant has shown a cross section of what the development will look like facing east. The applicant also has shown a cross section of the sidewalk along the east side of the building.
 - The building elevations has not changed.
 - The applicant has submitted a new site plan which includes a 2 ½' wide landscape strip on the east side. Staff is recommending bushes rather than trees due to the narrow width of the landscape stripe.

Findings of Fact:

1. That the applicant is requesting an office building in the MD-3/zc zone. The office use is a conditional use in that zone.
2. That the zc or zoning condition is to allow that the building height which faces 6200 South is no more than 35' high above grade and that the building front yard setback is 20'.
3. That the applicant is proposing a planned unit development to allow for a 5' side yard building setback and to reduce the amount of landscaping along the east perimeter wall.
4. That the use should not adversely affect the surrounding area.

Staff Recommendation: Staff recommends approval with the following conditions:

1. Receive approval from and remain compliant with all applicable reviewing agencies.
2. That city staff approves the final conditional review.
3. That a planting plan including trees and shrubs be provided delineating planting locations and species. That all deciduous trees on site should be 2" caliper and any evergreen trees are a minimum of 6' high. That the park strip is reclaimed with landscaping. That trees should be planted every 25' on center in the park strip along 6200 South. That the landscaping on the site is maintained. That shrubs are planted in the landscaping area along the east property line.
4. That any lighting should be designed to be oriented from shining upon any adjacent residences. That the lighting fixtures are approved as shown on the cut sheets.
5. That lighting, fencing, additions, colors, building materials, etc., match or compliment the overall design of the project.
6. That no outside storage is allowed.
7. That the project receives storm drain approval from the city engineering department and pays all applicable storm drain fees.
8. That the building elevations are approved as submitted to the Planning Commission. That the material board is approved as submitted.
9. That one of the fencing or wall options for the southern area of the lot submitted by the applicant is approved by the Planning Commission.
10. That a wall compatible with the architecture of the building screens the dumpster. That a solid gate screens the front of the dumpster.
11. That the applicant receives a building permit for the monument sign.
12. That a 1' high retaining wall and a 6' high concrete wall or wrought iron fence is provided along the east property line.

2.2 **DISCUSSION:** 18:11:13 **Commissioner Overson** noted that the bus stop on 6200 South may end up being in the driveway of this project and wanted to know who's responsibility it was to move that to another location.

Mr. Udall informed her that the applicant will need to address that issue with the Utah Transit Authority.

2.3 **APPLICANT ADDRESS:** Paul Shupe. 18:12:06 Mr. Shupe advised that they have tried to mitigate the concerns from the last meeting and would be glad to answer any questions Commissioners may have. 18:12:48 Commissioner Calacino wanted to know the status of the white vinyl fence that is already in place. Mr. Shupe said that he had not been able to talk to anyone with regard to that fence but would be willing to do whatever it takes to make this work. He was in favor of the wrought iron due to there being wrought iron fencing on the development directly west of this site. Commissioner Overson expressed her appreciation to Mr. Shupe for being so accommodating in regard to concerns expressed by the Commission and Staff. 18:15:35

2.4 **SPEAKING:** None.

2.5 **DISCUSSION:** Commissioner Overson was concerned about what options were left if Ivory Homes says the fence cannot be removed. 18:16:08 Commissioner Calacino suggested going with the white vinyl fence because that is what is existing and to change it if Ivory Homes agrees. He suggested putting in the white vinyl fence from the building to the south. He saw no need to run a fence out to 6200 South. He felt it was more important at this point to soften the effect of the parking lot on the neighborhood. He liked the look of the building and saw no need to hide it by erecting a 6' high fence in front of it. He felt it appropriate to default to a white vinyl because part of it is existing and until they have permission to remove it, it did not make sense to have a fence inside of a fence. He preferred along the south property line to having a fence at the back of the parking lot and then have a drop down that is part of the overall landscaping so it is part of the pathway through there. They will still have to maintain it but would blend in an open element. 18:17:44 Mr. Meldrum asked for clarification if Commissioner Calacino was stating that if Ivory Highlands Home Owner's Association is willing to work with the applicant to provide a different type of fence that the Commission would allow Staff to work through that issue. Commissioner Calacino said that was his intent. Commissioner Bolton expressed that his concern about the grade on the south end of the property line was their ability to maintain those. Without any sort of retaining wall, the slopes are 2 to 1, which is difficult to maintain. He felt something should be done to mitigate that slope to bring it down to at least a 3 to 1 in order for it to be able to hold vegetation. Because of that he was in favor of applicant's Option 1 to just have a small retaining all along the property line. 18:19:36

2.6 **MOTION:** 18:20:12 Commissioner Calacino - I will make a motion that we grant preliminary approval of Application 14C08 for an office building located at 3005 West 6200 South based on the discussion heard this evening, Findings of Facts and conditions of approval outlined in the Staff Report, with the clarification that in regards to the design along the south property line pertaining to fence and grades that we go with Option #1 as presented in the staff report, with the clarification that the grade will not exceed a 3 to 1 slope along the south property line. As for the type of fencing, based on an existing white vinyl fence along the west property line, I would recommend that at least the fence along south and east be the same materials, unless Ivory Highlands allows a different option, inasmuch as the existing white vinyl fence is part of their home owner's association and let the developer work with staff to finalize that design. At a minimum it should be a white vinyl fence. Unless the owner wants to, there is no reason that any fencing should extend north from the building's south façade. It should only be around the south end of the facility to mitigate the impact of the parking lot. Other than that, all other conditions apply and staff can do final approval, unless there is an issue they can't work out. Being as this is proposed as a PUD, the Planning Commission should go on record stating they will allow a 5' setback along the west property line to accommodate the building, 5' sidewalk on the east and then a small landscaping strip along the east property line and landscaping there is presently called out to be trees but they can go with trees or shrubs or a combination of both. There is a sufficient amount of landscaping adjacent to accommodate the roots of the trees, just fencing would be an issue. 18:22:27

SECOND: Commissioner Overson.

Commissioner Bolton restated the motion. 18:22:43 We have a motion to grant approval to File #14C08 for an office building located at 3005 West 6200 South, based on the Facts and Findings stated in the staff report, as well as clarification on the white vinyl fence along the perimeter, only necessary south of the building and using Option #1 on Sheet 4 of 4 for the retaining wall configuration and south property line with slopes not to exceed 3 to 1.

<u>VOTE:</u>	<u>Commissioner Fink</u>	AYE	<u>Commissioner Calacino</u>	AYE
	<u>Commissioner Overson</u>	AYE	<u>Commissioner Staley</u>	AYE
	<u>Commissioner Bolton</u>	AYE	<u>Commissioner Jensen</u>	AYE

Motion passes unanimously.

Mr. Shupe asked to make a comment and was granted permission to do so. He said that he talked to Floyd Nielson with Taylorsville-Bennion Improvement District with regard to the east side. Mr. Nielson advised Mr. Shupe that he would entertain wrought iron or concrete but did not want vinyl. Mr. Shupe said they are willing to work that

out with him. **Mr. Shupe** wanted to make sure he could work that out with Staff also. **Commissioner Bolton** said that the motion gave Staff permission to work out the details for final approval, which would cover that. 18:23:39

WORK SESSION

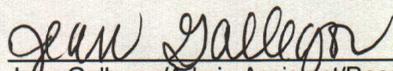
3. Presentation was made by Commissioner Garl Fink regarding his recent American Planning Association conference in Las Vegas, Nevada. 18:24:12
4. Presentation was made by Michael Meldrum regarding his recent American Planning Association conference in Las Vegas, Nevada. 18:32:59
5. Commissioner Calacino also attending the American Planning Association conference and gave a short presentation. 18:55:53

CITY COUNCIL MEETING DISCUSSION: **Commissioner Overson** said the only Planning issue was the zone change for Great Harvest, which passed easily. 18:57:50

OTHER BUSINESS:

ADJOURNMENT: By motion of **Commissioner Calacino**, the meeting was adjourned at 7:00 p.m.

Respectfully submitted by:



Jean Gallegos/Admin Assistant/Recorder for the
Planning Commission

Approved in meeting held: June 10, 2008.