

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

Present:

Members: Brad Peterson, Chair
Connie Pavlakis
Kory Luker
Johnny Loumis, Jr.
Nick Berry
Von Brockbank, Alternate

Others: Mayor Derk Timothy
Michael Fazio, City Engineer
Grant Crowell, City Planner/Economic Development Director
Jennifer Robison, Associate Planner
Paul Douglass, Associate Planner
Gai Herbert, Community Development Assistant

BUSINESS MEETING

Chair Brad Peterson called the meeting to order at 7:00 p.m.

1. Invocation and Pledge.

Connie Pavlakis offered the invocation. The Pledge of Allegiance was recited.

2. Public Comment.

There were no public comments.

Chair Peterson welcomed Mr. Nick Berry as a newly-appointed member of the Planning Commission.

3. Approval of Minutes from the December 2, 2015, Meeting of the Planning Commission.

Kory Luker moved to approve the minutes from the December 2, 2015, meeting of the Planning Commission, as amended. Connie Pavlakis seconded the motion. Vote on motion: Kory Luker-Aye; Nick Berry-Aye; Connie Pavlakis-Aye; Johnny Loumis, Jr.-Abstained; Brad Peterson-Aye. The motion passed unanimously with one abstention. Alternate Planning Commission Member Von Brockbank did not participate in the vote. Commissioner Loumis abstained as he was not present at the December 2 meeting.

4. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Request to Vacate a Portion of the Public Right-of-Way of 1690 West Loumis Parkway. Debbie Holt, Applicant.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Associate Planner, Paul Douglass, presented the staff report and gave an overall view of the property and the area for which the applicant has submitted a Vacation Petition. Mr. Douglass noted that when the right-of-way for the recent Loumis Parkway Project was surveyed, it was determined that the historical right-of-way varied from property to property. The adjacent properties north and south of the subject parcel also occupy the east right-of-way line on 1690 West and their boundaries have been resolved and adjusted to 1690 West. He also noted that this area has been occupied privately since the home was constructed in 1952. Mr. Douglass showed another picture that provides a visual comparison to the other rights-of-way.

Mr. Douglass added that staff recommended that the Planning Commission forward a positive recommendation to the City Council on the vacation request with the condition that the vacation is adjusted to reserve all public rights-of-way within 20 feet from the top back of curb of 1690 West. In response to Commissioner Pavlakis' question as to whether this condition is consistent with the rights-of-way of the neighboring properties, Mr. Douglass replied in the negative.

Commissioner Pavlakis asked for an explanation of the discrepancy. City Planner/Economic Development Director, Grant Crowell, explained that the City had to acquire land for the road on the other properties and the City already owned this parcel. As a result, the City acquired what it needed for the road project at that time on the other properties. Mr. Crowell clarified that the proposal is to reserve additional rights-of-way from what the City currently has, which is different from the adjacent properties. In response to Chair Peterson's statement that the right-of-way would be for future utilities, Mr. Crowell stated that it is difficult to say what happens with future growth and development, so the City won't want to have to go back to acquire additional property in the future if something were necessary. At this point, there was no planned project.

In response to the Chair Peterson's question about how something like that would have been missed in 1952, Mr. Crowell stated that exhaustive title research did not stretch back to the 1940s or 1950s. City Engineer, Michael Fazio, noted that it was a State right-of-way.

Chair Peterson opened the public hearing.

Debbie Holt gave her address as 14353 South 1690 West and identified herself as the applicant for the vacation petition. Ms. Holt stated that she has lived in her home for 31 years and has maintained and taken care of it. She stated that Salt Lake County, Bluffdale City, or any of the surveyors know how the right-of-way came about. Ms. Holt considers the property to be hers because she has been taking care of it for the last 31 years. She noted that when she purchased her home, she was told that she owned up to the old Redwood Road, which no longer exists. In response to Chair Peterson's question about who told her that she owned up to the old Redwood Road, Ms. Holt explained that the person she bought the property from made that statement. The previous owner also told her that she should not let anyone tell her that she does not own up to Redwood Road. The previous owner showed her the original fence line posts. Ms. Holt then stated that those original fence posts are still there because she considers them historical markers of her property.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Ms. Holt then stated that she would like the City to vacate the property because she sees no reason for the City to have it. She added that her attorney instructed her to ask the City why it wants to retain the easement rights for that parcel other than for future utilities and park strips. Chair Peterson did not have the answers to Ms. Holt's questions. He noted that if the City already owns that ground, the proposal under consideration is for the City to vacate the property back to Ms. Holt, regardless of whether it was ever on her property. He added that if the City needs the property in the future to widen the road, he questioned why the City would give it up now and then have to buy it back.

Hillary Spahr gave her address as 14381 South 1690 West and indicated that she lives directly to the south of Ms. Holt. Ms. Spahr indicated that from her research, Ms. Holt did in fact have documents and surveys stating that the property line originally went straight across. In addition, according to her Purchase Agreement, there was never any easement. There was a right-of-way, which is also on her property and Johnny Loumis, Jr.'s property, as is typical when a roadway is built. Ms. Spahr asserted that according to the original document, Ms. Holt owns the property and not the City. She added that some point, someone removed the markers and did not put them back correctly. As a result, she believes that it was either a mistake on the part of the contractor or conveniently left off. Ms. Spahr asserted that Ms. Holt's property line went straight across from Johnny Loumis, Jr.'s property to the north to Ms. Spahr's property to the south. She then stated that she understood that when Johnny Loumis, Jr. put in for an exchange of property for Loumis Parkway, his property line was moved. That change, however, should not have affected Ms. Holt's property because she never agreed to give up any of her property by right-of-way.

Ms. Spahr stated that she would like to know how this mistake was made because the description of the property from when Ms. Holt purchased the property states that the property line extends to where the sidewalk has been installed. Ms. Spahr also indicated that she doesn't know what possible utility easement would ever be necessary. She stated that Rocky Mountain Power, Questar Gas, and the cable and phone companies don't want the property. If anything, the only issue would be water rights, which is a use permit and not actually a land contractual agreement.

Commissioner Brockbank sought to clarify that Ms. Holt believes that the property she had surveyed does not meet her deed boundaries from when she purchased her property. She believes she is entitled to more property than she currently has. He then stated that the County does not recognize that, yet the County does not determine property lines by monuments. He did not see how the County would not recognize her property if her deed specifies the land she owns, unless the County is moving her property line back farther. He sought to clarify that she bought more property than what the County shows. Ms. Holt explained that when she bought her property, she bought one parcel of the three that were then available. Johnny Loumis, Jr. purchased the parcel to the north and Ms. Holt bought the parcel to the south that the original property that her home sits on.

Ms. Holt stated that she does not have the original deed to the home she purchased. Two years after she purchased her home, she bought the adjacent parcel. That parcel does not have an easement right on it, yet Salt Lake County shows her property as two parcels. She asked the County to combine the parcels to make it easier to pay her property taxes but the County never did. When she bought her home, the seller walked the boundaries with her and showed her the original fence lines.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

It went from the old Redwood Road to where Johnny Loumis, Jr. has put the fence up. She then went to Salt Lake County to request a survey but was told she didn't need one. Instead, they gave her an aerial plat of her property that shows her property line adjacent to the Loumis property to the north and the Spahr property to the south. For the past 31 years she has been maintaining and taking care of the property because she considered it to be hers. When she indicated that she also paid taxes on it, Commissioner Loumis stated that if it belonged to the County, she would not have paid taxes on it.

Commissioner Loumis sought to clarify who Ms. Holt bought the property from. He then indicated that property had actually been deeded over to another person by the time Ms. Holt bought it. It was confirmed that Ms. Holt purchased title insurance that states that she owns the property. Commissioner Loumis stated that she would not have been paying taxes on the property if it had been deeded to the County or Bluffdale City. Ms. Spahr noted that Ms. Holt had been paying taxes on a certain square footage of the property. In response to a question raised by Commissioner Loumis about the total size of the property in question, Ms. Spahr stated that it is .78 acres and is the acreage for which she has been paying taxes and includes the front portion. In response to Commissioner Loumis' question about whether the City has been paying taxes on the subject property as well, it was noted that tax is not assessed to a right-of-way.

Commissioner Loumis stated that the owner originally offered to sell the property to his father, at which time this same issue came up and his father ultimately decided not to buy the property. Commissioner Loumis did not know how the right-of-way came about and agreed with Ms. Holt. He did not know what the City should do legally. Commissioner Loumis stated that if the City wants to widen the road, they would have to buy the property back. Ms. Spahr countered by stating that if that were the case, the City would have requested a portion of his property and her property, which the City has not done. Commissioner Loumis stated that the City bought a portion from him. Ms. Spahr stated that the City has not asked for any of her property.

Commissioner Loumis stated that the City did not need to purchase any of Ms. Spahr's property to widen the road. He noted that the City widened the road without paying Ms. Holt because the property was determined to be City property according to the deed. Ms. Spahr asserted that Ms. Holt would be willing to forgive the City for mistakenly building on a portion of her property, but she would like to have the rest of the property she believes is hers. She added that there are legal provisions that supersede City law that allow a person to own property if they have been maintaining it for a certain period of time.

Ms. Spahr reiterated that she does not see any reason for the property to be needed for utilities. Chair Peterson stated that it might not necessarily be for utilities, but could be to widen the road. Ms. Spahr countered by stating that there is already a lane for each direction of traffic and no need for a left turn lane other than where the canal heads north. Discussion ensued on any potential that might exist for widening the road.

Ms. Holt next asked where the road would be widened if that was ever deemed necessary. Chair Peterson stated that it's not necessarily going to happen, but it is certainly a possibility at some point. Ms. Holt stated that the City has already done many things and then asked why the City

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

would need her front yard. Chair Peterson noted that no one is asking to take it, to which Ms. Holt countered that she is asking the City to vacate it.

City Engineer, Michael Fazio, indicated that the subject parcel is currently owned by the City because according to City statutes and deeds, it is a City right-of-way. In light of that statement, Chair Peterson then asked how one responds to Ms. Holt when she says that according to her records, the property is hers out to the road. Mr. Fazio did not have an answer and stated that it has been an issue for some time and the City is trying to determine how to best resolve the issue.

Chair Peterson next asked Mr. Fazio to explain the future potential for a 20-foot access, easement, or right-of-way if the City decides to vacate that property. Mr. Fazio was unaware of the possible future needs. He stated that there are many complexities in that location, such as possible traffic signals or a widening of the intersection. Mr. Fazio added that the City is studying the possibility of a roundabout because it is a very dangerous intersection.

Chair Peterson sought to clarify with Mr. Fazio that what is before the Planning Commission is to vacate the land to the road but allow 20 feet for possible underground or above ground use. Mr. Fazio noted that cabinets for signals could become necessary and that would be a good location for them.

Ms. Spahr noted that for anyone who is concerned about this issue, the picture on display is not the actual existing site because improvements to the roadway have been put in that do not show on the display. In response to Chair Peterson's question about what is different, Ms. Spahr noted that there is a left-hand turn lane and an additional lane for the left side of the property. As a result, there would be no need to widen the road.

Ms. Holt noted that Mr. Fazio had mentioned that her property would be a good place for an electrical box. She commented that she is not very close to the intersection and saw no reason why the City would want an easement to her property. Chair Peterson stated that no one knows the future and what future needs might arise. He then added that there are easements throughout the City and are there for a reason. Currently, the City owns the subject property. If the City gives it back to Ms. Holt and then five years later wants to build something there, the City would have to buy the property back from Ms. Holt. Therefore, Chair Peterson opined that it doesn't make sense for the City to give the land to Ms. Holt and then possibly have to buy it back.

The solution being considered was for the City to give it back to Ms. Holt with the potential to buy the property back from her if needed in the future. Chair Peterson acknowledged that it is a bad situation for Ms. Holt and he did not know how it ended up belonging to the City. Ms. Holt asked why the City allowed her property to be built on because her home sits on the subject property. Chair Peterson had the same question and stated that the home was built in 1952. If it were possible to find records from 1952, the issue could be cleared up once and for all.

In response to a question raised by Commissioner Loumis, Ms. Holt confirmed that her attorney had looked into title insurance. Ms. Holt was told that she owns the property up to the road because she purchased title insurance for her property. She confirmed that the property is described on her title

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

insurance. Ms. Holt stated that she has not showed her title insurance document to the City since there was never a request for it. Commissioner Loumis urged Ms. Holt to show the document to the City and stated that the purpose of title insurance is to resolve problems such as this.

Chair Peterson noted that tonight it will not be possible to prove whether Ms. Holt or the City owns the property in question. It is a legal matter and the Planning Commission has to act on the assumption that the City owns the property and Ms. Holt has asked that the property be vacated by the City. The City is willing to vacate the property but not without including the provision for an easement for potential future needs by the City. Ms. Holt stated that City Manager, Mark Reid, told her that the City doesn't want her property. She then stated that Mayor Timothy told her the same thing and that the City doesn't want to ask her to move. Ms. Holt commented that if the City wants her property, they should buy the entire lot from her.

Commissioner Pavlakis recommended the matter be tabled so that Ms. Holt can provide further documentation to the City. Ms. Holt was open to doing as Commissioner Pavlakis had suggested. Commissioner Loumis confirmed that it is good that Ms. Holt has title insurance so that she can present it to the City. He stated that as a teenager he knew about this property line issue and his father did not buy the property for that very reason.

Jill Hardman gave her address as 1542 West 14600 South and stated that she is married to Merrill Hardman, who was born and raised in Bluffdale. Mrs. Hardman stated that Ms. Holt has been fighting with the City over this issue for a long time. She was deeply concerned that it has taken the City so long to decide that the subject property belongs to Ms. Holt.

Planning Commission discussed with Ms. Holt her responsibility to provide the City with some proof of ownership of that land before they move on with vacation.

Connie Pavlakis moved to table this agenda item to give Ms. Holt and the City time to do more document comparison. Kory Luker seconded the motion. Vote on the motion: Nick Berry-Aye; Kory Luker-Aye; Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

As a point of order, Mr. Crowell noted that Chair Peterson had not closed the public hearing. Accordingly, Chair Peterson closed the public hearing.

5. PUBLIC HEARING, CONSIDERATION AND VOTE on a Site Plan Application for a Proposed Equestrian Facility and Caretaker's Dwelling to be Located at 14005 South Loumis Parkway. Lyle and Sammy Barbour, Applicants.

Mr. Douglass presented the staff report and indicated that the applicants were granted a Conditional Use Permit in June 2015 for the proposed facility. The subject property is 4.91 acres in size and the applicants are proposing to develop an equine facility and veterinary clinic. The subject property is in the R-1-43 residential zone, where the proposed facility is a conditional use provided the site is at least four acres in size and includes a caretaker dwelling, not to exceed 600 square feet, that is

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

incidental to the veterinary services. Mr. Douglass presented aerial views of the subject property along with the proposed site plan. The facility will be built in phases as described in the staff report. It was noted that the parking lot will be gravel.

In response to Chair Peterson's question about whether an entrance/exit is also located on the south side, Mr. Douglass responded in the negative. Associate Planner, Jennifer Robison, stated that the elevation on the south end was a problem so the north access is what was approved. Mr. Douglass assured the Commissioners that there is ample space on the site for trucks to turn around and exit the facility. Mr. Douglass next reviewed the utility plan. The City Engineer made some recommendations for tying in the utilities. Mr. Douglass next reviewed the different arenas the owners eventually hope to include at their facility. He noted that all-metal buildings are only allowed in the SG-1 zone. If the applicants ever request an all-metal building they will have to submit a proposal for a text amendment. In addition, if the veterinary office is built within the next few months the owners will need to meet the current zoning requirements for architectural material.

In response to Chair Peterson's question regarding the landscaping requirements, Mr. Crowell stated that the Site Plan Ordinance also applies to non-residential items. Even though the proposed use of the property is primarily non-residential, it is still in a residential zone. The site plan requirements still apply including landscaping, parking, and minimum design requirements.

Chair Peterson asked how the lighting requirements apply to the site plan. Mr. Douglass did not recall all of the requirements. Mr. Crowell suggested that this question be presented to the applicants. In response to Chair Peterson's question regarding whether lighting could be added as a condition, Mr. Crowell replied in the affirmative.

Chair Peterson stated that if there is enough room to turn a horse trailer around there would be enough room to turn a fire truck around. Fire hydrant issues were discussed. The applicant, Lyle Barbour, stated that a hydrant is proposed to be moved onto the property. Commissioner Loumis next inquired about the water shares that will be required. Mrs. Robison said that the existing home already has water shares and the property is in a residential zone. Mr. Barbour stated that he has one share on his property.

Chair Peterson opened the public hearing.

Lyle Barbour gave his address as 14005 South Loumis Parkway and stated that there are no plans for major external lighting. He did not consider lighting to be an issue with the neighbors. He confirmed that he did not include a lighting plan in the site plan. Commissioner Loumis noted that there will eventually be homes to the south and suggested he use directional lighting.

Chair Peterson added that another concern the neighbors might have involved hours of operation. Mr. Barbour stated that the business hours are 8:00 a.m. to 5:00 p.m. Emergency services are available 24/7. He then noted that most of his appointments take place off site. On a busy day he estimates that there will be 10 trailers in and out during an eight-hour period. Traffic for emergency services at night is unpredictable.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

In response to Chair Peterson's question regarding the caretaker dwelling, Mr. Barbour explained that the caretaker dwelling will be a 500-square-foot facility inside the office building.

Chair Peterson next asked Mr. Barbour to address the question of metal buildings. Mr. Barbour stated that the vet clinic will be stucco and brick. Indoor riding arenas, however, are typically metal buildings. Mr. Barbour was open to doing whatever needs to be done in terms of the design of the riding arena. Chair Peterson asked Mr. Douglass what would be needed in the future to accommodate a metal riding arena. Mr. Douglass stated that it would be a text amendment. He added that since Mr. Barbour is doing the project in stages, he would have plenty of time to present a text amendment proposal. Mr. Crowell confirmed that a metal building would require a text amendment. He added that the Barbours' business is unique to the R-1-43 zone. All of the other businesses in R-1-43 zones are home occupations, so the need for a metal building wasn't anticipated in the City Code.

There were no further public comments. Chair Peterson closed the public hearing.

Commissioner Pavlakis wanted to see a lighting plan addressed and approved by the City. Mr. Crowell stated that the City has outdoor lighting standards, so the applicants could be required to submit a lighting plan that meets the City's outdoor lighting standards prior to the issuance of the building permit.

Mr. Crowell stated that the water shares issue was something that should be discussed and resolved. He indicated that staff spent time with the applicants discussing additional water dedication because the property has an existing home. The City has a water ordinance that governs when development or redevelopment can occur. Mr. Crowell stated that the Planning Commission would have to determine if the application involves a current development or a redevelopment. Thus, the number of required water shares needs to be determined. Mr. Barbour stated that most of the land is going to be turned into gravel, which will substantially reduce the need for irrigation water.

Chair Peterson stated that for the proposed use, the current one share of water might be adequate. If, however, the property is sold and subdivided, more water shares would be needed. Mr. Crowell stated that the City Ordinance specifies that three acre-feet per acre are required if a parcel is developed or redeveloped. If the Planning Commission determines that the subject property is a development or redevelopment, the applicants would have to come up with more water shares.

Commissioner Loumis commented that the standards cannot be changed. Mr. Barbour expressed a willingness to acquire more water shares if necessary. He added that the need for water shares is going to be 10% of what he has now because he won't be watering anything. Mr. Crowell noted that the Code does not contain any provision for what to do in this type of situation. He added that water shares run with the land, regardless of how the land is used. Chair Peterson's interpretation of the requirement was that if the owner has adequate water for the use on the property, the owner is in compliance with City Code. Commissioner Pavlakis concurred with Chair Peterson's interpretation. Commissioner Loumis asked if that question had been presented to the City Attorney. Mr. Crowell stated that staff had not requested a legal opinion. Commissioner Loumis

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

suggested that a condition be added to require an opinion from the City Attorney and to abide by his opinion.

In response to Chair Peterson's question regarding whether Mr. Barbour would have any problems with the six conditions enumerated in the staff report, Mr. Barbour responded in the negative.

Connie Pavlakis moved to approve the site plan for an equestrian facility and a caretaker's dwelling incidental to equine veterinary services for South Mountain Equine, Application 2015-59, subject to the following:

Conditions:

- 1. That all requirements of the City Code, adopted ordinances, adopted building and fire codes are met and adhered to for the site plan and the previously approved conditional use permit.**
- 2. That the applicants obtain building permits for the new facilities proposed on the site plan.**
- 3. That the applicants obtain a business license for South Mountain Equine.**
- 4. That the applicants provide a Storm Drain Report with calculations and provide the location of outfall prior to building permit.**
- 5. That the applicant ties the culinary water connection into private lane south of property and not at Loumis Parkway.**
- 6. Ample access for emergency vehicles shall be provided.**
- 7. That the applicant will provide a lighting plan that meets all the requirements of the current needs per the Planning Department.**
- 8. That the water shares are adequate for its uses, and if so, then move forward unless the City Attorney shows that the water share requirement reads that additional shares absolutely necessary.**

Findings:

- 1. That this application meets the requirements for site plan approval as found in the City Codes.**
- 2. The applicant shall show required landscaping requirements as found in the City codes.**

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

3. **The proposed site plan will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

Johnny Loumis, Jr. seconded the motion. Vote on the motion: Nick Berry-Aye; Kory Luker-Aye; Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

6. **PUBLIC HEARING, CONSIDERATION, AND VOTE on Amending the Allowed Uses Found in Table 11-35-2 and Section 11-2-2 of the Bluffdale City Code to Allow Additional Land Uses in the I-1 Light Industrial Zone. Derek Blaylock, Applicant.**

Mr. Douglass presented the staff report and stated that the applicant is the owner and manager of several properties in Bluffdale in the I-1 Zone. In the process of obtaining licenses for some of the different businesses, Mr. Blaylock realized that the Acceptable Use Table did not include some of the businesses for which he would like to use his property. Particularly, he noticed that automotive services, recreation and entertainment, personal instruction service, and printing shops were not allowed uses; however, he believed they would be compatible uses in the I-1 Zone. In fact, there are currently businesses in operation that are non-compliant on the basis of the Acceptable Use Table. Mr. Douglass indicated that staff was not aware of any specific reasons for the exclusion of those uses in the Land Use Ordinance because their impact is no greater than the other uses already allowed in the zone. Mr. Douglass further stated that staff believes it is in the City's interest to allow building and property owners to have numerous options when filling vacancies within their properties. All of the I-1 zone property in Bluffdale is within one of the City's Economic Development Areas, which emphasize commercial tax base and job growth.

Mr. Douglass next reviewed the proposed text changes that fall within the purview of the proposal under consideration:

1. Automotive Services.
2. Printing Shops.
3. Personal Instructional Service.
4. Recreation and Entertainment (Indoor)

In response to Chair Peterson's question about whether there is a printing shop in the I-1 zone, Mr. Crowell did not believe there is currently. Mr. Crowell also referenced an email he had sent to the members of the Planning Commission from one of the current interested parties who wants an indoor archery range. Mr. Douglass reviewed the current Acceptable Use Table that contains the proposed changes.

Chair Peterson opened the public hearing. There were no public comments. Chair Peterson closed the public hearing.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

Connie Pavlakis moved to forward a positive recommendation to the City Council for the proposed text amendments to add Automotive Service, Printing Shops, Personal Instruction Service, and Recreation and Entertainment (Indoor) as permitted uses in the I-1 Zone, Application 2015-56, based on the following:

Findings:

- 1. That the proposed amendments will allow for the efficient development of existing and future industrially zoned property and will potentially decrease vacancy rates.**
- 2. That the proposed amendments will bring any existing nonconforming automotive service, printing shops, personal instruction service or recreation and entertainment (indoor) into zoning compliance.**
- 3. That the proposed amendments preserve the intent of the zoning ordinance for the I-1 zone.**
- 4. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.**

Johnny Loumis, Jr. seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; Brad Peterson-Aye; Connie Pavlakis-Aye; Kory Luker-Aye; Nick Berry-Aye. The motion passed unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

7. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Site Plan Application for Summit Academy K-8 Bluffdale Campus Charter School Located at Approximately 1930 West 14400 South. Pace CM, Applicants.

Mrs. Robison presented the staff report and described the nature of charter schools, how they are developed, and the provisions the City can request of the applicant. She next reviewed a map of the subject property, which was previously owned by Jordan School District and recently sold to the applicants.

Mrs. Robison explained that State law specifies that a charter school is a permitted use in all zoning districts within a municipality, but is required to “coordinate the siting of a new school with the municipality in which the school is to be located to avoid or mitigate existing and potential traffic hazards, including consideration of the impacts between the new school and future highways and to maximize school, student, and site safety.” *Id.* § 10-9a-305(4). Therefore, the school has sought approval of a site plan for the siting of a new school along 14400 South and to talk about some of the concerns that have been expressed and need to be addressed to mitigate the potential detrimental impacts.

Mrs. Robison next enumerated things that cannot be addressed:

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

1. Landscaping.
2. Fencing.
3. Aesthetic considerations.
4. Construction methods or materials.
5. Municipal building codes—The building permit is obtained through the State.

Mrs. Robison noted that things the City can impose are traffic circulation to avoid any unreasonable risk of health or safety issues. She noted that the site is located on a City collector road and is close to an intersection that is quite busy during the day. She explained that the applicants were required to conduct an independent analysis of traffic in the area. Some of the recommendations from the analysis were included in the staff report and in the conditions of approval proposed by staff.

Mrs. Robison next reviewed the site plan. She noted that staff has been working diligently with the applicants to ensure that needed updates occur in a timely manner. She enumerated the site improvements as follows:

- Hardscape – 1.50 acres.
- Landscape and field areas – 4.46 acres.
- Building (Constructed now) – 39,264 square feet.
- Building (Future phase, if needed) – 26,052 square feet.

Mrs. Robison indicated that one of the conditions of approval is that when the applicants want to expand, they will need to meet with staff and obtain site plan recordation based on what is already included on the site plan.

Mrs. Robison next reviewed the access plan for the school building and stated that there have been some design changes to the road, which will be addressed tonight. She then identified a right-in entrance to the property. She explained that charter schools typically provide a drop-off and pick-up plan and then described the plan for this facility. Mrs. Robison also pointed out two other entrances. She identified a lane that was required by both the State Fire Marshall and the City Fire Chief, both of whom reviewed the site plan. There are two entrances that are quite close. As a result, staff recommended moving the egress to another location and provide the fire lane.

With regard to parking, Mrs. Robison stated that there are 159 stalls although City Ordinance requires only 58. She next reviewed the elevations and noting that the City is very limited in what it can require with regard to elevations. The main entrance of the building is oriented south to 14400

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

South. She then reviewed the elevations for Phase 1. She showed how Phase 2 will be added on in the future.

Mrs. Robison next referenced the conditions of approval provided in the staff report. She highlighted several, the first of which was Condition 10.a, which addresses turn pockets. She noted that final design for those elements still needs to be approved by the City Engineer. She then reviewed Condition 10.b, which addresses signage for traffic movement. She explained that motorists will be able to turn in left to get to the school but they will not be able to turn left to leave the school.

Mrs. Robison reviewed Conditions 10.c and 10.d, which address the requirement for and location of crosswalks. She next reviewed Condition 10.e, which addresses alignment of the school sidewalk with the sidewalk to the east. She reviewed Condition 10.f, which states that the fire lane needs to be changed and identified on the site plan. Mrs. Robison reviewed Condition 10.g, which addresses the connections of the culinary water system. She emphasized Condition 11, which states that no parking shall be permitted on 14400 South at any time for the school.

In response to Chair Peterson's question regarding secondary water, Mrs. Robison stated that Condition 8 states that the applicants shall provide adequate secondary water shares to the City prior to the City providing service for the culinary water system. Chair Peterson noted that there is a ditch that runs through the property and provides irrigation water for the Lion's Club park. Mrs. Robison clarified that the applicants would have to ensure that the secondary water continues to be provided for the park. She was not aware of the ditch, which would need to be addressed in the construction drawings.

Mrs. Robison reported that she met the previous day with City Engineer, Michael Fazio, to discuss the street design. She identified the property that would need to be acquired from the Lion's Club Park to make that street design work. In order for the crosswalk to work, some property would have to be acquired for that need, as well. Mrs. Robison identified where the future sidewalk would be located. She also noted that Condition 9 specifies that the applicants would be required to acquire from the adjacent property owners the additional right-of-way for the street improvements. Mrs. Robison next reviewed the proposed traffic flow for the subject property.

Chair Peterson asked if there will be a median in the street to prevent people from turning left out of the property to go toward the light. Mrs. Robison stated that a median is not currently included in the plans. Instead, the road will be striped. If there are concerns in the future, an alternative plan may be necessary.

Commissioner Pavlakis noted that the traffic study recommendations included a divider of 14400 South, a roundabout at 2200 West, and for the City to construct sidewalks on the north side of 14400 South, west of the entrance. She asked if the City will be expected to pay for those improvements. Mrs. Robison clarified that those were the recommendations from the independent analysis of the traffic study but are not requirements that have been imposed on the City.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Mr. Fazio stated that much time and effort by multiple entities have gone into the study of the traffic issues. He indicated that he has scrutinized the proposed development because of the importance of 14400 South as the access to the center of Bluffdale. With the construction of the new City Hall at 2200 West 14400 South, it will become even more crucial to have viability in this segment.

Mr. Fazio reviewed the turn pocket that has been included in the conditions of approval. He also reviewed the layout of the road, including the location of the turn lane. He noted that the City has designated 14400 South as a major collector road, which requires 80 feet of right-of-way. There is currently only 60 feet of right-of-way, or 30 feet on each side of the center line. Thus, parking has to be completely eliminated on the road. The road is scheduled to be widened in the future. It was confirmed that the south lane will be 11 feet wide. There will be a gutter and the curb will be two feet away from that point. Mr. Fazio stated that a major concern is the mid-lot crosswalk, which is not advisable, but needed. Measures will have to be taken to maximize the visibility of the crosswalk.

In response to a question raised by Commissioner Pavlakis with regard to the planned crosswalk location, Mrs. Robison clarified that the traffic analysis showed a need for a crosswalk. Staff determined that the location would need to be at an appropriate location to be determined by the City Engineer.

Commissioner Pavlakis had several issues with the traffic study, particularly inaccurate numbers and the constant use of the word “conservative.” She noted that the proposed school has a maximum enrollment of 1,000 students. She did not see the rationale of basing the traffic study off of a conservative 700. Mr. Fazio stated that he asked the same question of the engineers who prepared the study. In a memo that was not provided to the Planning Commission, the engineers reported that they conducted their analysis on the basis of a full build-out of the school at 1,000 students. They expressed confidence in their numbers and Mr. Fazio concurred with their analysis.

Commissioner Pavlakis noted that the report contained comparisons to other charter schools versus private schools, and she opined that the numbers don't match up. The proposed school will have a minimal number of students who will be walking to and from school. She reiterated that she doesn't believe that the engineers' estimates accurately reflect what will be the reality. Her biggest concern about the traffic study is the engineers' assertion that the intersection can handle that many cars. She believes they left out the practical application of how charter schools really work. If there are 1,000 students, at two students per car, that equals 500 cars. The queuing area will accommodate only 72 cars and the right-hand turn lane is 150 feet. The average length of a family car is 15 feet. That brings up to 82 the total number of cars that can be accommodated in the queuing area. With the left-hand turn lane, there may be an additional 20 cars. Therefore, there is space for 100 cars that can be housed in those lanes.

Parents often arrive 20 minutes early to pick up their children, which will stop traffic there. Commissioner Pavlakis questioned where the other 400 vehicles there to pick up children will go. The neighboring residential streets are too narrow to safely accommodate parked cars. In short, the traffic study is based on the assumption of moving vehicles. That is not the reality of what happens at charter schools. She next stated that to say there will not be a back-up of vehicles is short-sighted. There will be back-up every direction on Redwood Road for cars traveling west. There

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

will be back-up going across 14600 South. The traffic flow on Loumis Parkway will also be compromised. In short, Commissioner Pavlakis did not see how the City can allow congestion at the main intersection in Bluffdale twice a day. She expressed serious concerns for the safety of the City. She also did not see the sense in allowing a facility that will mandate the widening of 14400 South.

Mr. Fazio acknowledged Commissioner Pavlakis' argument and feelings but could not dispute the findings of a study where proper engineering procedures have been followed. In fact, another engineer confirmed the numbers specified in the study. He stated that the school will have an impact, but he was trying to prevent the impact from becoming a nightmare for the City. Commissioner Pavlakis countered by stating that he will not be able to prevent that outcome because they haven't included in their study the practical application of moving vehicles.

Chair Peterson explained that the study is based on the other school at Summit Academy, where 16% of the students walk. He asked how the City can assume that 16% of the school's students will likewise walk. He could not envision even 5% of the students walking. Mr. Fazio stated that he questioned the same thing. The engineers responded that it was the average from other schools. Mr. Fazio commented that the original plan did not account for sidewalks to accommodate even 16% of the students. As a result, the engineers changed the study to include the sidewalk.

Chair Peterson noted that the number of trips during peak hours was based on 750 students. If there are 1,000 students, the number of trips needs to be adjusted up from 455. He also stated that students will likely not arrive at the same time in the morning, but it would be safe to assume that the parents will be arriving at about the same time in the afternoon, or earlier. Chair Peterson understood the concerns expressed by Commissioner Pavlakis and asked how to account for 500 cars. Mr. Fazio stated that there are three lanes coming into the parking lot. Chair Peterson next asked how many cars can go into the parking lot to wait for the children. Mr. Fazio explained that there is a circular pattern that takes the cars around to the exit. Chair Peterson noted that the report states that car stacking lanes will hold 72 cars each. Commissioner Pavlakis countered by stating that the report does not state that and that she did not believe Mr. Fazio's information was correct. Chair Peterson suggested clarifying that information with the applicant. He added that even if Mr. Fazio is correct, 300 more cars still need to be accounted for. Because there isn't enough space, the queuing of cars will spill over onto 14400 South, 2200 West, and Redwood Road. Chair Peterson saw that scenario as problematic.

Commissioner Pavlakis referenced her experience of picking up children at a school where the queue is four lanes wide and fills up an immense amount of space. In light of that experience, she stated that 14400 South will be completely blocked off every day when school is about to dismiss. Chair Peterson asked if there was another way to take the parking queue around the perimeter the property.

Commissioner Pavlakis noted that Bluffdale Elementary is located nearby and children come from all over the City to attend. Next year they will be on a traditional school year and will have two start times. As a result, there will be traffic for a full hour on 14400 South and 2700 West. Since the proposed school will have a right turn out headed in the same direction as Bluffdale Elementary,

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

motorists will have to find different ways to turn around, which will include using residential streets. Commissioner Pavlakis expressed appreciation for Summit Academy's interest in building a school, but felt that the proposed location is challenging. It is a good location for the school, but a bad location in terms of traffic flow. Mr. Fazio did not disagree with Commissioner Pavlakis' perspectives, but stated that the City needs to do its best to make it work. Several individuals disagreed.

Chair Peterson clarified that Mrs. Robison stated in her staff report that the City has the obligation to work with the charter school and the City is limited in many areas, however, one area the City has authority to dispute is the traffic flow. Mr. Fazio stated that the City has to abide by engineering standards, recommendations, and studies. Commissioner Pavlakis interjected that the engineers did not conduct an applicable, practical study because it does not account for parked cars in the middle of the road. Mr. Fazio stated that the plan does not call for cars parking in the middle of the road and the curb will be painted red. When Chair Peterson observed that the numbers don't work, Mr. Fazio stated that while he did not completely agree with the numbers, it followed national criteria.

Commissioner Brockbank observed that Mr. Fazio accepted the engineering study because it was conducted by certified engineers. He stated that he studied the report and determined that the engineers followed proper protocols. Another traffic engineer also reviewed the report and concurred with the numbers. Even though the study may have followed good standards and good criteria, he acknowledged that the results may not necessarily represent reality, as suggested by Commissioner Pavlakis.

Commissioner Brockbank next stated that he has had engineering studies conducted on some of his projects and has found that the engineers come up with whatever statistics they want. He asked why consideration was not given to coming around the back and using Redwood Road [Camp Williams Road] as an exit. He noted that most projects have an in and an out. The current proposal is to have an in and an out on the busiest street in Bluffdale, which doesn't make sense. Commissioner Brockbank added that the current proposal impacts every citizen that uses 14400 South. The traffic flow could be mitigated by purchasing the property needed to access Camp Williams Road. Mr. Fazio stated that consideration had been given to using 14200 South, but that would be very difficult to do. He added that additional access to Camp Williams Road is not allowed at this point, per an agreement between Bluffdale City and UDOT as part of the Corridor Preservation Agreement. Commissioner Brockbank opined that UDOT should give consideration to allowing the access since it would make more sense than adding further congestion to 14400 South. Mr. Fazio concurred with the notion that circular motion would make for better traffic flow, however, he did not see a more viable option.

Chair Peterson referred to a slide displayed previously and noted that the queues that are lined up on the right-hand side in the middle of the property. He asked if it would be possible to construct a driveway all the way around the baseball fields and the back fence and then come up and drop people off on the west side. He believed that such a drive would hold 300 cars. Mr. Fazio stated that such an option might be possible but he would like to see study it further.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Chair Peterson stated that the site is seven acres in size which he felt should accommodate more cars. Commissioner Brockbank stated that regardless of how the queuing works, cars will still go onto 14400 South. Chair Peterson acknowledged that there will be more traffic coming in and out, but the issue is the number of idle cars. Commissioner Brockbank added that the study didn't take into account the influx of traffic at the beginning and end of each work day that will be further exacerbated by traffic from the school. Though complimentary of charter schools, Commissioner Brockbank emphasized that he did not see the benefits of them in terms of a fair trade-off for the problems that will result from the added traffic.

Commissioner Pavlakis reviewed the ratings to the movements of the intersections, which were designated on an A to F scale, as found in the traffic study report. The engineers gave the intersection of Redwood Road and 14400 South a 'C' rating, which is poor. She stated that adding traffic to that intersection will make it worse. Mr. Fazio indicated that a 'C' rating is the minimum requirement of the City, so it would be adequate. Commissioner Pavlakis interjected that the 'C' rating is without the school. She noted that the traffic study has not taken into account the additional traffic that will result from Smith's grocery store, a new business park, and the additional retail establishments that are coming into the City. That traffic will affect 14400 South, as well.

Commissioner Pavlakis reiterated her opinion that there will be too much additional traffic from the school. With regard to the traffic study, Commissioner Pavlakis noted that the Planning Commission has the responsibility of taking the entire City into account when making this decision. The Planning Commission's first priority is the City, not the school. She believed it would be very shortsighted of the City to go forward with the project.

Commissioner Pavlakis also found it difficult to believe that the traffic study was allowed to project the areas and numbers of students from which the students will come. Enrollment at the school is determined via a lottery, so the engineers had no basis for their projections. Even more astounding to Commissioner Pavlakis was the fact that the engineers projected only 10% of the students coming from the east side of the City. The growth in Bluffdale for school-aged children is in the southeast quadrant of the City. She projected a huge number of children coming from Independence because they won't be able to get into the school that is already there. She added that there are already traffic concerns at the trellis and that situation will only get worse. She emphasized that many areas in the City will be impacted by the school at the proposed location. Mr. Fazio stated that the engineers had to make assumptions, to which Commissioner Pavlakis did not accept or agree with. Mr. Fazio stated that no one really knows where the traffic will come from, but he cannot discount the traffic study simply because he might have a different opinion. He accepted their conclusions because of their expertise as engineers and believes that a solution needs to be reached.

Chair Peterson stated that the engineering study projects the increase in traffic but he did not see the total current traffic numbers. The report was very general in terms of stating the difference between evening and morning numbers. Mr. Fazio explained that the assumption made by the engineers is that the p.m. peak at the school will not coincide with the p.m. peak of work traffic. That difference is critical to the intersections. He acknowledged that it will be difficult, but not impossible. He also acknowledged that the a.m. peak of the work traffic will coincide with the school traffic.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Mrs. Robison thanked Mr. Fazio for being in attendance to share his expertise and perspectives. She stated that staff addressed with the engineers all of the concerns expressed by Commissioner Pavlakis. Mrs. Robison acknowledged that the school will have a major impact on the residents of Bluffdale. She urged the Planning Commission to address their questions with the applicant. She further encouraged the Planning Commissioners to base their recommendation on the information provided in the engineering study, the staff report, the applicant's testimony, and the public comments. The Planning Commission has the prerogative to establish conditions beyond what is already enumerated in the staff report.

Chair Peterson read a letter from Richard Wilcox, who gave his address as 2004 West 14200 South that was made part of the record. Mr. Wilcox expressed his opposition to the school on the basis of the added traffic. In addition, he believes Bluffdale already has a sufficient number of elementary schools. His belief was that charter schools are an inappropriate use of taxpayer money.

Chair Peterson next read a letter from Beverly Stauffer, who gave her address as 2138 West 14270 South. She expressed opposition on the basis of the added traffic to an already-congested 14400 South. She was also opposed to additional zone changes.

Chair Peterson opened the public hearing.

The applicant, Tyler Bodrero, gave his address as 290 North Flint Street, in Kaysville and was present on behalf of Pace Management Group. Mr. Bodrero addressed the question of water shares and accessing water on the park. He stated that the irrigation water will be rerouted to the Lion's Club Park and to the gentleman who farms to the north. Coordination has taken place with the civil engineer in designing a plan to accomplish this aspect of the project. Mr. Bodrero next clarified that charter schools are not private schools. Instead, they are public schools that operate independent of the local school district. He added that charter schools operate on a lower level of taxpayers' dollars than a school district does per pupil.

Mr. Bodrero stated that a lot of time and consideration went into determining the best place to locate the new school. Charter schools fill a niche in places where larger school districts are not able to. The proposed location has been under consideration as a school site for quite some time. School officials have worked closely with engineers to design an aesthetic and desirable public facility. Mr. Bodrero emphasized that much care was given to how traffic could best be addressed.

The traffic study was conducted and discussed in multiple meetings with the City Engineer, Traffic Engineer, and others involved in the study. Mr. Bodrero noted that the City shared with the Traffic Engineer the City Master Plan. The City Engineer requested that the school's Traffic Engineer receive a copy of the study conducted by the City's Traffic Engineer and incorporate what is being anticipated on a macro scale to show connectivity, functions, and overlap, to ensure that the school design fits the City's long-term plan for the area and the intersection. The school's Traffic Engineer re-looked at the information provided and underwent a peer review of the traffic study with another traffic engineer. The peer reviewers questioned the numbers and calculations. There were also

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

other considerations included in the review process, such as the impact and ways to mitigate the impact as reasonably as possible.

Within the law and City Code, Mr. Bodrero stated that first item that was considered was the easement, potential lighting, and other unforeseen issues. The current right-of-way at 14400 South is 60 feet, which needs to be increased. To mitigate the impact, the civil engineers worked with staff to understand that being able to provide the additional right-of-way was the first step to revise the traffic study, which occurred after the peer review. Consequently, the turn pocket was created. The school created the turn pocket on the basis of the anticipated maximum enrollment number. Mr. Bodrero indicated that the turn pocket, frontage, and right-of-way were therefore expanded to full capacity. With regard to pedestrian traffic that will be able to access the school property, Mr. Bodrero stated that there is a sidewalk along the south. The crosswalk was moved to a better location at the request of Mr. Fazio.

Commissioner Peterson interjected that the engineering report projected 16% foot traffic and asked Mr. Bodrero if he agreed and how the engineers arrived at that number. Mr. Bodrero explained that because he is not a traffic engineer, he did not know how it was calculated. Commissioner Peterson countered that the foot traffic analysis would have to come from the school based on surrounding subdivisions and age groups. Mr. Bodrero stated that counts have taken place in Utah and Salt Lake Counties, so the report is reflective of those studies. He added that those numbers were revisited and recalculated during the peer review meetings.

Chair Peterson stated that comparing this facility to Summit Academy in Independence is not a fair comparison because of the difference in residential density between the two areas. He did not see the foot traffic for the proposed facility being 16% or 19%. Mr. Bodrero did not believe the City would allow an applicant to project that kind of number, which is partly why the engineering study was requested. Commissioner Pavlakis noted that the engineering study specifies that the foot traffic comparison was based on the previous study for the other Summit Academy facility in Bluffdale. Mr. Bodrero stated that the study for that facility was based on the averages for charter and district schools in the Valley.

Mr. Bodrero noted that the school has agreed to install and align the sidewalks with the surrounding sidewalks, and install the turn pocket. The intent is to pull as much traffic as possible off of the road. Mr. Bodrero next reviewed the process conceptualized for the drop off and pick up at the site. He stated that right-hand turns will come into the turn pocket and left-hand turns will have a median. With regard to the question of staggered pick up times, Mr. Bodrero stated that the times for kindergarten are different from elementary grades. The junior high grades will also be different when the school reaches student capacity. The stacking lanes have a stop bar because the three lanes reduce to one at the drop off and pick up lane. In response to an earlier question regarding the feasibility of having a road around the perimeter, Mr. Bodrero stated that Code does not permit that option because the lane that is in place is a requirement from the State Fire Marshall so that an emergency vehicle can access the school at any time. Fencing will be all around the play field to meet the State safety requirement for playgrounds. Therefore, circulating traffic around the playground will violate that safety requirement. Chair Peterson asked if it could be fenced. Mr. Bodrero responded that it was something that could be considered.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

In view of the double fence option, Commissioner Loumis asked if it would be possible to route the exit onto Redwood Road. Mr. Bodrero stated that there is no possibility to exit onto Redwood Road because there is no additional access allowed there. Commissioner Loumis countered by stating that it would require the submission of an application. Mr. Fazio stated that the City has entered into an agreement with UDOT that there will be no more accesses onto Redwood Road. Mr. Bodrero stated that six months of discussions have taken place in order to get the process to where it is now. He referenced the State requirements included in the staff report. The list includes mitigation of existing potential traffic hazards, consideration of the impacts between the new school and future highways, and maximizing school, student, and site safety. Discussions on traffic are focused on student safety, pedestrian safety, and pickups and drop offs.

Mr. Bodrero added that there are different levels of review for proposed schools that are prescribed by the State. Traffic is one level of that review and scrutiny. He stated that the school his children attend in the Davis School District does not provide lanes for pick up or areas for buses. He acknowledged that traffic slowdowns naturally occur around schools, so for this facility, efforts have been made to anticipate and mitigate the impact of the school to the extent specified in State Code. Those proposals have been reviewed by the City Engineer. Mr. Bodrero added that signage would also be included. He noted that signs are not always effective, so enforcement is essential. He emphasized that engineers have gone to great lengths to analyze all of the variables associated with the proposed school and to mitigate those impacts to the extent possible. He added that Bluffdale is growing, so the traffic study looked at Bluffdale City from a macro level. He also stated that he was open to other ideas to mitigate the traffic concerns.

Chair Peterson was more concerned with the pick up process because parents arrive early to pick up their children. Mr. Bodrero stated that cars queue up and then exit into the bypass lane once the students are picked up and depart on a right-out-only exit to expedite the process. There is a separate lane designated for kindergarten children. Parents also receive instructions on how to drop off and pick up their children before the school year starts. Chair Peterson stated that the potential exists to have as many as 700 cars arriving at roughly the same time to pick up the children. Mr. Bodrero stated that on the basis of the 2.1 number, that number should be closer to 500 cars. In response to Chair Peterson's question regarding where the cars will be located, Mr. Bodrero stated that the study shows that it works. Commissioner Pavlakis countered by saying that the study is based on moving cars, not parked cars. Mr. Bodrero explained that there is an engineering calculation based on how long it takes to drive through the pickup area. Chair Peterson asked where all the cars will go if parents arrive 10 to 15 minutes early to pick up their children. The queue area can accommodate 72 cars off the public street. Once the bell rings, those 72 cars will be moving.

Chair Peterson opened the public hearing.

Bill Petty gave his address as 14509 Frost Court and stated that he takes his grandchildren to North Star School and people arrive 15 minutes early, otherwise the line of cars is enormous. Even though that school has an in and an out, it is still very slow. Mr. Petty explained that the proposed school is dangerous. In addition, when the school has holiday activities and parent-teacher

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

conferences, there won't be enough on-site parking. Mr. Petty stated that Bluffdale already has enough schools, especially compared to other school districts. He also expressed concern that Summit Academy might try to monopolize the area schools available.

Gary Garrett gave his address as 1690 West 14400 South and identified himself as the Lion's Club president. He stated that he wasn't officially notified of tonight's meeting. He conducted a straw poll and asked those present who are in favor of the proposal to stand up. The results showed a clear response in the negative. With regard to the irrigation for the park, Mr. Garrett said that the water was pulled earlier than he had wanted so that he could water the park. He noted that the applicant hasn't asked about purchasing the park. He noted that the land is not for sale at this point. When the applicant satisfies the concerns of the citizens, he will consider something. Mr. Garrett clarified that the citizens are not opposed to a school, but they are opposed to the proposed location because of the traffic.

Gary Dabb gave his address as 14433 South 2200 West and expressed appreciation to the previous two speakers and the Planning Commission comments. He added that he has been in construction all his life and knows there is more than one way to do things. He opined that although the charter school runs according to State law, the planning for the traffic is forced on the City and the residents. He believes the proposal is a band-aid for this main thoroughfare into the City. He then asked what the plan is for the long-term. The residents know what is coming. When Mr. Dabb asked how many times this plat has come before the City, Chair Peterson stated that this is the first time the Planning Commission has seen this proposal. He stated that the parking is very small and additional property is needed. Mr. Bodrero replied that the lot is bigger than it needs to be by Ordinance.

Mr. Dabb stated that he researched the Summit Academy School at Independence and it sits on a 7.77-acre lot. The site under consideration is nine acres in size and there isn't sufficient parking. When Chair Peterson noted that the site plan exceeds the City Ordinance for the number of parking stalls, Mr. Dabb clarified that he was referring to the issue of the flow of dropping off and picking up children. He stated that he has worked with many architects and engineers throughout his career and if there is a problem, the architects tell the engineers to go back to the drawing board and come up with a workable solution. He stated that another solution would be to buy a parcel of land and trade it with the Lions' Club.

Connie Robbins gave her address as 14455 South 2585 West and stated that charter schools have great lobbyists. She then expressed her disappointment with the DRC and staff for allowing the process to get this far. Those who live in Bluffdale know there will be a problem without all of the studies. She was also disappointed with the people who said that 14400 South would not be widened, and it is happening. Once the turning lanes go in, the widening will go all the way to Herriman. She stated that her concerns have already been addressed and reiterated that her concerns are traffic and the widening of 14400 South.

Randy Wall gave his address as 1973 West 14400 South and stated that it would not take much effort to gather 500 cars and meet on the school site on a Saturday to see what happens. He stated that the engineering study is overrated and that it could be altered because it is not set in stone. Mr.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Wall stated that if the City allows these kinds of things to happen, then the City deserves whatever it gets. The City doesn't have to just take what is available. Instead, the City can demand something in return. He added that just in case the engineering study doesn't prove to be correct, the school is built, and there are problems, there could be an impact fee to help widen the road and mitigate the impact. Or there could be money set aside for lawsuits because this situation will lend itself to litigation in the future when something bad happens. Mr. Wall reiterated the need to consider the impact carefully. He clarified that he is not opposed to schools, but was opposed to the proposed site plan.

Chair Peterson noted that the members of the audience are opposed to the proposed school and are angry. Going forward with the meeting, he asked them to discuss items that have not been already been addressed. He did not believe it would be productive to re-hash the same issues.

Joan Dudley gave her address as 2590 West 14400 South and asked who paid for the engineering studies. Chair Peterson stated that the applicant paid for one and the City paid for one. Ms. Dudley asked how those studies could be done so that they are not manipulated. Chair Peterson replied by asking how one would prove that the studies were manipulated. Ms. Dudley believed Commissioner Pavlakis had a very legitimate concern. Ms. Dudley has worked for many attorneys and has observed that studies can be manipulated and feels like the citizens are being railroaded. In spite of the fact that the State permits schools in any zone, the City needs to do something more because there are serious safety issues. As a 14400 South resident, Ms. Dudley stated that she already has had great difficulty in getting out of her driveway. Another school would only make it worse. Many of the children who attend the school will come from surrounding communities, yet Bluffdale citizens will have to bear the brunt of the impact.

Ms. Dudley concluded by asking what can be done to stop the school from going forward. Chair Peterson stated that the item under consideration is a site plan and the Planning Commission can disapprove it. He clarified that the Planning Commission is a recommending body and they will convey their recommendation to the City Council, who will ultimately make the final decision. Chair Peterson added that if the citizens want to stop the project, they need to appear before the City Council and voice their opinions or call their City Council representatives. The City Council meeting will take place on January 13th.

Commissioner Brockbank added that the best thing the citizens can do is come up with facts to defend their position. Suppositions or disapproval will not be adequate. Commissioner Pavlakis referred to State Law, as contained in the meeting packet. She pointed out in particular the following language from the State Law:

The City may impose zoning regulations as follows:

1. Setback.
2. Height.
3. Bulk and massing regulations.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

4. Off-site parking.
5. Curb cut.
6. Traffic circulation.
7. Construction staging.
8. The location of a project that is necessary to avoid unreasonable risks to health or safety.

She added that the above eight items are the issues the City and citizens can address if they want to oppose the school.

In response to a question raised by Ms. Dudley, Chair Peterson reported that Hales and Parametrix Engineering conducted the studies. Commissioner Pavlakis acknowledged the diligent efforts of City Engineer, Michael Fazio, and reiterated that her issue with the studies was that they dealt with moving traffic, not parked cars.

Mont Robbins gave his address as 14455 South 2585 West and referenced a very problematic section of 12300 South in Draper that was designed by an engineer. On the basis of that section of the road, Mr. Robbins observed that engineers are not always right. He said that engineers need to get out of their office and walk the property they are analyzing. Commissioner Loumis understood what Mr. Robbins was saying and added that the only way to make the school work is to come up with another site plan or exit. When Mr. Robbins said the school had to move, Commissioner Loumis countered by stating that the school doesn't have to move. Instead, the applicant needs to buy more property and another exit. Mr. Robbins added that the funding for the school districts and charter schools comes from the State, which comes from the taxpayers. He stated that taxpayer money needs to be used properly.

In response to a question on how information can be obtained, Chair Peterson stated that it is submitted into the public record and can be requested by citizens.

Karen Sonntag gave her address as 14473 Frost Court and observed that the report projected that 17% of the students will be pedestrians. Therefore, that would equate to 170 children walking to the school. There is a right turn right out in front of the crosswalk. The added foot traffic will plug up vehicular traffic even more and cause more safety issues.

Stephanie Tuttle gave her address as 2179 West Oak Point Drive and stated that when traffic studies are conducted, they need to be done at the time of day when children will be present. She stated that because there is another school in the area, there will be children coming from different directions to both schools. She added that Bluffdale Elementary also has buses coming and going.

Steven Sonntag gave his address as 14473 Frost Court and stated that he is an engineer. He stated that any study is only as good as the data used. Therefore, in his view, the engineers missed several

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

areas of data in the engineering studies. Mr. Sonntag identified the location of Frost Court, which comes off of 14400 South. There are also school buses that go into Frost Court to pick up and drop off handicapped children. There are a lot of school buses that travel on 14400 South as well. Mr. Sonntag did not know if the engineering studies took those factors into account. There would also be a traffic hazard on Redwood Road.

Mr. Dabb stated that making a left-hand turn when going east would pose a congestion problem while people wait to turn left.

There were no further public comments. Chair Peterson closed the public hearing.

Commissioner Brockbank made the following five points:

1. He believes that this school will restrict future growth.
2. He also wanted to know if staff had made a comparison between the previous engineering study at Summit Academy and a study of what's now actually taking place.
3. He wanted to know if it is the City's job to make it easier for the school or to do what's best for the City. He answered his own question by saying that the Planning Commission's job is to protect the City.
4. Another issue to consider is garbage in garbage out. He clarified that statement by explaining that if the engineers used garbage—or faulty data—on which to base their calculations, then their results would be incorrect.
5. If the traffic is going to be too big of a problem, then the applicant has to make a smaller school.

Commissioner Berry asked what recourse the City would have if the traffic study had concluded that there would be too much of a traffic problem with the proposal. Commissioner Pavlakis stated that the City would have to show that the request is not feasible and the applicant would need to come up with a different site plan. She believed the school still has options it can explore.

Commissioner Loumis stated that it is not necessarily the site plan. There is the possibility that another site plan would work. However, he believed that the school needs to come up with another way for people to get out. If that cannot be accomplished, the school can look at another piece of property. Commissioner Loumis reiterated that the school needs to pursue the possibility of having an exit on Redwood Road, regardless of the City's agreement with UDOT. He believed there were more options than what are being considered.

Commissioner Luker reported that he lives by Summit Academy, which has about 700 students. Bluffdale Elementary has about 800 students and that number is expected to increase next year when the schools will have a staggered start and stop time. He did not know how that will impact traffic. Another school will add to the traffic problems that already exist. One of the problems

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

Summit Academy has in Independence is that parents do not use the prescribed traffic pattern for dropping off and picking up students. Many children walk one block and get in their car on a different street. Commissioner Luker believed that other options were needed.

Commissioner Pavlakis believed that the proposal is not just a traffic issue but a safety issue as well. Off-site parking hasn't been discussed and could become an issue. People might use the church parking lot until the church puts a stop to it. Frost Court cannot handle parking on both sides of the road and it needs to be able to accommodate the special needs school bus, which has trouble turning around when the snow is not plowed. It would not be fair to the residents to put traffic down that road. The next option would be 2200 West.

In response to Commissioner Loumis' question regarding the size of the Lions' Club Park, it was noted that it is approximately three acres in size. Commissioner Loumis stated that the applicant has asserted that nine acres is more than ample for this project, but he does not believe that assertion to be true. Because of the problems that can arise with 14400 South, the applicant needs to come up with a better plan for drop off and pick up. Because of that, public safety also becomes a concern. Other than those two concerns, he did not see any reason to not allow the school be built in the proposed location.

Chair Peterson believed the problem with the site plan was based entirely on traffic. The applicant hired an engineering company to conduct an engineering study. The company came up with numbers that don't seem right. Therefore, he wanted to have the engineers present their side of the issue describe how they came up with the numbers presented in their report. He wanted to give the engineers the benefit of the doubt and not accuse them of being manipulative. Without testimony from the engineers, Chair Peterson did not believe he could vote in the affirmative because he is not willing to compromise the safety or the congestion of Redwood Road without more detail.

Chair Peterson advised the audience that the Planning Commission would be forwarding to the City Council a non-binding recommendation and the City Council would make the final decision on January 13. In the meantime, the audience can visit with members of the City Council, staff, and Mayor Timothy. The audience also can attend the next City Council Meeting to voice their concerns.

Commissioner Pavlakis moved to deny the Site Plan for the Summit Academy K-8 Bluffdale Campus Charter School, Application 2015-51, based on the following:

Findings:

- 1. That the flow of traffic and the stoppage at drop off and pick up is going to be unsafe and will clog our entire structure down there at 14400 South, especially on the pick up time when parents arrive extra early and park.**

Nick Berry seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye; Kory Luker-Aye; Nick Berry-Aye; Brad Peterson-Aye. The motion passed

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

Commissioner Pavlakis clarified that the Planning Commission supports Summit Academy in Bluffdale and the vote does not affect that relationship. The vote has to do with the fact that it is next to the main intersection in Bluffdale and that there are not very many elementary school aged students in this sector of the City. It was felt that the school will bring a lot of additional traffic and pose serious safety hazards for the children because they will be crossing 14400 South. Commissioner Pavlakis expressed appreciation for the applicant's efforts and stated that the design of the school is beautiful.

The Commission took a five-minute break.

Commissioner Brockbank was excused from the remainder of meeting.

8. PUBLIC HEARING, CONSIDERATION, AND VOTE on Preliminary and Final Subdivision Plat Application for Plat Q-2A for 32 Townhomes, Including Common Areas and Associated Streets, Located at Approximately 15200 South Heritage Crest Way Within the Independence Master Planned Community. Edge Homes, Applicant.

Mrs. Robison presented the staff report and stated that agenda items 8 and 9 would be discussed together and voted on in separate motions. She gave a historical overview of the subdivision and reviewed the site location and surrounding vicinity. She reported that the site is larger than what was reported in the staff report, so the density will be impacted. The entire project consists of 97 units, which are integrated into the three subdivision plats. The site plan identifies the size, amount of open space, and number of units for each plat. Mrs. Robison next reviewed the landscaping plan, the location of the clubhouse, and the additional parking that is included. She then reviewed the design of the townhomes. The driveways are 20 feet long to allow for additional off-street parking. In response to Commissioner Pavlakis' question regarding the locations of sidewalks, Mrs. Robison stated that there are sidewalks on one side of some of the streets. She then reviewed the entrance to the subdivision from Heritage Crest Way.

The site plan calls for 5.13 acres of open space. Trees will be placed on the park strip along Heritage Crest Way according to the City's Street Tree Plan. Mrs. Robison confirmed Chair Peterson's statement that there is no parking on Heritage Crest Way. All but one of the units have four single-family dwellings. One unit has five single-family dwellings.

In response to Chair Peterson's question about density, Mrs. Robison stated that the overall density for the project will remain in compliance with the density requirement. Discussion ensued on the density of Independence in general.

Mrs. Robison next reviewed the illustrations of the street elevations, along with the driveways. She identified the locations of the common areas. In response to Commissioner Pavlakis' question regarding fencing, Mrs. Robison explained that the developers have not proposed any additional

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

fencing. There is currently a fence around the church, but no other fencing is planned along Porter Rockwell Boulevard or Heritage Crest Way within the development.

Mrs. Robison reviewed some of the color palettes provided and a picture of a sample clubhouse. She noted that there will not be a swimming pool in the clubhouse. With regard to the trails, Mrs. Robison indicated that no trails go through the subject property, however, there are trails planned along Porter Rockwell Boulevard.

Mrs. Robison emphasized Condition 6 contained in the staff report and explained that the exact design of Porter Rockwell Boulevard is yet to be determined. The condition states that any construction or land disturbance adjacent to Porter Rockwell Boulevard be approved by the City Engineer prior to commencing any construction activities.”

In response to Commissioner Pavlakis’ question regarding additional parking, Mrs. Robison stated that the additional 50 spaces are spread throughout the site. She further explained that there is a planned access to connect to a neighboring residential area. Mrs. Robison stated that the site plan meets all of the engineering requirements. She explained that if the applicants want to connect to secondary water, they will have to provide the necessary shares. The applicants have indicated that they currently have no plans to acquire secondary water.

Chair Peterson opened the public hearing.

Brandon Watson gave his address as 482 West 800 North, in Orem and stated that he is a civil engineer. He described the architecture and was excited to be able to develop in Bluffdale. The architecture includes hardy siding that goes around the buildings and has been approved by the DRC. Each garage is a two-car garage fronted by a 20-foot driveway.

With regard to the clubhouse, it is the same design that has been used in a subdivision in Lehi. It gets used often and includes a covered patio. In response to Commissioner Pavlakis’ question regarding the amenities of the clubhouse, Mr. Watson stated that it will have a kitchen and a large gathering area. The square footage of the townhomes is 1,600 square feet for interior units and 1,660 square feet for exterior units. They also have unfinished basements, which add about 700 square feet. The price range is approximately \$219,000 for interior units and \$225,000 to \$230,000 for exterior units.

Mr. Watson reported that he has built this same type of townhome in Herriman and it has been the top-selling subdivision for multi-family townhomes.

Mr. Watson next addressed the parking questions and stated that on-street parking is restricted to one side of the road. On-street parking will be allowed adjacent to the clubhouse. The 50 parking stalls constitute additional parking beyond the garages and driveways. Including the garages and driveways, there are over 400 parking stalls. On-street parking will accommodate approximately 50 additional vehicles. There are seven or eight parking stalls by the clubhouse and two sets of four stalls nearby. Many residents will end up walking to the clubhouse.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

In response to Chair Peterson's question regarding fencing, Mr. Watson explained that there is currently a fence that the church has put up along its property. Consideration was given to placing a fence along Porter Rockwell Boulevard, but since the current design of the road is uncertain, no fence is proposed there. Homeowners will be allowed to put fences in their backyards and the grounds will be maintained by the HOA. If a homeowner chooses to fence the backyard, it will become the responsibility of the homeowner. The sprinkler system will be covered by the HOA.

Chair Peterson next inquired about the snow removal plan. Mr. Watson identified areas where snow will be stored. Guest parking stalls will be kept open.

In response to Commissioner Berry's question regarding the private roads, Mr. Watson stated that they are held by the HOA.

Chair Peterson next asked Mr. Watson to address the names of the streets. Mr. Watson stated that they are names of WWII battleships. He added that a monument sign will be installed identifying the subdivision as the Iron Horse subdivision. It will be placed at the primary access, but not at the secondary access to Noell Nelson Drive. The subdivision will not be gated.

Chair Peterson observed that most of the residents will want to walk to church, so he asked if there will be a sidewalk to the church. Mr. Watson replied in the affirmative. He added that Noell Nelson Drive has not been built up to Porter Rockwell Boulevard because the design is still unknown. DAI will complete the road and Edge Homes will build their half of the roadway to get to where the road terminates now. Mrs. Robison stated that the road design will come with the next plat because she is still working with the City Engineer on the road design.

With regard to amenities, Mr. Watson stated that in addition to the clubhouse, there will also be a tot lot. He explained that the tot lot will be comparable to the one constructed in a similar townhome development.

Steve Maddox identified himself as the managing partner of Edge Homes and introduced his associates also in attendance. He indicated that Edge Homes has built individual homes in Bluffdale. Mr. Maddox reported that he lives in Highland and his company has built residential units from about Spanish Fork to Bluffdale. Chair Peterson hoped that Mr. Maddox and his associates have enjoyed working with City staff and have an enjoyable experience building in Bluffdale. He added that there are members of the Planning Commission who live in Independence and he believes it has been a good project.

There were no further public comments. Chair Peterson closed the public hearing.

It was noted that the build-out time for all three plats is about one year.

Connie Pavlakis moved to forward a positive recommendation to the City Council for the Iron Horse Preliminary and Final Plat Application 2015-53 subject to the following:

Conditions:

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

1. That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.
2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.
3. That the project adheres to all requirements of the International Fire Code.
4. That the plat specific CC&Rs are recorded with the final plats at the County Recorder's office for Iron Horse Plat A.
5. That all building permit submittals for homes have written or stamped approval from the Independence Development Review Committee (IDRC), pursuant to the requirements of the DA prior to being submitted to the City.
6. That all public park strips, landscaping, irrigation and maintenance adjacent to the project is the responsibility of the HOA. Street trees are required to be installed in the park strip adjacent to Heritage Crest Way in accordance with the approved Independence Project Street Tree Plan.

Johnny Loumis, Jr. seconded the motion. Vote on the motion: Nick Berry-Aye; Kory Luker-Aye; Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

9. CONSIDERATION AND VOTE on a Site Plan for 97 Townhomes, Including Common Areas, Landscape Plan, Building Elevations, and Associated Streets, Located at Approximately 15200 South Heritage Crest Way Within the Independence Master Planned Community. Edge Homes, Applicant.

Kory Luker moved to approve the site plan for the Edge Homes Iron Horse Townhome Project, Application 2015-53, subject to the following:

Conditions:

1. That all requirements of the City Code, adopted ordinances, adopted building and fire codes and DA requirements are met and adhered to for this subdivision.
2. That the plat specific CC&Rs are recorded with the Iron Horse Plat A final plat, prior to the issuance of building permits for any dwelling unit within this site plan.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

- 3. That all site plan features, building architecture and elevations, color scheme, fencing detail, and landscaping shall adhere to the approved site plan and the conditions of the IDRC approval.**
- 4. That all landscaping, irrigation, and private open space maintenance is the responsibility of the HOA.**
- 5. That the applicant submits a landscaping phasing plan that illustrates minimum landscaping installation around each constructed building and associated park strip landscaping, prior to the final inspection for any constructed building or dwelling in the project. The City Planner shall approve the landscaping phasing plan and no certificate of occupancies for any structure shall be issued unless all landscaping is installed pursuant to the approved landscaping and phasing plan.**
- 6. That any construction or land disturbance adjacent to Porter Rockwell Boulevard be approved by the City Engineer prior to commencing any construction activities.**
- 7. That if the developer desires to connect to the City secondary water system within the Independence Project, the developer shall provide adequate water shares to the City and pay all required connection fees.**

Johnny Loumis, Jr. seconded the motion. Vote on the motion: Nick Berry-Aye; Kory Luker-Aye; Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; Brad Peterson-Aye. The motion passed unanimously. Alternate Planning Commission Member Von Brockbank did not participate in the vote.

10. City Council Report.

Mr. Crowell stated that he has spent much time with the AV consultant for the New City Hall regarding the wiring for audiovisual equipment. Construction on the New City Hall will begin in March. Bids had not yet gone out. The site plan will be reviewed at the next Planning Commission Meeting. The property will also need to be rezoned Civic Institutional, as it is currently zoned R-1-43.

The City Council approved the Gateway Redwood project and the buffer situation was modified. Other restrictions were imposed as well. The City Council offered to help the neighborhood by providing a budget for landscaping on the residents' side of the property line. The neighbors will need to work together and come up with a plan for submission and approval by the City Council. In response to Chair Peterson's question regarding the order in which businesses will break ground, Mr. Crowell reported that there is a lot of preliminary work that needs to be done on the site, so he anticipated that Smith's will be the first business to begin construction. He added that once Smith's begins construction and puts up a sign, other businesses will take notice and express interest in the development.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016

In response to Chair Peterson's question regarding the timeframe for the widening of the road, Mr. Crowell anticipated everything coming together around the Spring of 2017. No building permit applications had yet been submitted. It is a large construction project that will involve construction staging, sequencing, traffic management planning, pedestrian access, signage, and fencing. He opined that the project will ultimately be a benefit to The Bluffs, however, during the construction period it will be an inconvenience for those residents. With regard to the types of eating establishments that might go in the development, Mr. Crowell stated that the current market is what the industry calls "quick serve" instead of "fast food." There is not a lot of interest in the industry in sit-down restaurants like Chili's and Olive Garden.

Mr. Crowell stated that the City Council also approved the next project in the Sage Estates Spring View Farms project.

Mr. Crowell stated that he worked previously as a City Planner in Draper and tried to be ethical in his work there. The roads referenced during an earlier public hearing are UDOT roads, so Draper City would have had little to no say in the final design. He reported that the DRC meets every other Thursday. The City Department Heads also meet with the City Manager almost weekly.

Commissioner Pavlakis asked about the roundabout at 2200 West. Mr. Crowell confirmed that the idea is being studied. Commissioner Pavlakis stated that she does not like the idea. Mr. Crowell stated that there are interesting issues associated with that intersection. He added that roundabouts are an effective means of moving vehicles through intersections and accidents are less severe. Commissioner Pavlakis stated that roundabouts are a problem for pedestrians.

Mr. Crowell reported that consideration is also being given to placing a roundabout at 1000 West and 14600 South. He noted that the City Engineer likes to look for innovative solutions to problems that exist.

11. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, Etc.).

Chair Peterson invited new Planning Commissioner, Nick Berry, to introduce himself. Commissioner Berry stated that he moved to Bluffdale in 2009 and lives in the Parry Farms subdivision. He and his wife have four children, two of whom are twins. Commissioner Berry was born and raised in Holladay. He stated that he is a Financial Analyst by profession.

Chair Peterson noted that this meeting and the last are the longest he has attended in the seven years he has served on the Planning Commission. Mrs. Robison noted that Commissioner Berry previously served as a member of the Board of Adjustment.

Chair Peterson asked Mr. Douglass to introduce himself. Mr. Douglass stated that he currently lives in Orem and has two children. He previously worked for Provo City for the past 2.5 years in Code Enforcement as a Planning Technician. He studied Drafting Technology at UVU and completed his Bachelor's degree in Urban Planning at the University of Utah.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 6, 2016**

12. Adjournment.

The Planning Commission Meeting adjourned at 11:33 p.m.



Gai Herbert
Community Development Secretary

Approved: _____ January 20, 2016