



**AGENDA
BLUFFDALE CITY PLANNING COMMISSION
MEETING**

March 16, 2016

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, March 16, 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 7:00 PM

1. Invocation and Pledge.*
2. Public comment (for non-public hearing items).
3. Approval of minutes from March 2, 2016 meeting of the Planning Commission.
4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on amending the General Plan from Civic Institutional to Low Density Residential and amending official zoning map from R-1-43 to R-1-10 for 9.53 acres at approximately 1654 West 14600 South, Ken Olson, applicant.
5. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary and Final Subdivision Plat Applications for Iron Horse Plat B for 32 lots and Plat C for 33 lots for Townhomes including common areas and associated streets located at approximately 15200 South Heritage Crest Way within the Independence Master Planned Community, Edge Homes, applicant.
6. City Council Report.
7. Planning Commission business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: March 10, 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: **Connie Pavlakis, Vice Chair**
 Johnny Loumis, Jr.
 Von Brockbank (by phone until 7:29 p.m. and in person thereafter)

Excused: **Brad Peterson**
 Nick Berry
 Kory Luker

Others: **Grant Crowell, City Planner/Economic Development Director**
 Jennifer Robison, Senior Planner
 Paul Douglass, Associate Planner
 Courtney Lemperle, Development Coordinator

BUSINESS MEETING

In the absence of Chair Brad Peterson, Vice Chair Connie Pavlakis called the meeting to order at 7:03 p.m.

1. Invocation and Pledge.

A member of the audience offered the invocation. The Pledge of Allegiance was recited.

2. Public Comment.

There were no public comments.

3. Approval of Minutes from the March 2, 2016, Meeting of the Planning Commission and City Council Joint Meeting.

As only three members of the Planning Commission were present, Vice Chair Pavlakis recommended approval of the minutes of the March 2, 2016 meeting be tabled until there is a fuller panel. The other Planning Commission Members concurred.

4. PUBLIC HEARING, CONSIDERATION, AND VOTE on Amending the General Plan from Civic Institutional to Low Density Residential and Amending Official Zoning Map from R-1-43 to R-1-10 for 9.53 Acres at Approximately 1654 West 14600 South, Ken Olson, Applicant.

Associate Planner, Paul Douglass, presented the staff report and indicated that the subject property is the Preserve at Spring Farms subdivision. The property is currently zoned R-1-43, and the applicant is requesting that the zoning be changed to R-1-10. Mr. Douglass next reviewed a map of the subject property and the surrounding area. The General Plan shows the subject property as Civic Institutional with very low-density residential to the southeast, low-density residential to the

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southwest, Commercial to the west, and CRO to the north and northeast. He also identified where the R-1-43 and R-1-10 zones are located.

Mr. Douglass noted that the item under consideration relates only to zoning. Site plans will come before the Planning Commission at a later date. In response to a question regarding the east end of the parcel, Mr. Douglass indicated that it will change to R-1-10, pending City approval.

Vice Chair Pavlakis opened the public hearing.

The applicant, Ken Olson gave his address as 10299 Spring Crest Lane, in South Jordan and indicated that the subdivision entrance will be through Wood Duck Hollow. He stated that his west line is currently R-1-10 and identified the location of the entrance to his subdivision. He noted that all of the lots are 105 feet wide. Mr. Olson explained that what he is proposing is compatible with what exists. On average, the lots are 105 feet wide and 140 feet deep, which is a perfect size lot for what he is proposing to do on this property. Mr. Olson next showed where there are lots that are about 108 feet wide and 102 feet deep. He then reviewed what exists on the surrounding properties and noted that there will be a good amount of open space along the Jordan River.

Mr. Olson next reviewed the types of homes he plans to build in his subdivision. They will be similar to the homes found in Deer Valley or Park City. He then enumerated the styles that will be used. The homes in one part of the subdivision will have a main floor minimum of 2,400 square feet and three-car garages. In another portion of the subdivision, the homes will have a main floor minimum of 2,200 square feet. Prices will range from \$600,000 to \$900,000. The subdivision will not allow any front yard fencing.

In response to Commissioner Loumis' question regarding the home that is currently located where the secondary access will be, Mr. Olson stated that the house will be eliminated in the second phase of his subdivision plan. In response to Vice Chair Pavlakis regarding plans for access from the south, Mr. Olson identified a stub road that could go through if development takes place to the south.

City Planner/Economic Development Director, Grant Crowell, added that Mr. Olson has great ideas for architecture. That said, Mr. Crowell stated that conditions are not allowed on zoning. The decision is based on whether the zone change is appropriate for the community. The issue under consideration was whether or not the land will be zoned to allow for 10,000 square-foot lots. Vice Chair Pavlakis thanked Mr. Crowell for providing that reminder and clarification.

Mr. Olson commented that in light of Mr. Crowell's comments, he would commit to the 22 lots, which will be 10,000 square feet.

Lyle Wilde gave his address as 14459 South 1690 West and indicated that this proposed development abuts the east side of the property. He stated that there have been conflicts over the years regarding the location of the property line. Mr. Wilde was told that a survey had been conducted, but he had never received the results. It appeared that a hillside had not been accounted for, so he asked if Mr. Olson will be encroaching on the hillside. Mr. Olson stated that multiple

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surveys show the property line at the top of the hill. Mr. Wilde commented that there is still some disagreement as to where the property line is located on the hillside. Discussion between Mr. Wilde and Mr. Olson ensued on the location of the property line.

Vice Chair Pavlakis redirected the meeting to focus on the Master Plan and proposed zoning change. She also indicated that the issue with the property line will need to be part of the site plan approval process. She urged Mr. Olson and Mr. Wilde, in meantime, to ascertain the legal location of the property line. Mr. Wilde opined that the location of the property line is relevant to the zoning decision. Mr. Olson noted that he is asking for the same zoning that Mr. Wilde has; therefore, he believes his request is compatible with the surrounding property. Mr. Olson stated that he would be happy to show Mr. Wilde his survey documents.

Ken Wayman gave his address as 14457 South 1625 West and stated that he farmed the property for 10 years and asked Mr. Olson what happened to the six-lot plan. At the request of Vice Chair Pavlakis, Ken Wayman showed on a map where his property is located. Mr. Wayman expressed concern for the access that will be in the south portion of the subject property. Mr. Olson stated that he plans to pave 20 feet when he completes the last phase. Mr. Wayman observed that some work will need to be done to make the road compatible because of the grade change that exists. He also asked if a privacy fence would be possible to protect his property because he has farm animals on it and is concerned about the safety of residents that will live in the new subdivision. In response to Commissioner Loumis' question regarding the type of fencing he would like, Mr. Wayman stated that he likes the idea of Trex fencing that was mentioned earlier by Mr. Olson. Vice Chair Pavlakis suggested that Mr. Wayman attend the meetings where the site plan will be reviewed because the Planning Commission cannot address his concerns at this meeting.

Chris McCandless, from CW Management, gave his address as 9067 South 1300 West, Suite 105, in West Jordan. He indicated that he is the largest contiguous neighbor of Mr. Olson's property and stated that Duck Hollow Phase 1 is under construction. Phases 3 and 4 will begin around May 15. Phase 2 will go in around the spring of 2017. Thus, Mr. Olson will have access to his property relatively quickly. Mr. McCandless stated that this application affects his company greatly. Consequently, he has worked with Mr. Olson to resolve several issues, one of which is the boundary line issue. He added that he has found Mr. Olson to be a very reasonable developer, and he believes Mr. Olson is building a project that will enhance the community. With regard to the open space, Mr. McCandless stated that Mr. Olson has stepped up voluntarily to participate in the cost to create the Spring View Farms Migratory Bird Refuge, which borders the two owners' properties. The refuge will be blocked from human interaction so that it can be devoted to the wildlife. He stated that he believes Mr. Olson is doing something unique that he can be proud of. Mr. McCandless concluded by stating that he endorses Mr. Olson's proposal.

David Whitehead gave his address as 14399 South 1690 West and stated that he is representing Randy Nichols. Mr. Whitehead stated that Mr. Nichols owns property that juts into the corner of the subject property and he is concerned about access to his property. He agreed to discuss those concerns with Mr. Olson privately.

There were no further public comments. Vice Chair Pavlakis closed the public hearing.

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Commissioner Loumis said that this proposal does not benefit him at all, so he has no conflict of interest. Commissioner Loumis stated he believes Mr. Olson's proposal is compatible with the property to the north, west, and some property to the south. Commissioner Loumis added that he believes that saving the bottom corner to the east is a good issue.

Commissioner Brockbank indicated that he had heard most of the discussion on the phone and it appeared that the proposal is well planned. He voiced his support.

Vice Chair Pavlakis asked Mr. Douglass to display the slide showing the zoning around the subject property. When Vice Chair Pavlakis sought to confirm that the eastern parcel is being left as a larger lot because it has unbuildable land, Commissioner Loumis replied in the affirmative. Vice Chair Pavlakis liked the applicant's intentions, but stated that the decision cannot be based on intentions.

Von Brockbank moved to forward a positive recommendation to the City Council for the Preserve at Spring View Farms General Plan and Zoning Map Amendments, Application 2016-13, based on the following:

Findings:

- 1. That these changes facilitate further appropriate mixes of land uses in Bluffdale.**
- 2. That no subdivision approval is granted as part of this zone change and General Plan amendment application.**
- 3. The proposed changes 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 motion: Von Brockbank-Aye; Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye. The motion passed unanimously.

Vice Chair Pavlakis reiterated that the individuals who have concerns will need to present them when the plat is brought to the City for review and approval. She also advised that those individuals should take their concerns to the City Council so that they are aware of the issues in advance.

- 5. PUBLIC HEARING, CONSIDERATION, AND VOTE on Preliminary and Final Subdivision Plat Applications for Iron Horse Plat B for 32 Lots and Plat C for 33 Lots for Townhomes, Including Common Areas and Associated Streets Located at Approximately 15200 South Heritage Crest Way Within the Independence Master Planned Community, Edge Homes, Applicant.**

Senior Planner, Jennifer Robison, presented the staff report and reviewed an aerial view of the vicinity map. She noted that Noell Nelson Drive will eventually be completed to Porter Rockwell Boulevard. DAI will be responsible for the dedication and construction of that portion of Noell

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Nelson Drive up to Porter Rockwell Boulevard. Edge Homes has purchased a right-of-way to connect to the finished portion of Noell Nelson Drive.

Mrs. Robison reported that the entire site plan for all three phases was approved in January. Plat A was approved by the City Council and will be recorded in the immediate future so that construction can begin. Plats A and B both have 32 units. Plat C has 33 units. The reason for the discrepancy in Plat C is that one building will have five units instead of four.

Mrs. Robison next reviewed Plat B. She identified the location of the dedication for the Porter Rockwell Boulevard design. The secondary access will be temporary until the road is completed. In response to Vice Chair Pavlakis regarding the temporary access, Mrs. Robison stated that it will be a 20-foot paved access.

Mrs. Robison then reviewed Plat C.

In response to Vice Chair Pavlakis' question regarding snow removal, Mrs. Robison stated that snow removal has not been discussed with regard to the plat itself. However, there are ample open areas that will be available for snow removal. In response to Vice Chair Pavlakis' specific reference to the northern section of Plat B, Mrs. Robison stated that there are a lot of open spaces. The roads will be private and will be governed by the HOA.

Vice Chair Pavlakis opened the public hearing.

Brandon Watson gave his address as 482 West 800 North and identified himself as a representative of Edge Homes and the Lead Engineer on the project. Mr. Watson stated that Phase 1 is currently underway and will be paved as soon as the season allows.

Commissioner Brockbank stated that one of his concerns is the adequacy of parking. In addition, if the streets are to be used for parking, he wants to ensure that they are wide enough to accommodate parking. Mr. Watson explained that the townhomes have a two-car garage and a driveway that can accommodate an additional two cars resulting in four parking stalls per unit. An additional 49 visitor stalls have also been provided. Parking on the private roadways will be restricted.

In response to Vice Chair Pavlakis' question regarding the total number of units, Mr. Watson stated that there are 97, which is what the Master Plan allows for. Mrs. Robison stated that the ratio of parking is higher with this project than what has been allowed in other developments.

In response to Vice Chair Pavlakis' question regarding the number of bedrooms in the units, Mr. Watson stated that townhomes have three or four bedrooms and are 1,600 square feet finished. They also have an unfinished basement, which adds another 1,100 square feet. The pricing of the units ranges from \$222,000 to \$235,000.

There were no further public comments. Vice Chair Pavlakis closed the public hearing.

Vice Chair Pavlakis applauded Mr. Watson's effort with the parking.

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Johnny Loumis, Jr., moved to forward a positive recommendation to the City Council on the Iron Horse Preliminary and Final Plat B, Application 2016-04 subject to the following:

Conditions:

- 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 B.**
- 5. That all building permit submittals for townhomes 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 parkstrip adjacent to Heritage Crest Way in accordance with the approved Independence Project Street Tree Plan. Park strips and street trees along Noell Nelson will be installed with the road project, but will be the responsibility of the HOA to maintain for the Iron Horse overall project.**
- 7. That any construction activities or land disturbance adjacent to Porter Rockwell Boulevard be coordinated and approved by the City Engineer prior to commencing any construction activities.**
- 8. That an easement be obtained by Edge Homes and provided to the City to access Noell Nelson Drive for a temporary secondary access until dedication and construction of Noell Nelson is completed prior to the recordation of Plat B.**

Von Brockbank seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Von Brockbank-Aye; Connie Pavlakis-Aye. The motion passed unanimously.

Johnny Loumis, Jr., moved to forward a positive recommendation to the City Council for the Iron Horse Preliminary and Final Plat C Application 2016-05 subject to the following:

Conditions:

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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 C.
5. That all building permit submittals for townhomes 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 parkstrip adjacent to Heritage Crest Way in accordance with the approved Independence Project Street Tree Plan. Park strips and street trees along Noell Nelson will be installed with the road project, but will be the responsibility of the HOA to maintain for the Iron Horse overall project.
7. That any construction activities or land disturbance adjacent to Porter Rockwell Boulevard be coordinated and approved by the City Engineer prior to commencing any construction activities.
8. That an easement be obtained by Edge Homes and provided to the City to access Noell Nelson Drive for a temporary secondary access until dedication and construction of Noell Nelson is completed prior to the recordation of Plat C.

Connie Pavlakis seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Von Brockbank-Aye; Connie Pavlakis-Aye. The motion passed unanimously.

6. City Council Report.

In response to Commissioner Brockbank's question regarding agenda item number 5 regarding the metal building, Mr. Crowell stated that the City Council adopted the ordinance as recommended.

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

In response to Commissioner Brockbank's question regarding the progress being made based on the discussion on additional parking, Mrs. Robison stated that it is in the silo. She then asked if the

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information staff provided was helpful. Vice Chair Pavlakis stated that the Planning Commission asked for additional information and Mr. Crowell had that request in his notes. Commissioner Loumis thanked staff for their efforts with this issue.

8. Adjournment.

The Planning Commission Meeting adjourned at 7:57 p.m.



Gai Herbert
Community Development Secretary

Approved: April 6, 2016