



**AGENDA
BLUFFDALE CITY PLANNING COMMISSION
MEETING**

March 2, 2016

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, March 2, 2016**, at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah. Notice is further given that access to this meeting by Planning Commissioners may be by electronic means by telephonic conference call. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

PLANNING COMMISSION BUSINESS MEETING

1. Invocation and Pledge.*
2. Public comment (for non-public hearing items).
3. Approval of minutes from February 17, 2016 meeting of the Planning Commission.
4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on amending Title 11-15-7 D of the Bluffdale City Code to address site plan architectural standards for pre-engineering metal buildings in the R-1-43 zone, Bluffdale City, applicant.
5. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Conditional Use for Construction Sales and Service and Open Storage and a commercial site plan at approximately 1000 West 14600 South in the HC Zone, Big Rock Properties, applicant.
6. Discussion Item: Residential Parking Standards.
7. City Council Report.
8. Planning Commission business (planning session for upcoming items, follow up, etc.).
9. Adjournment.

Dated: February 26, 2016

A handwritten signature in blue ink that reads "Grant Crowell".

Grant Crowell, AICP
City Planner/Economic Development Director

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.

*Contact Gai Herbert if you desire to give the Invocation.

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Present:

Members: Brad Peterson, Chair
Connie Pavlakis
Kory Luker
Nick Berry
Von Brockbank

Excused: Johnny Loumis, Jr.

Others: Grant Crowell, City Planner/Economic Development Director
Paul Douglass, Associate Planner
Gai Herbert, Community Development Assistant

BUSINESS MEETING

Chair Brad Peterson called the meeting to order at 6:59 p.m.

1. Invocation and Pledge.

Kory Luker offered the invocation. The Pledge of Allegiance was recited.

2. Public Comment.

There were no public comments.

3. Approval of Minutes from the February 17, 2016, Meeting of the Planning Commission and City Council Joint Meeting.

Connie Pavlakis moved to accept the minutes of the February 17, 2016, meeting of the Planning Commission, as amended, and with input from Mayor Derk Timothy and City Planner/Economic Development Director, Grant Crowell. Nick Berry seconded the motion. **Vote on motion: Kory Luker-Aye; Nick Berry-Aye; Von Brockbank-Aye; Connie Pavlakis-Aye; Brad Peterson-Aye. The motion passed unanimously.**

Commissioner Pavlakis clarified that her motion referred only to the Planning Commission business and the Planning Commission/City Council joint discussion.

4. PUBLIC HEARING, CONSIDERATION, AND VOTE on Amending Title 11-15-7 D of the Bluffdale City Code to Address Site Plan Architectural Standards for Pre-Engineered Metal Buildings in the R-1-43 Zone, Bluffdale City, Applicant.

Prior to Associate Planner, Paul Douglass, presenting the staff report there was discussion on the different types of building materials to be used on the proposed buildings. It was noted that there is

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a difference between pre-engineered metal buildings and frame buildings that include different types of metal siding.

To provide historical context for the proposed text amendment, Mr. Douglass explained that veterinarian Dr. Lyle Barbour received approval from the Planning Commission and City Council for an equestrian facility site plan in January 2016. Subsequently, he asked the City Council in public comment about design standard changes for pre-engineered buildings in association with businesses, such as his, that house livestock. He noted that his main building will be typical construction, but he will have barns as well, which he would like to be pre-engineered metal buildings. The City Council gave staff direction to proceed with potential Code amendments to that effect because metal buildings are currently allowed only in SG-1 zones. It was noted that Dr. Barbour's facility is in the R-1-43 zone.

Mr. Douglass noted that the proposed text amendment stipulates that construction of metal buildings will be allowed in limited instances. Mr. Douglass noted that the proposed text amendment adds the following language, as indicated in red: "Metal buildings may be allowed in the SG-1 Zone and for approved livestock arenas, stables, and barns in the R-1-43 zone with the approval of the City Council."

Mr. Crowell stated that the number of commercial site plans in the R-1-43 zone is very limited, so the text amendment would limit the options to anything that requires a site plan in the R-1-43 zone. In addition, many other horse barns in the City are constructed of metal because the cost of construction using other materials is substantial compared to the cost of metal buildings.

Chair Peterson observed that when homes are built in the R-1-43 zone, a site plan is not required. He added that he does not see a huge need for this type of text amendment in the future. Mr. Crowell stated that the text amendment is tightly written. Chair Peterson's concern was to ensure that the primary or only building on an R-1-43 site is not made of metal. Mr. Douglass added that the text amendment specifies that the metal building would be incidental to the primary use, so the metal building would be an accessory use to the primary facility.

Chair Peterson saw no reason to not accept the proposed text amendment. Commissioner Brockbank stated that as long as the building is not right next to the road like a house, he did not have a problem with a metal building because it is more practical. Chair Peterson concurred that the primary building should not be made of metal.

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

Kory Luker moved to forward a positive recommendation to the City Council on the proposed text amendment to Section 11-15-7D of the Bluffdale City Code to allow pre-engineered metal buildings in site plans in the R-1-43 Zone, Application 2016-10, based on the following:

Findings:

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- 1. That the proposed amendments will allow for pre-engineered metal buildings in the R-1-43 Zone when they are constructed as accessory building that is incidental to a permitted or conditional use of the property.**
- 2. That the proposed amendments preserve the intent of the zoning ordinance for the R-1-43 zone.**
- 3. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.**

Von Brockbank seconded the motion. Vote on the motion: Kory Luker-Aye; Von Brockbank-Aye; Connie Pavlakis-Aye; Nick Berry-Aye; Brad Peterson-Aye. The motion passed unanimously.

5. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Conditional Use for Construction Sales and Service and Open Storage, and a Commercial Site Plan at Approximately 1000 West 14600 South in the HC Zone, Big Rock Properties, Applicant.

This agenda item took place ahead of agenda item number 4 because the applicant was present at the meeting.

Mr. Douglass presented the staff report and explained that the applicant submitted a site plan application in conjunction with a Conditional Use Permit application for the Planning Commission's consideration. The subject property is 4.97 acres in size and is located at the corner of Noell Nelson Drive (1000 West) and 14600 South. The applicant wants to establish an office building, shop, and storage yard at this location. Mr. Douglass next reviewed a map of the subject property and surrounding land. He noted that the subject property is also near a future roundabout. He identified the locations of the buildings, fence line, entrance to the back yard area, and main entrance to the parking lot.

The subject property, which is in the HC zone, has a Mixed Use zone to the west, I-1 zone to the north, and HC to the south.

In response to Chair Peterson's question regarding a home to the east, Mr. Douglass explained that it is owned by a communications company and is not used as a residence. To the south is a construction company. To the north there are smaller, business warehouse types of buildings. Mr. Douglass next discussed the utility plan of the area. He identified the location of the main gas line, which has impacted the location of the storage and the building.

Mr. Douglass reviewed the landscaping plan. The applicant requested a deviation from the required number of trees, which is 56, because the plan calls for pushing the trees to the outside perimeter of the subject property, which allows for 39 trees. The Engineering Department asked the applicant to plant the trees in the park strip. The total number of trees in the perimeter and park strip will meet

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the 56-tree requirement. In response to Commissioner Pavlakis' question regarding why trees are not being planned on the back side of the storage yard around the fence line, the applicant explained that the fence on the south side is existing and there were no plans to do anything with the fence because it borders the trucking company to the south, and there are several trees there already. He added that the fence is still in good condition.

Mr. Douglass noted that the parking plan meets the City Code, including the handicapped parking. He stated that the City's General Plan identifies the subject property as light industrial, where industrial types of uses are permitted, including warehouses and service type uses.

Mr. Douglass next reviewed the site plan elevations and noted that buildings in the area are not allowed to be constructed primarily of metal. Such buildings are currently allowed only in the SG-1 zone. He identified the materials proposed for each of the buildings and noted that the materials comply with City Code.

With regard to the architectural style of the neighborhood, Mr. Douglass said that most of the buildings in the area have flat roofs. As a result, the proposed architecture is compatible with the architectural style of the surrounding area.

Commissioner Pavlakis noted that the meeting packet materials indicate that the property slopes to the south, yet when she drove the property, it appeared to slope to the north. Mr. Douglass confirmed that the property is lower on the north. The applicant explained that his architect designed the retention in the front on the north because the property slopes, but it is difficult to tell because of the dirt that is there. The slope is not substantial but the water will be retained on the north side of the property. Mr. Douglass identified the location of the retention area and the topography lines. The applicant added that there will also be a berm to retain water on the rear portion.

Chair Peterson opened the public hearing.

Torrey Anderson gave his address as 5172 Vantage Point Circle, in Herriman, and identified himself as the applicant. Mr. Anderson explained that by most standards, the topography of the property is flat. By design, the water will flow to the north, which is near 14600 South. The retention provided on the property is adequate to meet the City's requirements. The rear area will remain gravel, which should prevent drainage problems on their neighbors' property.

In response to Chair Peterson's question about the nature of the proposed building, Mr. Anderson explained that will have offices for estimators and staff. It was noted that there are few visits by clients. The office will be active and include meetings with employees. The parking lot will be more than adequate for the personnel.

Observing that 14600 South is going to be a very busy road at times, making left-hand turns difficult, Chair Peterson asked Mr. Anderson if he had considered making another drive that goes west and turns right onto Noell Nelson Drive. This would allow people to use the roundabout if they need to turn left at 14600 South. Mr. Anderson did not think that would be allowed based on

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discussions with UDOT. Chair Peterson next noted that having trees along the park strip might pose visibility challenges at the roundabout. Mr. Anderson stated that fairly small trees will be used near the roundabout to address the concern noted by Chair Peterson. He was more than happy to reduce the number of trees if he is granted a reduction from the required 56 trees to enhance visibility and safety. He commented that he is also committed to making his property very attractive. He was planting trees wherever possible to get to the 56 mark.

In response to Commissioner Pavlakis' question about the existence of trees along the fence line, Mr. Anderson replied in the negative because there are no places to plant trees there. Mr. Anderson added that he and Mr. Crowell discussed the tree situation extensively. Chair Peterson was most concerned about the trees in the park strip, especially on the north side. Mr. Anderson remarked that the landscaping will be completed to a certain point until the neighboring projects have been completed.

Chair Peterson asked if it would be possible to approve the site plan before the landscaping is finalized. Mr. Crowell stated that there are options that could be implemented because the applicant knows what the minimums are, has asked for a deviation from the tree requirement, and the reasons for the request. Mr. Crowell suggested working with the City Engineer to address the clear view traffic safety issues and modify the landscaping plan accordingly. If the landscaping requires a reduction in the number of trees, the Planning Commission could approve that request in advance on the basis of safety reasons. Discussion ensued on how the tree requirement is determined.

Mr. Anderson added that his Landscape Architect was confident that everyone will be happy with the landscaping plan, as drawn, and it won't look overdone. Mr. Anderson stated that the building will be attractive and he doesn't want trees blocking the building. He concurred with the concerns expressed regarding trees in the boulevard and care needs to be exercised so that there aren't too many so that the clear view is adequate to ensure safety. Mr. Crowell added that staff believes that the site will look great and reducing the number of trees slightly to enhance safety will not detract from the aesthetics of the site. In addition, Mr. Crowell stated that Mr. Anderson's business will be a great addition to the neighborhood because the corner on which it sits has fallen into disrepair. Mr. Douglass added that the City Code allows for different sizes of trees, depending on different spacing. He stated that he believes the City can work out the details of this site in consultation with the City Engineer.

In response to Commissioner Pavlakis' question regarding the process for granting a variance on the number of trees, Mr. Crowell stated that the Planning Commission has the authority to specify the parameters in advance for modifying the number of trees on the basis of safety concerns. He noted that it would need to be included in the public record.

In response to Commissioner Brockbank's question regarding the timing of this project in relation to the construction of the roundabout, Mr. Anderson stated that he hopes to be finished before the roundabout is completed. The landscaping near the roundabout will be developed and installed after the sidewalk is poured so that everything ties in together. Mr. Crowell added that the City has had to negotiate with several property owners, and will be doing the curb, gutter, and sidewalk as part of the road project. There will have to be coordination among the different projects because

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there will be multiple things going on at once. Commissioner Pavlakis was excited to see the coordination that is taking place. Mr. Anderson stated that his team will be doing their site work and will work closely with the inspectors to ensure that things go smoothly with the other projects.

Commissioner Brockbank asked about the retention pond. Mr. Anderson explained that soil tests were conducted at that location and the soils naturally absorb an enormous amount of water. As a result, the retention pond shouldn't be an issue. He noted that the soil was tested before he purchased the property.

Commissioner Brockbank next asked where the traffic will go while the roundabout is being built. Mr. Crowell responded that the City has contacted potential contractors and one of the challenges with the bidding process is traffic control. It is a state highway, so UDOT will be monitoring the project as well. Mr. Crowell acknowledged that it will be a challenging situation and it will be the contractor's responsibility to determine how to deal with traffic. As for a time frame for the roundabout, Mr. Crowell reported that it will probably take most of the construction season to complete. He added that he does not have a construction schedule but he could ask the City Engineer and report back to the Planning Commission on the timing. It was noted that the construction schedule is of great interest to the members of the Planning Commission.

Commissioner Brockbank expressed concern with the traffic flow if Mr. Anderson's project and the roundabout are constructed at the same time. Mr. Anderson hoped to be finished with his project sometime in August. He understands the traffic concerns noted by Commissioner Brockbank and stated that his truck drivers were instructed to go south on 1000 West instead of 14600 South. That will continue during the construction of his project. Mr. Anderson added that as a rule, his trucks will not head west. Mr. Crowell explained that there will be a way to divert traffic to the north, though it will be tight. He added that the road project should be completed soon, but there have been challenges securing property to the extent that the City Council has had to invoke eminent domain, which slows down the project. The rights-of-way, however, for the roundabout project have been acquired. In a few weeks Mr. Crowell should know more about the schedule.

In response to Commissioner Berry's question regarding the product offered by Big Rock Properties, Mr. Anderson stated that his company provides asphalt and concrete. Consequently, there will be dump trucks and two semis going to and from the subject property. The vehicles and equipment on his property will be comparable to what is on neighboring properties.

In response to Chair Peterson's question regarding the number of trucks that will come and go each day, Mr. Anderson explained that there are about 24 or 25 vehicles actively working in the valley. About half of those vehicles are parked at employees' homes and go straight to the job site. There are five dump trucks and two transport semis that are parked there, along with mid-size trucks and other miscellaneous equipment. The trucks leave in the morning and return in the evening. They do not come and go throughout the day.

In response to Chair Peterson's question regarding the fence to the south side, Mr. Anderson stated that it is a chain link fence. The fence on the east side is barbed wire, but it will be replaced with a new chain link fence. In response to Chair Peterson's concern regarding the visibility of the trucks

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as they leave the property, Mr. Anderson stated that measures have been taken to ensure safe departure from the property. It was noted that there are neighboring businesses that also have large trucks.

Commissioner Pavlakis next addressed the truck entrance at Noell Nelson Drive and asked if it is wide enough to allow drivers to make a partial turn before entering onto Noell Nelson Drive. Mr. Anderson explained that the entrance is extra wide and it will be adjusted according to the plans for the completion of that road. He added that he has not yet seen those plans. Mr. Anderson assured the Planning Commission that his trucks will be able to turn into the northbound lane without crossing into the southbound lane. The gate will be wide enough to accommodate two semis at the same time. The entrance then flares out as it gets to the road so that the semis will have no problem making the turn onto Noell Nelson Drive. Mr. Anderson commented that safety is his foremost concern.

In response to Commissioner Pavlakis' question regarding the width of the flared area beyond the gate, Mr. Anderson said he would need to check on that information. The flared area will feature a cement apron, which will be oversized. Before paving the area, they will do a test run with their largest truck and mark where the pavement needs to be placed.

In response to Commissioner Luker's question regarding the existence of power lines along the north end of the property, Mr. Anderson stated that there are power lines in front; however, in consulting with Rocky Mountain Power, he was told that the poles will eventually be moved. The existing power poles are very tall and the phone lines will have to be moved.

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

Commissioner Brockbank stated that he believes that the Planning Commission should back off on the number of trees until the roundabout is completed. Commissioner Berry was happy to see something going into that property.

Commissioner Pavlakis sought to confirm that where the City bought the property, the City is doing the curb and gutter, as well the sidewalk. Since the park strip will be between there, it will be necessary to wait until all of it is done before landscaping can be installed. Mr. Crowell said that one of the recommended conditions of approval for the site plan was that the applicant would need to coordinate construction schedules with the City along Noell Nelson Drive and 14600 South. The City Engineer indicated that the details will be firmed up once he selects a builder. That condition anticipates the need to see what type of landscaping will be appropriate for that area.

Connie Pavlakis moved to approve the conditional use permit request for Construction Sales and Service and Open Storage, Application 2016-06, subject to the following:

Conditions:

- 1. That all requirements of the City Code are met and adhered to for this conditional use permit.**

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2. That the applicant obtains a business license for Ridge Rock, Inc.
3. That the applicant obtains building permits for the new facilities proposed on the site plan.

Findings:

1. That the proposed conditional use permit will not be detrimental to the health, safety, or general welfare of persons or property within the area.

Von Brockbank seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Von Brockbank-Aye; Kory Luker-Aye; Nick Berry-Aye; Brad Peterson-Aye. The motion passed unanimously.

Connie Pavlakis moved to approve the site plan for Big Rock Properties, Application 2016-06, subject to the following:

Conditions:

1. That all requirements of the City Code are met and adhered to for the site plan.
2. That all Engineering standards or recommendations are met and adhered to for the site plan.
3. That the applicant obtains a permit from UDOT for access from 14600 South prior to applying for building permit.
4. That the applicant obtains a city business license for Ridge Rock, Inc.
5. That the applicant coordinates construction schedules with the City along Noell Nelson Drive and 14600 South.
6. That the applicant be required to install and maintain required landscaping in the property and park strips as approved.
7. That the number of parkstrip street trees shall be allowed to be reduced as needed for visibility and safety, which number shall be determined by staff.

Findings:

1. That the applicant meets the requirement for the site plan approval as found in the City codes.

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

Nick Berry seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Nick Berry-Aye; Kory Luker-Aye; Von Brockbank-Aye; Brad Peterson-Aye. The motion passed unanimously.

Mr. Crowell noted that the site plan will continue on to the City Council. The conditional use stood approved.

6. Discussion Item: Residential Parking Standards.

Mr. Crowell presented the staff report and noted that the document provided in the meeting packet was prepared by Associate Planner, Jennifer Robison. Chair Peterson asked Mr. Crowell to convey the Planning Commission's gratitude to her for the preparation of the document. Mr. Crowell explained that the document in the meeting packet looks at the City's existing parking standards. He noted that the statement, "where appropriate," is subjective, so consistency is important.

Mr. Crowell noted that the residential and multi-family standards are straightforward but commented that things get more complicated in the Mixed Use Zone because a project plan is negotiated at the beginning that specifies such things as density, street widths, park and landscaping, etc. As a result, there is not a parking standard in the zone. That is what has probably precipitated the concerns raised. He indicated that on-street parking is included in the approval process for project plans.

Mr. Crowell next reviewed the comparison chart, which includes Salt Lake County, Lehi, Saratoga Springs, and South Jordan.

Mr. Crowell then reviewed what has been done in the different areas of the Independence project. According to the Project Plan for Independence, curbs that are not painted red allow for on-street parking and were included in the On-Street Parking Plan.

In response to Commissioner Brockbank's request for clarification of what "visitor parking" means, Mr. Crowell explained that he is using the term loosely because it refers to parking that is available for the public and is not restricted. On private streets, the HOA can install signage and decide how to enforce parking.

In response to Commissioner Pavlakis' question regarding the intended meaning of "overall spaces are 3 spaces per unit," Mr. Crowell stated that the spaces include the two-car garages. Chair Peterson noted that where there is not a driveway, the one extra space comes from on-street parking. Commissioner Pavlakis opined that she would like to see garages not count because many garages are used for storage.

Discussion ensued on how parking requirements can be crafted in future development agreements on the basis of the City's experience with Independence. Mr. Crowell reviewed the process that took place when the DRC worked with Independence on their Development Agreement and Project

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Plan. He also explained that the first parking tickets have gone to court on a snowplow parking violation.

Chair Peterson next asked if the City standard applies to any development in the event that a developer tries to specify the number of parking spots they want to provide per unit in a Mixed Use Zone. Mr. Crowell stated that the developer makes a proposal but the City is not bound to their request even though something was allowed in Independence. In negotiated projects, there is not a high or low standard, but there are guidelines, which can be modified. It is important to track all of the various parts of a project proposal, including parking. It was clarified that the first table in the meeting packet summarizes what is specified in the City's current parking ordinance.

Commissioner Brockbank stated that one of his concerns is that when parking is specified per unit, the unit itself might be a three-bedroom or six-bedroom unit. South Jordan specifies that the parking stalls is based on the number of bedrooms in a housing unit. Bluffdale City is not so specific, and he believes they should look at that option. Another concern expressed by Commissioner Brockbank was that if a road has to be 30 feet wide, for example, and parking is allowed on it, the parking spaces should be added. If it is eight feet the road should be 38 feet because if there is parking there, you no longer have a 30-foot road. In other words, he believes that if the ordinance specifies 30 feet, the City ought to require a 30-foot clear road.

Mr. Crowell acknowledged Commissioner Brockbank's point of view and added that throughout the community there aren't any parking restrictions on a significant amount of 30-foot roads. Commissioner Brockbank stated that the road width becomes problematic in high density areas. Mr. Crowell stated that the main parking conflict he sees is in the winter. Commissioner Brockbank added that there is also a parking problem in the morning and evening when residents are home and have visitors.

Commissioner Luker confirmed that the parking problem is worst in the evening. Commissioner Pavlakis believed that if residents have to have a garage, they should also be required to have a driveway. Commissioner Luker noted that Saratoga Springs requires 20-foot driveways with single-dwelling homes. Commissioner Luker remarked that he lives in a stand-alone home, but it doesn't have a driveway. He has a shared driveway, but his individual driveway up to his house is 11 feet and is not big enough for a car to park on.

In light of Commissioner Luker's observation, Mr. Crowell stated that in hindsight, if the City is going to do clustered driveways, there needs to be visitor parking in the lane. Commissioner Pavlakis echoed her support of the 20-foot driveway requirement. Mr. Crowell added that the City might say there is never to be another alley-loaded property in the community with new project plans. If a developer pushes for an alley-loaded product, the City can specify the additional parking that will need to be provided.

Mr. Crowell next reviewed the parking scenarios for different projects that are going into Independence. It was noted that even 20-foot driveways are not long enough for some vehicles, especially trucks, so lengthening the driveway requirement might be advisable because with longer driveways, the number of off-street parking stalls can be doubled from two to four. It was noted

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that the D.R. Horton townhomes have adequate parking. The Edge homes have driveways in the front, in addition to the two-car garages, plus distributed visitor parking.

Going forward, Mr. Crowell suggested that the City address the global ordinance, perhaps looking at the number of bedrooms, and provide a standard that applies City-wide so that the City Code can serve as the beginning point when negotiating with developers and discussing different scenarios.

Commissioner Pavlakis reiterated her support for requiring driveways. Chair Peterson stated that he likes Saratoga Springs' requirements for stand-alone single-family dwellings. Chair Peterson added that he likes South Jordan's requirements dealing with spaces being based on the size of the dwelling. In response to Chair Peterson's question about the existence of carports, Mr. Crowell commented that there are some at the Beacon Hill Apartments. Commissioner Luker observed that one doesn't see carports with stand-alone homes.

Commissioner Pavlakis stated that she believes the minimum requirement of two spaces should be required for everything. She did not like the 1.5 stall per one bedroom. Mr. Crowell remarked that he could find other examples of requirements that are based on the number of bedrooms.

Commissioner Pavlakis stated that she believes that visitor parking is a significant priority. Chair Peterson liked the 1 for 3 requirement minimum. Commissioner Pavlakis requested that Mr. Crowell inquire with other cities to see how the 1 for 3 requirement is working. The City's current requirement is 1 for 4. Mr. Crowell stated that changing to 1 for 3 would change the design of a project. Chair Peterson added that the open space also affects visitor parking, particularly the amenities that are offered in the open space and the degree to which those amenities attract people.

Chair Peterson stated that the City needs to decide what it wants to change, whether it's changing the ordinance or leaving it as is, knowing that the City can change with any development agreement that comes in the future. Commissioner Brockbank stated that the advantage to changing the ordinance is that developers know what the City expects from the outset. Mr. Crowell stated that when negotiations take place, the City has a solid starting point and the developer has to have a good reason to deviate from the ordinance. Chair Peterson concurred that he believes the City should change the ordinance because it's a little lax currently. He hoped to see the requirement be more rigid.

Chair Peterson asked what the next steps are for changing the City's parking ordinance. Mr. Crowell indicated that he will follow up with Lehi City and look at other ways to address the bedroom scenario. After that, staff will find a place in the Code where the changes need to be made and let the Planning Commission take a look at them. The Planning Commission will then initiate the changes to the Land Use Ordinance by having a public hearing at a Planning Commission Meeting after which the Planning Commission's recommendation will be forwarded to the City Council for their consideration and decision.

Chair Peterson suggested that the Planning Commission submit their recommendations to Mr. Crowell. Commissioner Brockbank stated that he would like Mr. Crowell to look at the width of the road where on-street parking is allowed. Commissioner Luker felt that if on-street parking

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counts, that issue needs to be considered in conjunction with snow removal and how on-street parking will be dealt with when it snows. With regard to the neighborhood where Commissioner Luker lives, Mr. Crowell stated that the residents will need to request permission from the City Council to park on one side of the street, even in the winter. Mr. Crowell added that such a request will receive some push-back, especially from the snow plow drivers, so it will require some convincing for the City Council to grant the request.

Commissioner Pavlakis stated that since abolishing the Mixed Use Zone will not occur anytime soon, she asked if it would be possible to check Mixed Use comparisons with other cities. She added that she believes that in the Mixed Use Zone it would be beneficial to ensure that the City is applying at least the minimum standards that are being required elsewhere. Mr. Crowell commented that when staff is working on the text amendments, using the minimum requirements as a baseline, they would find a place to include the requirements in that zone. He added that it is difficult to say what will happen in future negotiations, but the text amendments would provide a starting point for the negotiation process.

Commissioner Pavlakis hoped there aren't many Mixed Use zones in the future. The Staker property, along with the McDougal and Olson property to the north, will be Mixed Use. Mr. Crowell added that the Geneva property at some point will be a huge redevelopment. The PUD and CRO discussion that is ongoing is really about single-family homes. Those homes will have garages and driveways.

When Commissioner Berry sought to confirm that future developers can't claim that the City set a precedent in Independence, Mr. Crowell said that the City Council and Planning Commission can look at an individual piece of property when a zoning and General Plan decision is requested and judge the proposal based on its own merits and make decisions and state the basis for those decisions. What happened in Independence is what happened in Independence. There are various considerations for approving proposals. The General Plan in Utah is an advisory document and is meaningful, but is not legally binding.

In response to Commissioner Pavlakis' question about whether the City could eliminate the Mixed Use Zone, Mr. Crowell replied in the affirmative; however, someone will ask for a new name for it eventually. He added that the Mixed Use Zone is applied on only one property, so the question is whether the City wants to ever apply it on a new property. The City doesn't have to do that. Mr. Crowell added that in the near future there is going to be a request to create another zone, the SP zone, to address the Hare property. That was expected to come to the Planning Commission within the next month. It was noted that that property is currently zoned Commercial.

Mr. Crowell reported that based on the feedback received, staff will begin working on text amendments. Chair Peterson suggested waiting until the Planning Commission's agendas are not so heavy. Commissioner Pavlakis asked if there are any current applications that would not be on board with the changes the Planning Commission is proposing. Mr. Crowell replied in the negative because everything that is in Independence is vested. He anticipated a project plan or development agreement sometime this summer for the Day property, which has four owners.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
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7. City Council Report.

There was no discussion on the above item.

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

With regard to 14400 South going all the way up to Herriman, Commissioner Brockbank stated that he received a phone call from the individual that owns that property (the home on the end), who indicated that he was told that Salt Lake Community College is proposing to develop a campus across the canal. The individual stated that he would fight against it if they are planning to construct a road there.

9. Adjournment.

The Planning Commission Meeting adjourned at 8:58 p.m.



Gai Herbert
Community Development Secretary

Approved: April 20, 2016