



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA**

July 20, 2016

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, July 20, 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 July 6, 2016 meeting of the Planning Commission.
4. **CONSIDERATION AND VOTE** on a Conditional Use Application for an Accessory Dwelling Unit located at 15184 South Skyfall Drive, Handcrafted Homes LLC and Laura Lewis, applicants.
5. **PUBLIC HEARING, CONSIDERATION AND VOTE**, on proposed amendments to the Bluffdale City Land Use Ordinances chapter and map designation, SD-R Independence Park, and to approve the associated Project Plan, located at approximately 14880 South Noell Nelson Drive; TBP 147, LLC, applicant.
6. City Council Report.
7. Planning Commission Business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: July 14, 2016

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.

Minutes

DRAFT – FOR DISCUSSION PURPOSES ONLY

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

1 **Present:**

2

3 **Members: Brad Peterson, Chair**

4 **Connie Pavlakis**

5 **Kory Luker**

6 **Nick Berry**

7 **Von Brockbank**

8

9 **Others: Jennifer Robison, Senior Planner**

10 **Gai Herbert, Community Development Assistant**

11

12 **Excused: Johnny Loumis, Jr.**

13 **Grant Crowell, City Planner/Economic Development Director**

14

15 **BUSINESS MEETING**

16

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

18

19 **1. Invocation and Pledge.**

20

21 Jack Asay offered the invocation. The Pledge of Allegiance was recited.

22

23 **2. Public Comment.**

24

25 There were no public comments.

26

27 **3. Approval of Minutes from the June 15, 2016, Meeting of the Planning Commission.**

28

29 **Brad Peterson moved to approve the minutes from the June 15, 2016, meeting of the Planning**

30 **Commission, as printed. Nick Berry seconded the motion. Vote on the motion: Nick Berry-**

31 **Aye; Kory Luker-Aye; Connie Pavlakis-Aye; Von Brockbank-Aye; Brad Peterson-Aye. The**

32

32 **motion passed unanimously.**

33

34 **4. PUBLIC HEARING, CONSIDERATION AND VOTE on a Conditional Use**
35 **Application for an Accessory Dwelling Unit Located at Approximately 15184 South**
36 **Skyfall Drive, Handcrafted Homes, LLC, Applicant.**

37

38 Senior Planner, Jennifer Robison, presented the staff report and stated that accessory dwelling units

39 are allowed in the R-1-10 zone, which is the zoning of the subject property. She then gave an

40 overview of the location of the subject property. She indicated that the home is currently under

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1 construction by Handcrafted Homes. The future homeowners were present at the meeting.
2 Mrs. Robison stated that conditional uses are administrative decisions and the proposal under
3 consideration is a permitted use in the zone with conditions. Therefore, if conditions are needed to
4 mitigate the impact of the proposal, the Planning Commission can impose those conditions.
5
6 Mrs. Robison next reviewed the requirements for accessory dwelling units specified in Section 11-
7 20-5 of the City Code. She stated that the basement will have just one accessory dwelling unit.
8 There will be a one-car garage dedicated to the proposed accessory dwelling unit to provide off-
9 street parking. There will be a rear entry to the apartment so that the renters have their own private
10 access. There will also be a stairwell within the home to provide access to the apartment.
11 Mrs. Robison stated that the application meets all of the criteria specified in the City Code.
12
13 In response to Chair Peterson’s question as to whether or not the owners are going to live upstairs,
14 Mrs. Robison deferred that question to the applicants. Chair Peterson stated that his question was
15 precipitated by a rumor that he had heard that the owners were going to rent the upstairs as well,
16 which violates the City Ordinance.
17
18 In response to Commissioner Pavlakis’ question regarding the size of the primary dwelling,
19 Mrs. Robison stated that the primary dwelling is 2,382 square feet spread over the ground floor and
20 the upstairs floor. The accessory dwelling unit will be 995 square feet.
21
22 In response to Commissioner Pavlakis’ question regarding who the actual applicant is,
23 Mrs. Robison stated that the homebuilder made the application, and the homeowners wanted to
24 attend the meeting as well. Discussion then ensued on requirement number 8 of 11-20-5 regarding
25 the non-transferability of the conditional use. If the builder is the applicant for the conditional use
26 permit, the homeowners would have to submit a separate application for the conditional use.
27 Mrs. Robison stated that she would confer with the City Attorney to receive clarification on the
28 technicalities of the issue because the home builder completed the application on the owners’ behalf
29 as their agent.
30
31 Chair Peterson opened the public hearing.

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1
2 Laura Lewis gave her address as 1529 Westbury Way, in Lehi, and identified herself as one of the
3 owners of the home under construction. She confirmed that she and her family plan to live in the
4 upstairs portion of the home. She also acknowledged that she realizes they cannot rent out the
5 entire home.

6
7 Commissioner Brockbank reiterated the need to clarify whether the homebuilders are the actual
8 applicant or acting as the agent for the homeowners. Mrs. Robison agreed to review the application
9 and visit with the City Attorney. In response to Commissioner Pavlakis' question as to why the
10 home builders submitted the application instead of the homeowners, Ms. Lewis stated that the
11 builders indicated that they would deal with the issue for the owners. In response to Commissioner
12 Pavlakis' question regarding whether the owners have closed on the home, Ms. Lewis replied in the
13 negative. Commissioner Pavlakis noted that as a result, the homeowners cannot yet apply for the
14 conditional use permit.

15
16 Commissioner Brockbank clarified for Ms. Lewis that the Planning Commissioners are trying to
17 ensure that the Lewis family does not find itself out of compliance with the City Code when they
18 rent out the apartment. Commissioner Pavlakis added that typically the actual property owner has
19 to apply for the conditional use permit, so she did not want the Lewis family to have to deal with
20 legal complications. Ms. Lewis expressed her appreciation for the Planning Commissioners' efforts
21 to make sure the conditional use permitting process is done correctly.

22
23 Chair Peterson stated that since the home is still under construction, it might be better to take time
24 to review the application to make sure the Lewis family is shown on the application as the
25 homeowner so that they don't have to pay a second application fee. Mrs. Robison stated that the
26 meeting would not have to be re-noticed since the public hearing had already taken place.

27
28 Melodee Chen gave her address as 1539 Foliage Lane, in South Jordan and stated that if people are
29 following the City Code, particularly with regard to off-street parking, she was okay with the
30 application.

31

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

2
3 **Chair Peterson moved to table the application so that staff can ensure that the homeowners**
4 **are included on the conditional use application. Von Brockbank seconded the motion. Vote**
5 **on motion: Von Brockbank-Aye; Kory Luker-Aye; Nick Berry-Aye; Connie Pavlakis-Aye;**
6 **Brad Peterson-Aye. The motion passed unanimously.**

7
8 Commissioner Pavlakis noted that the Lewises have to close on the home before they are the actual
9 owners. Mrs. Robison stated that she would confer with the City Attorney regarding all of the legal
10 technicalities associated with the application.

11
12 Chair Peterson stated that the item will tentatively be included on the next meeting's agenda
13 scheduled for July 20. All of the conditions have been met; however, the issues associated with
14 requirement number 8 of Section 11-20-5 of the City Code need to be clarified.

15
16 **5. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary and Final**
17 **Subdivision Plat Application for Taylor Acres for Six (6) Residential Lots in the R-1-43**
18 **Zone Located at Approximately 1950 West 14400 South, Grevfriars Estates, LLC,**
19 **Applicant.**

20
21 Senior Planner, Jennifer Robison, presented the staff report and stated that the application has
22 already undergone extensive review. It first went before the Board of Adjustment to receive
23 approval for a variance for the street offset distance from Frost Court, which is on the south side of
24 14400 South. The subject property is zoned R-1-43; therefore, the proposed lots will each be one
25 acre in size. One of the issues that will need to be considered is the connection of the subject
26 property to adjacent properties. In addition, the applicant is asking for a private road.

27
28 Mrs. Robison next reviewed the proposed plat layout. The applicants were requesting a cul-de-sac
29 that does not connect to any other property. The width of the proposed private street is 36 feet. The
30 cul-de-sac is 52 feet wide to allow for turnaround of fire and emergency vehicles. The developer
31 will provide curb, gutter, and sidewalk in the entire subdivision and on 14400 South.

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1 Mrs. Robison overviewed some of the potential access options for adjacent properties. Given the
2 location of the property off of 14400 South, Mrs. Robison stated that staff is of the opinion that the
3 proposed layout is the best option.

4
5 With regard to the street offset variance that was approved by the Board of Adjustment,
6 Mrs. Robison stated that the current offset is currently 27.06 feet, which fits within the requirement
7 stated and approved by the Board of Adjustment. The developer will also provide a 10-foot right-
8 of-way dedication to the City for future widening of 14400 South. The Board of Adjustment
9 imposed conditions of approval for the variance. The most important condition was that the
10 developer construct a 3/4 intersection that prohibits any left turn egress movement onto 14400
11 South. That will be accomplished with the construction of some sort of island to prevent left turns.

12
13 A traffic study was conducted for the applicant. It was subsequently reviewed by the City Engineer,
14 who then submitted recommendations to the Board of Adjustment when the variance was granted.
15 The conditions from the Board of Adjustment will need to be carried forward in the approval
16 process for the proposed subdivision.

17
18 In response to Commissioner Brockbank's question regarding the restriction on the left turn egress,
19 Mrs. Robison stated that the restriction would apply only to the proposed subdivision. In response
20 to Commissioner Brockbank's concern about enforcement of the left turn egress restriction,
21 Mrs. Robison stated that installing a raised island was one of the conditions imposed by the Board
22 of Adjustment. She reiterated that the offset variance is in place.

23
24 When Chair Peterson asked if Lot 101 would be less than one acre in size when the road is widened,
25 Mrs. Robison replied in the negative and explained that the 10-foot easement has already been
26 factored in to ensure that Lot 101 remains one acre and the easement is not part of the lot.

27
28 Mrs. Robison next noted that the dotted lines on the plat indicate where the homes would have to be
29 built on each lot in order to meet the 125-foot width requirement.

30

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1 In response to Commissioner Brockbank’s request for an explanation of what the lines above the
2 Parry properties mean, Chair Peterson indicated that one is a 15-foot irrigation easement and the
3 other is a 10-foot public utility easement.

4
5 In response to Chair Peterson’s question as to whether the Board of Adjustment discussed the
6 impact on the size of the lots if the private road were widened, Mrs. Robison stated that the purview
7 of the application was only the intersection offset. She added that there have been several concepts
8 considered by the applicant. She believes that the applicant wishes to keep the lots at one acre to
9 meet the zoning requirement and have a narrower private road. The road doesn’t impact the City in
10 any way because the HOA would be responsible for street maintenance.

11
12 In response to Commissioner Berry’s question regarding the size of the Parry’s lots, Mrs. Robison
13 stated that she did not know the answer because they are not on the plat. Commissioner Brockbank
14 was concerned that if the road was widened onto the Parry properties, it might render the lots less
15 than one acre each. Mrs. Robison deferred the question to the applicant. The applicant indicated
16 that the two lots total 2.11 acres, so the widening of 14400 South would leave the lots non-
17 conforming with the lot size zoning requirement.

18
19 Chair Peterson opened the public hearing.

20
21 The applicant, Ken Milne, gave his address as 13037 South Galloway Cove, in Riverton and noted
22 that his plan has gone through numerous iterations to create something that would be acceptable to
23 the City. With regard to the width of the private road, he stated that land dedication needed for the
24 widening of 14400 South has impacted the size of the road going out. There will not be a park strip
25 or sidewalk on the east side of the road that runs along the Parry property. However, there will be a
26 park strip and sidewalk on both sides of the road along the rest of the cul-de-sac. This situation is
27 similar to what was done on Phases 2 and 4 of Bluffdale Heights. If the Parrys decide to improve
28 their property, they could access the cul-de-sac and have two one-acre lots. But if the City widens
29 the road, the two Parry lots would be less than one acre each. Mr. Milne stated that his goal is to
30 build something that conforms to the conditions that currently exist.

31

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1 In response to Commissioner Brockbank’s question regarding irrigation, Mr. Milne identified the
2 location of the current irrigation and noted that he plans to bury the line and bring it back up at the
3 head gate. Discussion ensued on the locations serviced by the irrigation line. It was noted that the
4 proposed subdivision will not negatively impact the area’s irrigation system.

5
6 Mr. Milne stated that although the subdivision will not be gated, he wants to have a private road in
7 order to mitigate the impact of the heavy traffic that exists on 14400 South.

8
9 In response to Commissioner Pavlakis’ question regarding snow removal, Mr. Milne stated that the
10 six homeowners will enter into a Home Maintenance Agreement that will specify their
11 responsibility for snow removal. There will also be an HOA.

12
13 In response to Chair Peterson’s question as to whether consideration had been given to making the
14 lots smaller in order to have a wider road, Mr. Milne stated that he did but he could not get staff
15 approval for the smaller lots because the R-1-43 zone requires a one-acre minimum lot size.
16 Commissioner Pavlakis thanked Mr. Milne for keeping the lots at one acre. Chair Peterson
17 remarked that he would not be opposed to taking 10 feet from the front of the lots to make a wider
18 road, which would be safer. Chair Peterson does not like private dead-end streets and felt that
19 Bluffdale already has too many.

20
21 When Commissioner Berry asked if the Parry lots would be part of the subdivision and HOA if they
22 decided to develop their two lots. Mr. Milne stated that he would be open to that option because it
23 makes more sense from a safety perspective.

24
25 In response to Commissioner Pavlakis’ question regarding planned improvements along the east
26 side of the road where the Parry property is located, Mr. Milne stated that there will be a full fence
27 there. There will also be a six-foot masonry wall along the front with a nice entrance. In response
28 to Commissioner Pavlakis’ question regarding the existing trees, Mr. Milne stated that they will be
29 removed because they are Chinese Elms and Russian Olives.

30

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1 In response to Commissioner Brockbank’s question regarding a perimeter fence, Mr. Milne stated
2 that he thinks the cost of the houses may make one necessary. In response to Commissioner
3 Brockbank’s question regarding the offset roads, Mr. Milne stated that one was approved at the end
4 of 2015. He added that the farther apart the offset roads are, the worse things become until the
5 offset is 150 feet. The street will have a raised “pork chop” curb to prevent left-turn egress. In
6 response to Chair Peterson’s question regarding the findings of the Engineer’s study, Mr. Milne
7 stated that up to 36 feet would be acceptable provided that the pork chop is placed at the
8 intersection at 14400 South to force a right-out egress. The proposal was subsequently approved by
9 the Board of Adjustment.

10
11 Marylou Roeling gave her address as 2070 West 14400 South and stated that she is directly west of
12 the subject property. She asked what will happen to her property, especially because she does not
13 believe her fence line matches up with the lines on the drawings based on her observation of what
14 the surveyors have done on her property. Mrs. Robison stated that the lines on the drawing are not
15 exact since they are based on information provided by the County. Surveys are done whenever
16 there is a question. Mr. Milne assured Ms. Roeling that his property line does not go through her
17 home. He explained that she has to maintain her one acre and the he cannot encroach onto her
18 property at all.

19
20 Ms. Roeling asked how the right turn only pork chop will impact her when she leaves her driveway.
21 In response to Chair Peterson’s question as to how the widening of the road is going to affect her
22 when it gets a lot busier, she asked how wide the road is going to be, because her home is currently
23 25 to 30 feet from the current road. Chair Peterson noted that the pork chop will not affect her as
24 much as the increased east-west traffic on 14400 South.

25
26 Commissioner Pavlakis noted that she lives on Frost Court, which is on the south side of 14400
27 South. She stated that the traffic in and out of her cul-de-sac is minimal based on the number of
28 homes. Mr. Milne’s subdivision will have even fewer houses and she did not believe the traffic
29 generated by the new subdivision will have a significant impact. However, the new school and the
30 widening of 14400 South will have a significant impact. Ms. Roeling noted that people can turn

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1 right or left out of Frost Court; however, the residents of the proposed subdivision will only be able
2 to turn right, which will result in them passing in front of her home each time they leave the
3 subdivision. Ms. Roeling stated that the traffic generated by cars and bikers is already a major
4 problem. Chair Peterson noted that the cars and bikers on 14400 South have the right of way. He
5 added that 14400 South is going to get busier and busier with traffic coming out of the proposed
6 subdivision.

7
8 In response to Ms. Roeling’s concern about the widening of the road will affect her property, Chair
9 Peterson observed that no decisions have yet been made as to how the road will be widened. He
10 urged Ms. Roeling to be proactive and voice her concerns to the City Council early rather than wait
11 until the road addition has been staked out. With regard to the minimum setback required when a
12 road is widened, Mrs. Robison stated that there is no ordinance that specifies the minimum distance.
13 Chair Peterson stated that as Redwood Road has been widened over the years, there are some homes
14 that are just a few feet from the road. Mrs. Robison stated that the citizens could express their
15 concerns when the widening of 14400 South is considered by the City.

16
17 Ms. Roeling reiterated her concern about the west-only turn from the subject property and stated
18 that she believes the residents should be able to exit in both directions. Chair Peterson explained
19 that the close proximity to Frost Court makes a left turn out of the subject property too risky. For
20 that reason, the City Code includes specifications that deal with staggered intersections.
21 Commissioner Pavlakis added that a similar egress requirement has been imposed on the school that
22 is going in nearby.

23
24 In response to Ms. Roeling’s question as to whether a block wall will be built between the
25 subdivision and her home, Mr. Milne stated that there will be a wall but he did not know what the
26 material of the wall will be yet. He expressed concern for Ms. Roeling regarding the widening of
27 14400 South.

28
29 Bill Roeling gave his address as 2070 West 14400 South and stated that the six-foot fence will
30 obscure the view coming out of his driveway. Mr. Milne stated that the Roelings’ view from their

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1 driveway will actually be better than it is now because the trees will be removed and the curb,
2 gutter, and sidewalk will provide additional clear view.

3
4 Jack Asay gave his address as 2039 West 14400 South. Mr. Asay stated that the water meter is 15
5 feet inside his property and his home is 150 feet off the road. Because of this, he was not overly
6 concerned about the widening of the road. He did, however, want to know more about the
7 secondary water plan for the subject property. Chair Peterson noted that Mr. Milne is required to
8 turn over to the City a water share for each lot. Mrs. Robison stated that new school is putting in a
9 dry water line so that one day the City can continue the provision of irrigation water when the road
10 is widened.

11
12 In response to Mr. Asay’s question regarding the timeline for the widening of 14400 South,
13 Mrs. Robison stated that his question needs to be directed to the City Council. She added that the
14 roundabout will be part of the improvement project; however, the timing of the road improvement is
15 up to the City Council. Commissioner Pavlakis added that the City Engineer has stated that design
16 for the roundabout has not yet begun. Mrs. Robison stated that there are preliminary designs but
17 nothing has been decided.

18
19 Chair Peterson next asked Mr. Milne to address the secondary water issue. Mr. Milne explained
20 that he has been required to put in a “dry system,” which means that he will put in the pipes that
21 will eventually tie into the City’s system. No independent system that will go in and instead, the
22 subdivision will be dependent upon the City’s system. The ditch, which will be piped, will not be
23 pressurized and will instead be a gravity flow. Mr. Milne added that the homes will be large and the
24 owners will want to have their own sprinkling systems. In response to Chair Peterson’s question
25 regarding the minimum size of the homes, Mr. Milne stated that the CC&Rs have not been
26 finalized, but he anticipated that they will have to be at least 3,000 to 4,000 square feet above grade.

27
28 In response to the Roelings’ issue of cars turning right only out of the subdivision, Mr. Milne
29 identified where the curb and gutter will be located as well as with the park strip and sidewalk and
30 where the wall will be built. He asked the Roelings how they will exit their driveway. When they

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1 indicated that they back out, he suggested they consider coming up with a way to leave their
2 driveway going forward. Mrs. Roeling stated that there is no way they can turn around. Discussion
3 ensued on possible options. It was noted that the Roelings have a challenge because of the level and
4 speed of the traffic on 14400 South. Mr. Milne suggested that the Roelings install a “fish eye
5 mirror” to help them when they back out.

6
7 There were no further public comments. Chair Peterson closed the public hearing.

8
9 Commissioner Brockbank did not like the pressure being put on the Parry property for the widening
10 of the road but he had no say in the matter. He was concerned about the construction of a concrete
11 wall when everyone knows 14400 South is going to be widened. He considered it to be senseless
12 for the City to require it. Mrs. Robison stated that the City is not requiring the fence; instead, the
13 developer is doing it for privacy purposes. Mr. Milne clarified that he is giving up 40 feet from the
14 center line and the fence will be behind that. Commissioner Pavlakis noted that according to
15 Mr. Milne, the drivable portion of the private street is not less than the City’s street standard. The
16 portion that is missing is the area where there will be no sidewalk or park strip on the east side of
17 the road. As a result, it should not affect traffic. Commissioner Brockbank did not like the looks of
18 that plan but understood that Mr. Milne had met the City’s requirements. Commissioner Brockbank
19 complimented Mr. Milne for not trying to put more than six lots in the subdivision.

20 Chair Peterson did not like the fact that the subdivision land locks the property behind it but he
21 knew of no good solution.

22
23 **Kory Luker moved to forward a positive recommendation to the City Council for the Taylor
24 Acres Preliminary and Final Subdivision Plat Application #2016-29 subject to the following:**

25
26 **Conditions (From the Board of Adjustment):**

- 27
28 **1. The variance shall allow an offset intersection up to 36.1’ (as previously approved
29 in the original variance).**
- 30
31 **2. Curb and gutter along the property shall be placed at the final or build out to City
32 Engineer recommendations.**

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3. Taylor Ridge Lane shall be constructed as a $\frac{3}{4}$ intersection, prohibiting left-turn egress movements onto 14400 South while permitting right-turn egress and left and right-turn ingress.
4. A raised island shall be placed at the entrance to the subdivision preventing any left movement when exiting subdivision.
5. All other requirements and recommendations included in traffic impact study for the subdivision shall be followed.

Conditions (From City Staff):

1. All requirements of the City Code and adopted ordinances or modifications made by the Planning Commission and City Council shall be met and adhered to for the proposed subdivision.
2. The plat shall comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to recordation of the final plat.
3. The conditions of approval for the variance as described above shall be identified in all relevant construction drawings and approved by the City Engineer.
4. The project shall adhere to all requirements of the International Fire Code.
5. Prior to any grading of property or construction, a land disturbance permit shall be approved and construction activities coordinated with the City Engineer's office.
6. Adequate secondary water shares shall be provided to the City prior to recordation of the final plat.

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

4
5 **6. City Council Report.**

6
7 There was no City Council Report.

8
9 **7. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**
10 **Etc.).**

11
12 Mrs. Robison stated that the agenda item that was originally scheduled for tonight’s meeting was
13 delayed because of noticing issues. It will be re-noticed and placed on the next meeting’s agenda.

14
15 There was brief discussion on the new website. Chair Peterson liked the feature that allows citizens
16 to voice their concerns.

17
18 Mrs. Robison noted that Paul Douglass is no longer working for the City as an Associate Planner.

19
20 **9. Adjournment.**

21
22 The Planning Commission Meeting adjourned at 8:26 p.m.

23
24
25
26 _____
27 Gai Herbert
28 Community Development Secretary

29
30 Approved: _____

Item 4



**Community Development Department
Planning Division**

14175 South Redwood Road
Bluffdale, UT 84065
(801) 254-2200 Fax (801) 253-3270 TTY 7-1-1

MEMORANDUM

TO: Planning Commission
FROM: Jennifer Robison, Senior Planner
DATE: 15 July 2016
SUBJECT: Conditional Use Application – Handcrafted Homes LLC and Laura Lewis

Staff reviewed with the City Attorney, Vaughn Pickell, the concern raised by the Planning Commission on July 6, 2016, regarding the transfer of property provision in the Accessory Dwelling Unit requirements. The future owner, Laura Lewis has signed the application as a Co-Applicant with Handcrafted Homes, LLC. Attached is the opinion of Mr. Pickell. The Planning Commission should move to approve the Conditional Use for the Accessory Dwelling Unit at 15184 South Skyfall Drive.

Jennifer Robison

From: Vaughn Pickell
Sent: Wednesday, July 13, 2016 4:03 PM
To: Jennifer Robison; Brittany Skinner
Subject: RE: Attached Image

Since the property owner and the future property owner have both signed the application form, then the rule against transfer would only apply to owners other than themselves in the future.



Vaughn R. Pickell, AICP
City Attorney
City of Bluffdale
14350 South 2200 West
Bluffdale, Utah 84065
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Community Development Department
Planning Division
14175 South Redwood Road
Bluffdale, UT 84065
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DRC STAFF REPORT
1 July 2016

To: City of Bluffdale Planning Commission
Prepared By: Jennifer Robison, Senior Planner, on behalf of the DRC

Re: Conditional Use Application for Accessory Dwelling
Application No.: 2016-21
Applicant(s): Handcrafted Homes LLC
Project Location: 15184 South Skyfall Drive
Zoning: R-1-10
Acreage: 0.23 acres
Request: Conditional Use for an Accessory Dwelling within a single family dwelling currently under construction.

SUMMARY

The proposed request meets the City requirements for a conditional use permit for an accessory dwelling unit pursuant to Chapter 11-34 (Accessory Dwelling Units) and Chapter 11-20 (Conditional Uses) of the City of Bluffdale Zoning Ordinance.

Background. The applicants are currently building a home at 15184 South Skyfall Drive in the Bluffdale Heights subdivision. The permit for the home was issued in May and the home is expected to be completed by the end of the year.

The home is being constructed with a basement apartment that includes two bedrooms, one bathroom, a kitchen, living room, and laundry room. The entrance to the apartment will be at the rear of the house and is connected by a sidewalk to a single car garage that will provide dedicated parking for the tenants. The apartment is connected to the primary dwelling with a set of interior stairs. The applicants are requesting conditional use approval so that they can rent this apartment to tenants.

ANALYSIS

General Plan. Residential Development Principle 1C of the City's General Plan is to "Facilitate diverse housing choices for a variety of needs and income levels. Encourage appropriate integration of a reasonable moderate income housing supply within the community." Accessory dwelling units contribute to this principle.

Zoning. The zoning of the property is R-1-10, a single-family residential zone. Accessory dwelling units are a conditional use in this zone.

Conditional Use Standards. CUP approval is an administrative review, and not a legislative review with a high degree of policy discretion. The Utah State Code sets forth that CUPs shall be approved in most cases. The City's review criteria must be used in accordance with the state law provisions shown below. This proposal is not a review of whether or not accessory dwelling units are or should be allowed, but how to apply to law and mitigate any potential impacts and compliance with the specific provisions of the accessory dwelling unit standards of the Zoning Ordinance. The Planning Commission is required by City Ordinances to hold a public hearing on the proposed conditional use and has final land use decision-making authority on the application.

Utah State Code 10-9a-507. Conditional uses.

(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.

(2) (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The criteria and factors to be considered in analyzing a conditional use, based on the City Code, also include the following:

11-20-5: Criteria and Factors to be Considered:

The following factors shall be weighed and considered when determining whether a Conditional Use Application should be approved, approved with conditions or denied:

1. Harmony of the request with the general objectives of the General Plan, Land Use Ordinance, Subdivision Ordinance, any other City ordinance and the particular zone in which the request is located.
2. Harmony of the request with existing uses in the neighborhood.
3. Development or lack of development adjacent to the site.
4. Whether or not the request may be injurious to potential development in the vicinity.
5. Present and future requirements for transportation, traffic, water, sewer, and other utilities.
6. Suitability of the specific property for the proposed use.
7. Number of other similar conditional uses in the area and the public need for the conditional use.
8. Economic impact on the neighborhood.
9. Aesthetic impact on the neighborhood.
10. Safeguards to prevent noxious or offensive omissions such as noise, glare, dust, pollutants and odor.
11. Attempts by the applicant to minimize other adverse effects on people and property in the area.
12. Impact of the proposed use on the health, safety and welfare of the City, the area, and persons owning or leasing property in the area.

Accessory Dwelling Unit Standards (11-34-3).

The standards for accessory dwelling units from the City Code (*with staff analysis*) of this application are as follows:

1. Location. An accessory dwelling unit shall only be allowed within a single-family dwelling.

The proposed accessory dwelling unit is located within the basement of the single-family dwelling, with both a separate exterior entrance and an internal connection to the main dwelling unit.

2. Size. The accessory dwelling unit shall be accessory and subordinate to the primary dwelling. For purposes of this section accessory and subordinate requires the accessory dwelling unit to be not more than sixty-five percent (65%) of the square footage of the primary dwelling.

The accessory dwelling unit occupies the entire basement level of the home and is approximately 995 sq. ft. The primary dwelling is approximately 2382 sq. ft., making the accessory dwelling unit 42% of the total primary dwelling.

3. Number. A maximum of one (1) accessory dwelling unit shall be allowed per single family dwelling. Accessory dwelling units shall contain no more than one (1) dwelling unit.

This is the only accessory dwelling unit proposed for the single-family dwelling.

4. Parking. At least one (1) off-street parking stall shall be provided for each accessory dwelling unit. Such parking stall shall be in addition to all off-street parking requirements for the primary dwelling on the lot and shall conform with the City parking standards.

The apartment will include parking for one vehicle with additional parking available on the driveway in front of the garage, providing at least two parking spaces for the accessory dwelling unit, if needed.

5. Design and Character. Accessory dwelling units within a single-family dwelling shall retain the compatibility of the primary dwelling with the residential character of the neighborhood and be harmonious in design and structure with the primary dwelling.

The accessory dwelling unit is contained in the basement and is integrated architecturally with the single-family dwelling. The entrance to the accessory dwelling unit is located at the rear of the house.

6. Construction Codes. The accessory dwelling unit shall comply with all construction, housing, and building codes in effect at the time the accessory dwelling unit is constructed and shall comply with all procedures and requirements of the City Building Regulations.

The home is currently under construction with building permit #16-05218 issued on May 23, 2016.

7. Ownership. The single family dwelling and the accessory dwelling unit shall remain in single ownership and either the single family dwelling or the accessory dwelling unit shall be owner occupied.

True.

8. Non-Transferable. No conditional use permit issued for an accessory dwelling unit shall be assignable or transferable upon the sale of the single family dwelling or otherwise and the conditional use permit shall expressly state that the permit shall terminate upon the sale or transfer of property.

True.

DRC REVIEW AND COMMENTS

Development Review Committee Comments. None.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve the Conditional Use Application request for an accessory dwelling unit for Handcrafted Homes, LLC, application 2016-21, subject to the following conditions:

1. That all requirements of the City Code are met and adhered to for this conditional use application.
2. That a notice of approval is recorded against the property as required by the City Code.

This recommendation is based on the following findings:

1. That the application is an Administrative action by the Planning Commission as the authorized Land Use Authority.
2. That this application meets the requirements for an accessory dwelling unit conditional use approval as found in the City and State Code.
3. That the proposed conditional use will not be detrimental to the health, safety, or general welfare of persons or property within the area.

MODEL MOTIONS:

Motion for a Positive Recommendation – “I move we approve the Conditional Use Application 2016-21 subject to the conditions and based on the findings presented in the staff report dated July 1, 2016, (or as modified by the conditions below):”

1. List any additional findings and/or conditions...

Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Iron Horse Preliminary and Final Plat B application 2016-04 based on the following findings:”

1. List all findings for denial...



VERLETHCY

SKYFALL DR

WHITE HART LN

ROYALMLERD

IMPORTANT NOTE!

Modifications may be made on these plans according to the city and lot requirements where the plan is built.

3D VIEWS ARE
CONCEPT ONLY



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KEYNOTES

LOT #113
15184 S. SKYFALL DRIVE
BLUFFDALE, UT 84065

Approved Plans Per IRC Section R106.31

Zoning 4-12-16
Building 4-12-16
Engineering
Public Works

GENERAL NOTES

A. EXCAVATION, BACKFILL, AND GRADING

- All excavations for footings shall be placed on natural, undisturbed soil.
- All footings shall be placed on undisturbed soil and below Frost depth (36" min.) or as per local codes where plan is being built. Tops of foundation shall be placed a minimum of 6" above finished grade.
- Finish grading shall be done so as to provide positive drainage away from all building foundations. Grade shall slope away 6" minimum for the first 10' of building. No negative slope driveways.

B. WEATHER PROTECTION

- Install (1) layer of grade 'D' (15 lb.) felt under asphalt roof shingles.
- Install (1) layer of grade 'D' (15 lb.) Tyvek Housewrap under aluminum/vinyl siding.
- Install (1) layer of grade 'D' (15 lb.) felt under brick/rock veneer.
- Install (2) layers of grade 'D' (15 lb.) felt under synthetic stucco system.
- Install (1) layer No. 40 coated roofing or coated glass base from the roof eaves to a line 24" inside the exterior wall line with all laps cemented together.
- All exposed beams to be flashed and caulked or must be Pressured Treated. Or treated with a waterproof product i.e. DeckScapes Exterior Waterborne Stain or WoodScapes Exterior Polyurethane Semi-Transparent Stain

C. CONCRETE

- All materials, mixing, forming and reinforcement shall comply with ACI 318, ACI 347 publication applicable ASTM publications and local codes.
- Install foundation and footing reinforcement as follows
- Reinforcement schedule as noted on foundation plan and per state amendment
- Install minimum (2) #4 rebar grade 60 see footing schedule on foundation plan for rebar placement

D. WINDOWS

- All windows shall be U-35 or better, aluminum or vinyl, thermal break type.
- All window tops shall be at door header height, i.e. 6'-8" (unless otherwise noted).
- Windows located 24" or closer to any exterior door must be tempered.
- Habitable rooms require 10% light(window space), and 5% ventilation (operable window).
- All windows in sleeping rooms shall have sills located no more than 44" above floor with an operable opening not less than 5.7 sq. ft. The window height shall not be less than 24", with a net clear width of no less than 20".
- Upper level window sills shall not be less than 24" above the finished floor.
- Use 9" Flashing & Caulk. Instal as per Manufacturer's Instructions

E. WINDOW WELLS

- Window wells serving required egress windows shall have dimensions in keeping with the minimums required for the windows:
 - Window wells shall have a net clear opening of 9 sq. ft. min.
 - Guardrails or grates protecting window wells shall be easily removable or be designed not to hinder egress.
 - 44" max. depth or provide steps or ladder rungs. Ladder must be Min. 12" wide, 3" from Well with rungs no more than 18" apart.
 - 36" vertical clearance required from any projection in horizontal clearance started above (i.e. bay windows and cantilevers).

F. VENTILATION

- Ventilation shall be provided in all crawl spaces by means of screened vents placed to provide cross ventilation per I.R.C. 408.1, 408.2 or section 408 IRC.
- Attics will have one square foot of ventilation for every 150 sq. ft. of living space for gable vents, 1/300 for gable/leave combo's.
- Enclosed attics and spaces between rafters shall have clear ventilation to outside.
- There shall be no gas connections allowed in any rooms used for sleeping or in any corridors leading to or through any sleeping room.
- All ducts in unconditioned spaces i.e. (attic, crawlspace) will be insulated to an R8 minimum.
- Dryer vent to terminate at a location more than 3' from any openings back into the home.
- Allow for .35 Air Changes Per Hour in all Theater/Sport Court spaces
- Bathroom exhaust fan ducts must continue and discharge directly outside the Structure. Close proximity to attic vents or to soffit areas are specifically prohibited. All exhaust ducts must connect to an opening with proper screen for terminations in soffit and wall areas and to an approved thru the roof discharge fitting installed as not to be blocked or stopped by snow or ice.
- Ducts used for kitchen range, dryer, bathroom & laundry room ventilation shall have a smooth, noncombustible, non-absorbent surface. Ducts shall terminate outside the building and shall be equipped with back draft dampers. Flexible ducts are allowed for bathroom exhaust fans, but must be tested to UL 181 and installed in accordance with the listing. IRC ch 16 also cannot terminate in Soffit, attic crawl space or ridge vents.
- The minimum diameter of a dryer exhaust duct shall be per manufacturers recommendation, but at least the diameter of the outlet. Maximum length is 25' to be reduced 2 1/2' for each 45 degree bend and 5' for each 90 degree bend

G. FIRE PROTECTION AND WARNING

- Fireplace chimneys shall extend 24" min. above any roof within a 10' radius.
- Smoke detectors are required to meet local codes. Wire all smoke detectors in series with battery backup.
- Provide 5/8" type 'x' gyp. board on all walls and ceilings of the garage common to living areas, walls supporting upper floors, and any exposed beams and posts.
- Provide 5/8" type 'x' gyp. board on walls and underside of all stairs. Fireblock walls at all stair stringers.

H. STAIRWAYS

- Max. rise = 7 3/4" and min. tread = 10".
- Min. headroom = 6'-8" and min. width = 36".
- Every stairway landing shall be as long as its width. (unless otherwise noted).
- Any door opening at the top of any interior flight of stairs must swing away from the stairs.
- Enclosed space under stairs shall be protected on the enclosed side with 1/2" sheet rock.
- Exterior steps shall have a minimum tread of 10"
- Winder Stairs to be built as follows: 10" width at 12" from narrowest point, 6" minimum width at any point, 3/8" max variance.

I. RAILINGS

- Handrails are required at all stairways that have more than 2 risers.
- Handrails shall be placed between 34" and 38" above stair nosing.
- Guardrails shall be at a minimum of 36" above floor.
- Handrails deeper than 2 1/4" shall have finger grooves 3/4" x 1/4" deep, the full length of one side of the rail.
- Balusters for handrails and guardrails shall be spaced so that a 4" sphere cannot pass through.
- Handrails shall return to wall or post.
- Handrails shall not project more than 4.5" on either side & Shall have a space of not less than 1.5" between the wall & Handrail

J. PLUMBING

- All work performed shall comply with current national and local building codes.
- Toilets shall be 1.6 gallon flush type. Shower heads shall be 2.5 GPM type.
- All work shall be performed by a licensed contractor.
- Provide C.P. escutcheons at pipe sleeves for exposed bare pipe. Pack annulus at one-hour fire walls.
- Provide pressure regulator and shut-off valve.
- Interior waste and vent lines shall be A.B.S.
- All Baths and showers shall have Temp. limiting device to limit hot water to 120 degrees F. Provide anti-scald faucets on all Bath/Shower combinations.
- Plumbing penetrations through garage firewall must be with metal piping. This includes waste lines, water lines vacuum lines, etc. All plumbing vent lines through the Roof shall be a MIN. of 3"
- Vented Floor Drain at all Washing Machines. Washer valves require water Hammer arrestors.
- Water meter cannot be located in the driveway, sidewalk or similar area. Meter must be placed in landscaping area. Sewer line cannot be located under the driveway.
- Insulate Ducts, Water lines & Plumbing P-traps in crawl space
- Shower Pans must have approved liner extending 3" past the Threshold. Solid blocking is required behind the liner. Slope must be built up under the liner

FRAMING

- All dimensions on floor plans are to rough framing. Walls calculated to be 3 1/2" wide and 5 1/2" wide.
- Solid blocking is to be at least 1 1/2" thick and full depth of joist at ends and at each support of joist. Provide solid blocking at bearing points of trusses.
- All structural sheathing shall be APA rated and shall not exceed maximum span rating. Floor sheathing shall be tongue and groove. H-clips shall be installed on 15/32" roof sheathing. Gap all waferboard sheathing.
- Spike together all 2 x laminated built up beams using at least 16d nails at no less than 12" O.C., staggered.
- Trusses are to be engineered, designed and constructed by manufacturer to meet all local loads and codes.
- All exterior walls and cross-stud partitions are to be braced at each end of building and at least every 25' of length.
- Truss anchors shall be provided at each end of all trusses. (Install as per local code requirements.)
- Bi-pass doors shall be framed one inch smaller in width than the door. Example: a 5'-0" slider shall have a 59" rough opening. Also, bi-fold doors shall be framed one inch wider than door and 62" in height. Bi-pass doors shall be 83" in height.
- Cross-bridging shall be required in spans exceeding 8'-0".
- Gable-ended trusses shall be provided where required.
- Interior framing that is non-bearing shall be 16" O.C. unless otherwise noted.
- Framing will include all furr downs, ceiling joists, and plant shelves as per architectural drawings.
- Interior Bearing walls shall be blocked at mid-height.
- Triple studs shall be installed at all corners.
- All hangers (joist, rafter, and beam) shall be installed as per manufacturers specs.
- Multiple plates and ledgers shall be Lag Bolted into Rim Joists @ 16" O.C.
- Block all horizontal edges of plywood wall sheathing with 2" nominal blocking. Edges of plywood on floors and roofs shall be blocked as directed on drawings.
- All ledger bolts shall have plate washers with a minimum diameter equal to three times the bolt diameter unless shown otherwise in details.
- Minimum nailing shall be as per I.R.C.
- Fasteners such as staples can only be substituted for nails at a rate equal to load values provided by I.C.B.O approval. But, all floor sheathing shall be fastened with continuous glue bead and deformed shank nails.
- Shear wall location shall be indicated on the floor plans.
- Install blocking between joists that are over all bearing points.
- Wood beams made of two or more pieces shall have the pieces securely bolted or nailed together to prevent separation and to insure mutual load sharing. Each interconnected piece shall be continuous between supports, and supports shall have the same width as the composite beam.
- Extend 7/16" sheathing over rim joist. Nail to rim and upper and lower wall plates using 8d nail at 6" O.C. or as called out on shear wall schedule.
- All framing studs shall be 16" O.C. max. All floor sheathing shall be 3/4" T&G APA rated 40/20 CDX sheathing nailed with 8d nails at all panel edges, supported edges, and all blocking. Use 8d nails 12" O.C. in field. Nails shall be min. 3/8" from edge of panel. Lay sheathing with face grain at right angles to framing and glue with glue conforming to APA specs. Floor joists shall be blocked at all bearing points. Block all horizontal edges of wall sheathing with 2 x 4 blocking. Use 8d nails 6" O.C. edges + 12" O.C. field.
- All roof sheathing shall be 15/32" (typ.) rated sheathing nailed with 8d nails at 6" O.C. at panel edges, supported edges, and all blocking with 8d nails, 12" O.C. along intermediate framing members.
- All wood that is connected to concrete, steel, and wood to wood (except stud to plate) shall be connected with simpson (or equivalent) connectors. Solid 2" nominal blocking shall be provided at ends or points of support of all wood joists and trusses.
- Minimum nailing shall be as per I.R.C. Staples can be substituted for nails at a rate equal to load values provided by I.R.C. standard or engineer approval.
- All exterior wall and vertical surfaces at steps in roof shall be sheathed with 15/32" APA rated 24/Q or better structural wood panel or grades covered in the I.R.C., block all horizontal edges with 2" nominal or wider. 3" or wider framing at adjoining panel edges and nails shall be staggered where 10d nails are spaced 3" or less. Sheathing shall be placed not less than 1/2" from edge of panel and driven flush but shall not fracture the surface of the sheathing.
- All Lumber in contact w/ concrete or masonry including ledgers & furring walls must be preservative treated or foundation-grade redwood
- These shall be the member grades used on this structure:

Glu-lam beams (simple span)	24F-V4 DF/DF
(cantilevered)	24F-V8 DF/DF
Joists	DF #2 (or better)
Headers	DF #2 (or better)
Posts DF	#1 (or better)
Studs (non-bearing walls)	DF stud grade (or better)
(bearing walls)	DF #2 (or better)
Sill plates in contact w/ concrete	DF #2 (pressure treated)
Pre-Fab trusses or joists	As per manufacturers specifications

- Steel Beams to be 50ksi, Steel Columns to be 46ksi, Steel Base Plates to be 36ksi
- Special Instructions: Steel Construction, Welding, Use an approved Steel Fabricator and Field Inspections are not required. See chapter 17 of IBC

STRUCTURAL CONDITIONS

- GENERAL CONTRACTORS SHALL COMPARE ALL DIMENSIONS AND CONDITIONS AT SITE AND IN CONTRACT DOCUMENTS. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR DESIGNER IMMEDIATELY.
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR UNCOMPLETED PORTIONS OF THE BUILDING DURING CONSTRUCTION
- OBSERVATION VISITS TO THE SITE BY ENGINEER'S FIELD REPRESENTATIVE SHALL NOT BE CONSTRUED AS INSPECTION OR APPROVAL OF CONSTRUCTION.
- BUILDING CODE: INTERNATIONAL BUILDING CODE (IBC) 2012 AND 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC).

DEFERRED SUBMITTAL ITEMS: Trusses, Floor Trusses, Gas Line Schematic, Fireplace Manufacture, Stucco Installation, Res Check, Fire Sprinkler Submittal, Precast Concrete Floors

SHOWERS:

Showers shall have doors sized to provide a minimum of 22" Net clear opening

FLASHING:

Shall be installed in such a manner so as to prevent moisture from entering a wall, roof or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of coping, under sills and continuously above projected trim. A flashing shall be installed at the intersection of foundation to stucco, masonry, siding or brick veneer. The flashing shall be an approved corrosion-resistant flashing.

WINDOWS:

Sills of windows which are located more than 6" above grade, and less than 24" above the interior floor surface shall be fixed or have an opening of a guard which does not allow the passage of a 4" sphere

ROOF SLOPE:

Composition Shingles shall not be installed on roofs having a slope less than 4 to 12 unless double underlayment is installed

TEMPERED GLASS:

Glazing used in Doors and Panels of Showers & Bath Enclosures & Walls enclosing these compartments shall be Tempered. Tempered Glass shall be provided in: Frameless glass doors, glass in doors, glass within 24" arch of doors, glazing less than 60" above a walking surface that is within 56" of stairs or glazing within 56" of steps or pools, certain fixed glass panels, and similar glazed openings subject to human impact.



Engineered By:
Wayne Staker, P.E., S.E.
Compass Engineering
801-664-2197

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Newton
(Craftsman)

Designed for

Handcrafted
Homes

Finished Footage 2,382

Date 12.30.15

Drawn by JMB

PRINTED:

2/15/2016

4:44:34 PM

Sheet

1

of 14

FRUIT ROOM: 111
LOWER LEVEL: 995
MAIN LEVEL: 1,075
UPPER LEVEL: 1,307
TOTAL: 3,488

NOTE:

8' TALL WALLS FRAMED WITH STUDS @ 16" O.C.
10' AND TALLER WALLS SEE ENGINEERING.

DIMENSIONS ON FLOOR PLANS ARE TO ROUGH
FRAMING UNLESS OTHERWISE NOTED.

2 X 4 STUD WALLS ASSUMED TO BE 3 1/2" WIDE.

2 X 6 STUD WALLS ASSUMED TO BE 5 1/2" WIDE.

NOTE:
LOWER LEVEL WINDOW'S
HEAD HEIGHT @ 6'-8" UNO

NOTE:
A BACK WATER VALVE IS REQUIRED TO PROTECT
PLUMBING FIXTURES THAT ARE LOCATED BELOW THE
ELEVATION LEVEL OF THE NEAREST UPSTREAM MAN
HOLE COVER. FIXTURES THAT ARE ABOVE THE
ELEVATION OF THE MAN HOLE COVER SHALL NOT
DISCHARGE THROUGH THE BACK WATER VALVE

NOTE:
FLOOR DRAINS MUST
HAVE TRAP PRIMERS OR
DEEP SEAL TRAPS



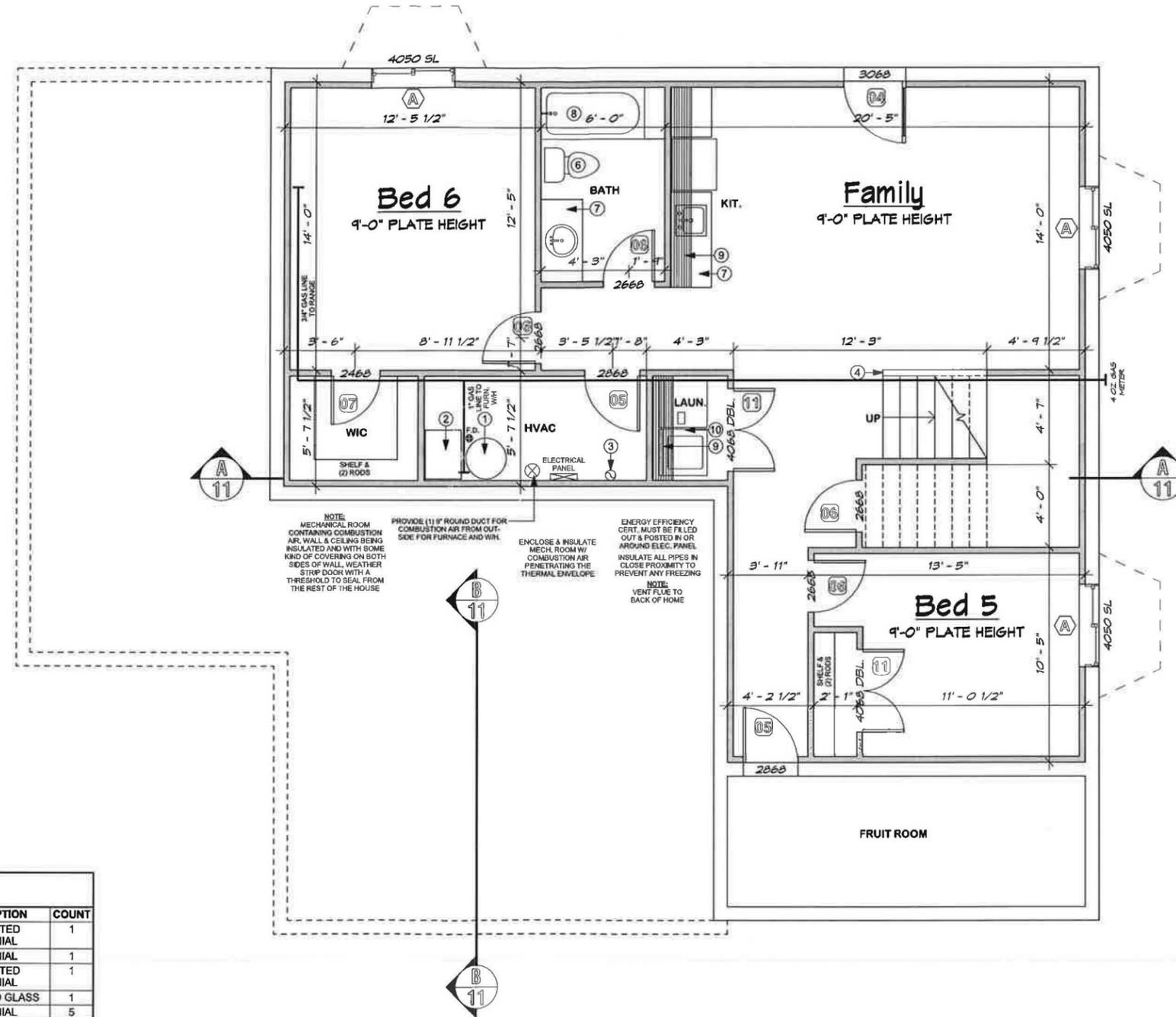
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KEYNOTES

1. (1) 50 GALLON GAS WATER HEATERS
W/ EXPANSION TANK, 40,000 BTU'S
(WITH SEISMIC HOLDOWNS PLACED
A 3RD WAY UP & A 3RD DOWN)
(WITH ONE WAY CHECK HEAT VALVES)
(1/2" FOAM INS. AT HOT WATER LINES)
2. (1) 90% EFFICIENCY CLASS FURNACES
100,000 BTU'S
(i.e. TEMPSTAR NUG5100 DFA)
3. FLUE
4. GUARD RAILING
VALVE (FREEZE PROTECTED)
5. (5) 18" SHELVES STARTING
@ 24" ABOVE FINISHED FLOOR
6. 1.6 GALLON PER FLUSH TOILET
7. SOLID SURFACE COUNTER ON TOP
OF BASE CABINET
8. 30" X 60" TUB/SHOWER W/
2.5 GPM SHOWER HEAD
W/ DURA-CRETE BACKER BOARD
9. UPPER CABINETS (TOP @ 7'-0")
10. WASHER/DRYER SPACE (VENT
DRYER TO EXTERIOR W/ 4"
VENT)



Window Schedule						
NUMBER	WIDTH	HEIGHT	FRAME	GLAZING	DESCRIPTION	COUNT
A	4'-0"	5'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	12
B	4'-0"	4'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	1
C	3'-0"	6'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
D	4'-0"	6'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	1
E	3'-0"	5'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	1
G	2'-0"	2'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	4
H	5'-0"	4'-0"	VINYL	LOW-E	INSULATED, WHITE, CLEAR	2
Grand total						23

Door Schedule								
NUMBER	WIDTH	HEIGHT	THICKNESS	JAMB	MATERIAL	HARDWARE	DESCRIPTION	COUNT
01	3'-0"	6'-8"	0'-2"	FIR	WOOD	LOCK & DEAD BOLT	INSULATED COLONIAL	1
02	3'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	LOCK & DEAD BOLT	COLONIAL	1
03	2'-8"	6'-8"	0'-1 1/2"	FIR	WOOD	LOCK & DEAD BOLT	INSULATED COLONIAL	1
04	3'-0"	6'-8"	0'-2"	FIR	WOOD	LOCK & DEAD BOLT	INSULATED GLASS	1
05	2'-8"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	5
06	2'-6"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	8
07	2'-4"	8'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	5
08	2'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	COLONIAL	1
09	6'-0"	8'-0"	0'-2"	FIR	GLASS	LOCK	INSULATED GLASS	1
10	5'-0"	6'-8"	0'-2"	FIR	WOOD	KNOB	DOUBLE PANEL	1
11	4'-0"	6'-8"	0'-1 1/2"	FIR	WOOD	KNOB	DOUBLE PANEL	5
12	16'-0"	8'-0"	0'-1 1/2"	FIR	METAL	LOCK	GARAGE ROLL UP	1
13	10'-0"	8'-0"	0'-2"	FIR	METAL	LOCK	GARAGE ROLL UP	1
Grand total								32

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Newton
(Craftsman)

Designed for

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Homes**

Finished Footage 2,382

Date 12.30.15

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3
of 14

FRUIT ROOM: 111
LOWER LEVEL: 995
MAIN LEVEL: 1,075
UPPER LEVEL: 1,307
TOTAL: 3,488

SCALE: 1/4" = 1'-0"

LOWER LEVEL FLOOR PLAN

Item 5



Planning Division
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

STAFF REPORT
13 July 2016

To: City of Bluffdale Planning Commission
Prepared By: Grant Crowell

Re: Creation of the SD-R Independence Village (Residential) Special District
Application No.: 2016-11
Applicant: TBP 147, LLC
Acreage: Approximately 34.6 acres
Affected Location: Approximately 14880 S Noell Nelson Drive
Request: To amend the Bluffdale City Land Use Ordinance and Map by creating the SD-R Independence Village Special District, and approving the associated project plan

SUMMARY & BACKGROUND

On May 11, 2016, the City Council adopted a new zoning category – Special Districts. A Special District (SD) is a very flexible land use type which can be applied to any qualifying property within the City of Bluffdale, residential, commercial or otherwise. On May 25, 2016, the applicant met with the City Council during their regularly scheduled planning session to discuss the concept plan proposal for Independence Village (then referred to as Independence Park), as required by the Special District processing requirements.

The proposed residential special district – SD-R Independence Village, will establish all the zoning regulations for the subject property, including: lot size, density, allowed and restricted uses, setbacks, height, architecture, open spaces, street guidelines, signage, processing requirements, and so forth. This SD zone is a stand-alone base zone, and not considered an overlay. Additionally, a project plan for the SD-R will be adopted as part of the zoning approval. The creation of a SD zone is a legislative zoning decision by the City Council interpreting the General Plan and intent of the community to create projects that would not otherwise be allowed through standard zoning tools.

ANALYSIS

The proposed zoning approval creates a new chapter in the Bluffdale Land Use Ordinance and a new zoning map designation that only applies to the subject area of the application – SD-R Independence Village.

Existing General Plan and Zoning. The existing general plan land use designation for the property is Mixed Use and the current zoning is Heavy Commercial. Residential densities in the mixed use land use designation in the vicinity (Independence Master Planned Community) are approximately seven units per acre. The zoning proposal presents a residential density of just over five units per acre. The site's location has been determined to not be a prime commercial location and residential is consistent with other land uses adjacent to the property.

Layout and Configuration. The Independence Village subdivision consists of approximately 34.6 acres on generally flat property, south of the East Jordan Canal, north and east of the original Independence Master Planned Community, south and west of existing light industrial development, and on the east side of Noell Nelson Drive. It is adjacent to two electrical power corridors and has a Questar gas line running through the middle of the property that has been incorporated into the project design. Two accesses to the project come off of Noell Nelson Drive, a collector road, designed to handle increased traffic volumes in this area of the community.

The conceptual site plan (concept subdivision plan) shows a mix of up to 181 single family dwelling sites with a minimum lot size of 3600 square feet, a private park and trail system, a site identified for dedication as a City fire station site, and a public street network with street trees within a 55' right of way. Two general single family lot size products have been identified (40' x 90' and 50' x 90'). Smaller setbacks and public utility easements are being proposed, commensurate with the lot sizes. Front loaded garages will be setback a minimum of 20' to allow driveway parking that does not obstruct the sidewalk.

Final design studies continue to refine the site design for the Fire Station site. The City will work with the developer to determine final layout, which may require additional modifications to the conceptual site plan during preliminary and final plat design.

The homes within Independence Village will be required to get approval from an architectural control committee (ARC) prior to submittal to the City for building permit approval. The ARC will administer a variety of architectural goals and requirements which are detailed in the zoning text.

Uses. The proposed land uses in the SD-R zone are consistent with what we have approved in other small lot residential subdivisions in the City and are included in the proposed zoning text.

SPECIAL DISTRICT ZONE REQUIREMENTS

To process and approve a request to create a SD zone, certain minimum requirements must be met (staff observations in parentheses):

11-11H-2: QUALIFICATION:

For property to qualify for SD Zone classification the following conditions shall be met:

1. The property to be classified shall be at least ten (20) acres for residential and mixed use projects. The property shall be at least five (5) acres for commercial, industrial, or manufacturing projects. **(Met, 34.6 acres)**
2. The proposal conforms to the goals, objectives, and density recommendations of the City's General Plan. **(General Plan designation is Mixed Use)**

3. The applicant shall demonstrate to the Planning Commission and City Council that development on the property would be constrained by topographic or other natural features, by platting or ownership configuration, by impact from public utility structures or other public structures or facilities, or that no other zone classifications exist that more appropriately suit the proposed development of the property. **(Legislative Policy Determination)**

4. The development of the property shall prepare a comprehensive Project Plan that addresses development issues specific to the site including, but not limited to, architectural design standards, landscaping, street trees, open space and parks, trail connections to the City's existing or proposed system, phasing and processing of development or similar characteristics. **(submitted and included)**

5. The entire site proposed for SD District classification shall be included in a development plan for review and recommendation by the Planning Commission and approval by the City Council as an amendment to the City's Land Use Ordinance and Official Zoning Map. **(submitted and included)**

11-11H-3: LAND USES ALLOWED:

Land uses allowed within an SD Zone shall be established by the review process as described in Section 11-11H-8: Specific Development Standards and Regulations. **(land uses have been submitted and included)**

11-11H-4: DISTRICT DESIGNATION:

When the land uses to be allowed in a specific SD Zone are determined, a permanent suffix for the district shall be established that shall be adopted and shown on the official Bluffdale City Zoning Map. Establishment of an SD designation shall conform to the hearing and approval requirements for Zoning Map and Land Use Ordinance text amendments. The suffix shall describe the dominant land use characteristic of the district, as illustrated and shall also include the name for the particular district:

1. SD-R (residential uses) – name **(SD-R Independence Village)**

11-11H-5: CITY COUNCIL REVIEW PRIOR TO SUBMITTAL OF AN APPLICATION FOR SPECIAL DEVELOPMENT DISTRICT (SD) ZONE

The application for the SD Zone combines applications for a zone map amendment, zone text amendment and a concept plan. Prior to the City accepting a rezoning application to the SD Zone, an applicant shall participate in a City Council planning session during a regularly scheduled and agenda'd public meeting, where the City Council shall discuss the proposed SD Zone rezoning application and whether it qualifies for SD Zone consideration as indicated by the criteria outlined in Section 11-11H-2. The determination of the Planning Commission and City Council are advisory and are performed to provide the applicant with additional information prior to submitting the formal, complete application. **(City Council Planning Session item on May 25, 2016; met)**

11-11H-6: DEVELOPMENT AGREEMENT

The applicant may choose to submit a Development Agreement proposal as a part of the SD Zone application. If so, a Draft Development Agreement shall be submitted as part of the formal, complete application. After review by City Staff, the Draft Development Agreement shall be reviewed and approved by the City Council prior to or concurrent with adopting the ordinance approving the SD Zone rezoning. **(no development agreement submitted or required)**

11-11H-7: PROJECT PLAN:

Due to the site specific nature of the SD Zone, all requests for rezoning shall be accompanied by a Draft Project Plan for review and approval by the Planning Commission and City Council. The Project Plan shall be incorporated into the zoning text amendment proposal and formatted as necessary for codification.

The Project Plan must achieve and identify techniques to provide a development with uniform and compatible site and building standards when the project area is completely built out. The Project Plan must demonstrate compliance with the requirements of this article, as applicable. Any deviations from the City's Land Use Ordinance and City Standards requirements shall be specifically listed and approved by the City. The minimum submittal requirements included in the Project Plan shall be the following:

1. Existing Conditions Map that is a topographical map, aerial, satellite photos or equivalent, identifying all lands protected under state and federal statutes from development and any additional features or elements protected under city ordinance.
2. Conceptual Site Plan showing streets, lots and building placement where applicable.
3. Preliminary Street Cross Sections which conform to the City construction standards.
4. The proposed pedestrian, bicycle and active transportation network.
5. Conceptual Parks, Trails and Open Space Plan, which demonstrates connectivity with the City's existing and planned trail system
6. Preliminary plans for parking including off-street parking and snow removal where necessary.
7. Architectural requirements and design theme.
8. Street tree plan.
9. Other elements necessary to demonstrate or clarify the unique aspects of the proposal. **(Submitted project plan meets minimum submittal requirements and is attached)**

Based upon the specific circumstances of each proposed project, the City may require additional studies to be incorporated as part of the Project Plan. These studies may include, but not necessarily limited to, the following.

1. Preliminary culinary and irrigation water.
2. Preliminary storm drainage plans.
3. Preliminary utility plans.
4. Traffic analysis.
5. Geotechnical analysis. **(these studies have not been determined to be necessary at this concept level; detailed engineering is required for preliminary and final plats, pursuant to City land use ordinances)**

11-11H-8: SPECIFIC DEVELOPMENT STANDARDS AND REGULATIONS:

As part of the Project Plan, the applicant shall prepare and submit to the City for Planning Commission review and City Council approval specific development standards and regulations for the proposed site. The specific development standards and regulations included shall be site specific provided such standards and regulations are in general conformity with adopted City policies, programs, and plans and all applicable chapters of this code. Such standards and regulations may include, but are not limited, to:

1. Permitted, conditional and accessory uses.
2. Minimum lot areas, widths and depths.
3. Minimum setbacks.
4. Minimum building separations.
5. Minimum and maximum building height requirements.
6. Maximum lot coverage.
7. Minimum standards for access, parking and loading.
8. Minimum amount of open space including active and passive parks, trails, recreation facilities and active and passive open spaces including the long term plans for ownership and maintenance.
9. Minimum standards for architectural design, streetscape, fencing, signage and landscaping, including a process for design approval and administration.

A. The Special Development (SD) Zone allows a property owner to develop using standards that are specific to the property thus permitting land use types, densities, lot sizes, setbacks and similar features that may differ from other City zones. There is an expectation that the buildings constructed in the SD Zone will be based upon architectural design guidelines that exceed requirements in other City zones. There is also an expectation that the architecture in the SD Zone will be more thematic and include more architectural elements and features. Where visible from an adjacent street or gathering place like a park or trail, there is an expectation that the visible side and rear facades of buildings will include additional architectural treatments that are usually placed on front facades, such as masonry, fiber cement siding or similar coverings and windows or doors will include additional treatments like pop-outs or wider wood or wood-like trims. The actual type of architectural feature and element enhancements for each building will vary depending upon the type of development and the perceived need but will be enumerated in the approved Project Plan.

10. Street tree plan.
11. Such other regulations and standards as may be necessary to accomplish the purposes and intent of the SD District. **(submitted project plan addresses all required elements)**

RECOMMENDATION ON PROPOSED ZONING CHANGES

Staff recommends that if the Planning Commission believes there is good cause to create a new Special District Zoning Designation – SD-R Independence Village, they should forward a positive recommendation to the City Council for the proposed zoning map and text amendment, application 2016-11, and create appropriate findings. A finding that could be utilized as a starting point for a positive or negative recommendation could include:

1. Consistency with the goals and objectives of the City’s General Plan.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the proposed text amendment creating a new Special District Ordinance – SD-R Independence Village chapter in the Bluffdale City Land Use Ordinance, application 2016-11, based on the following findings...”

1. List all findings. . .

Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the proposed text amendment creating a new Special District Ordinance – SD-R Independence Village chapter in the Bluffdale City Land Use Ordinance, application 2016-11, based on the following findings:”

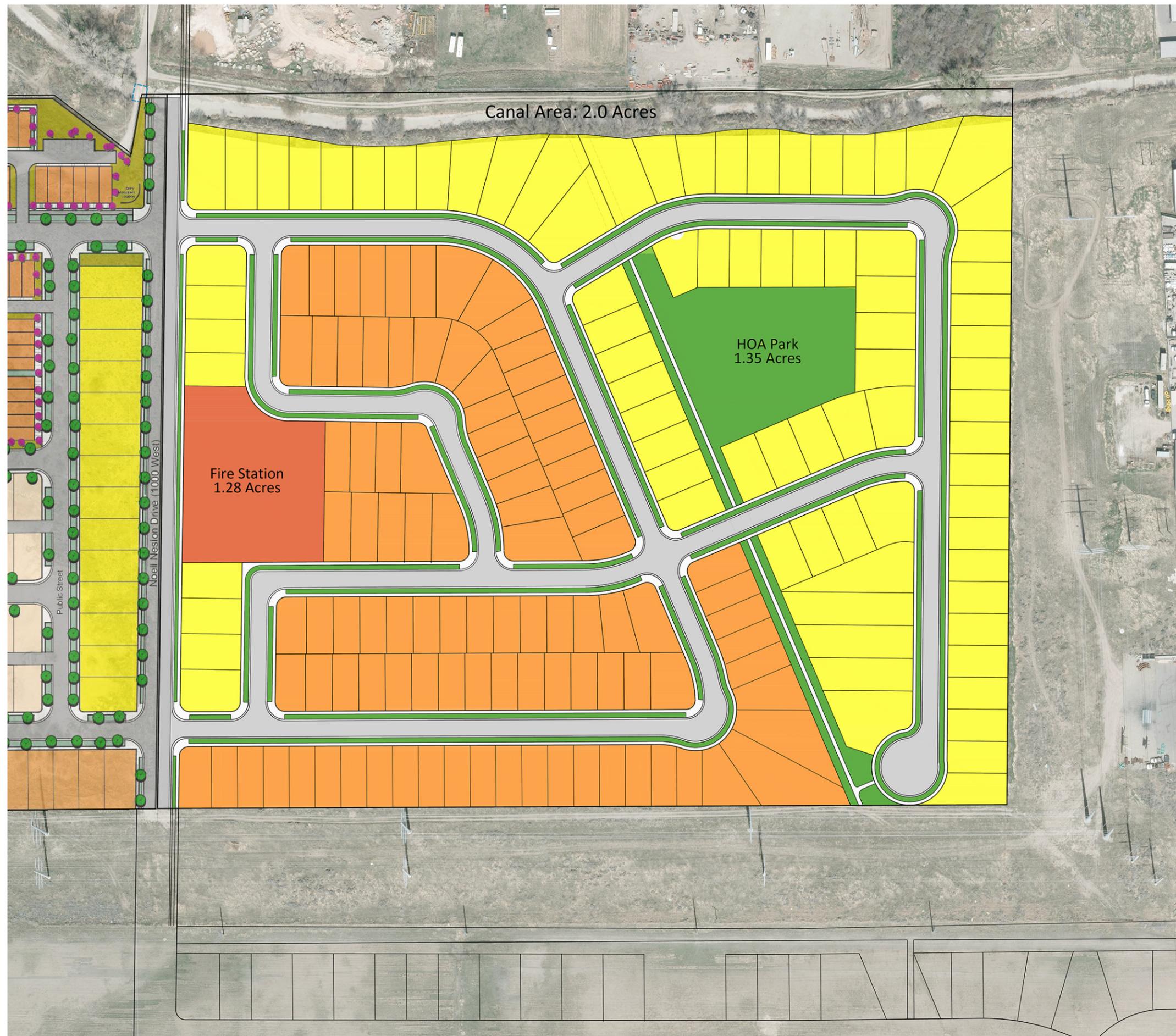
1. List all findings...

Independence Village

Proposed Rezoning
Special Development (SD) Zone

Gross Property Area (Acres): 34.58

	Minimum 50'x90' SFD	82
	Minimum SF:	4,750
	Average SF:	5,830
	Minimum 40'x90' SFD	99
	Minimum SF:	3,600
	Average SF:	4,420
	Total SFD Lots:	181
	Density (DU/Acre)	5.23
	Fire Station	1.28
	HOA Park	1.35
	Trails	0.66
	Canal Area	1.99
	Total Open Space	4.00
	% of Total Area:	11.57%
	1000 West Dedication (Acres):	0.80



Plan is conceptual and design and acres shown are subject to minor change based upon surveying and civil engineering.

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Sandy, UT 84093
Stephen G. McCutchan (801) 557-6945
land planning urban design stevemplan@gmail.com



July 13, 2016

ARTICLE I. SD-R INDEPENDENCE VILLAGE PROJECT PLAN

11-11I-1: PURPOSE:

11-11I-2: EXISTING CONDITIONS

11-11I-3: CONCEPTUAL SITE PLAN:

11-11I-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

11-11I-1: PURPOSE:

The purpose is to develop Independence Village, a residential neighborhood consisting of 181 single family detached lots on public streets, an HOA owned and maintained park and trail and the dedication of a City fire station all on approximately 34.6 acres located east of Noell Nelson Drive (1000 West) at approximately 14900 South.

11-11-I-2: EXISTING CONDITIONS

Figure 1 shows the existing conditions on the property and immediate surroundings.



Figure 1

11-11I-3: CONCEPTUAL SITE PLAN:

1.. Conceptual Site Plan

Figure 2 is the Independence Village Conceptual Site Plan.

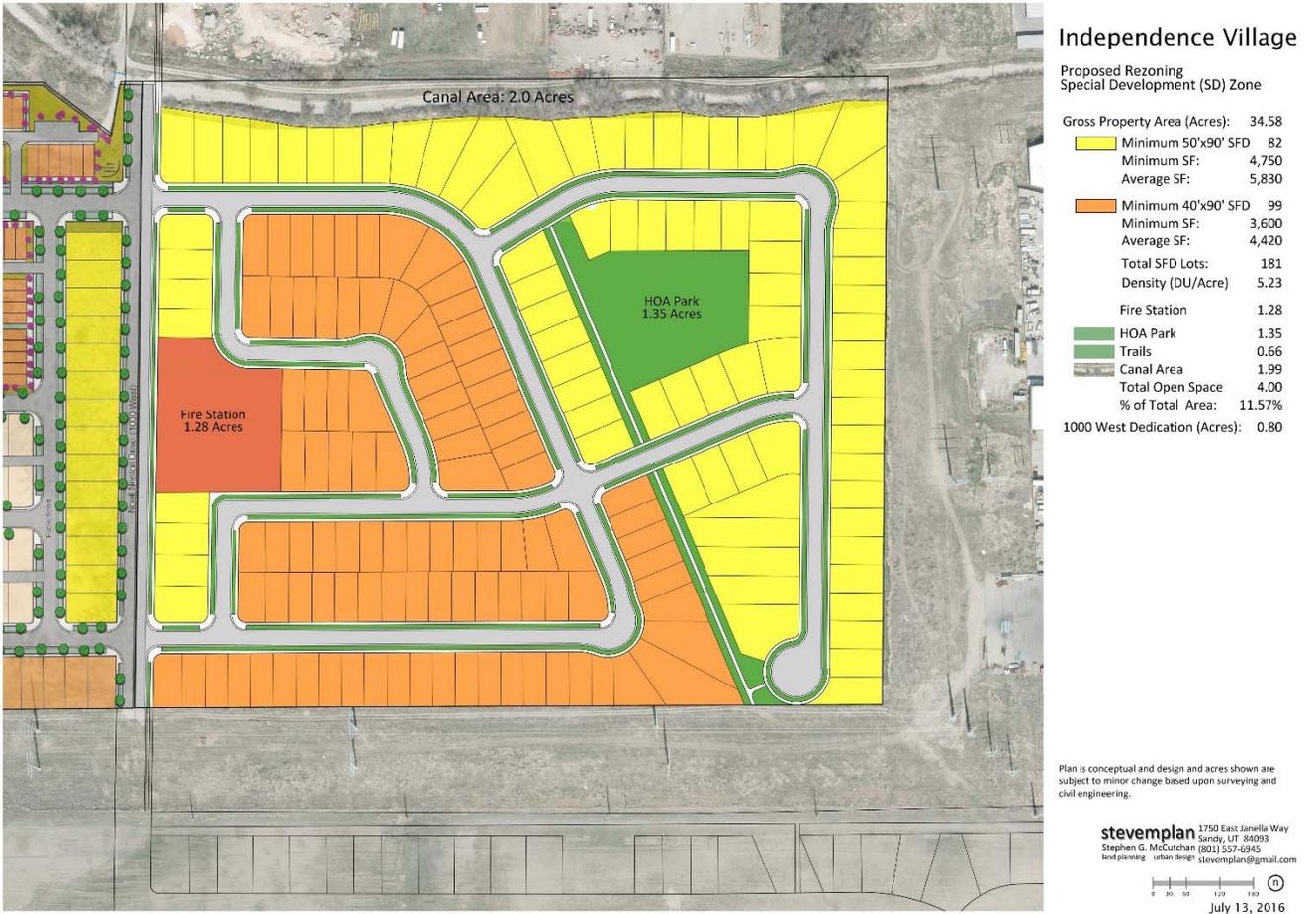


Figure 2

Table 1
Independence Village
Concept Plan Statistical Summary

Land Use	Acres	Residential Density (DU/Ac)	No. of Lots
40'x'90' SFD Lots	13.24	7.47	99
50'x90' SFD Lots	15.36	5.40	83
Residential Subtotal	28.50	6.35	181
Fire Station Dedication	1.28		
Private Active (Trail)	0.66		
Private Active (HOA Park)	1.35		
Private Passive (Canal)	1.99		
Open Space Subtotal	4.00		
1000 West Dedication	0.80		
Totals	34.58	5.23	181

Acres and residential densities shown in Figure 1, Table 1 and throughout the zone are approximations based upon best available information. Civil engineering and surveying will revise and refine the numbers.

2. Fire Station Dedication

The property owner intends to dedicate a minimum of 1.15 acres along the east side of Noell Nelson Drive (1000 West) to Bluffdale City to construct and operate a fire station. This leaves a difference of 0.13 acres in the size of the fire station site, 1.28. The 0.13 acres is the equivalent of a 50 foot wide lot that was deleted to enlarge the fire station site. The property owner is requesting compensation for the net revenue lost in the 0.13 acres.

3. Parks, Open Space and Trails Plan

Within a small lot, single family detached neighborhood like Independence Village, active open space needs to be provided to compensate for the smaller, private rear yard areas. Each lot contains sufficient private rear yard open space for small family gatherings, outdoor entertaining and small children play areas. Active park and trail areas will provide the opportunity for larger, family and neighborhood gatherings, picnicking and informal play areas for sports and similar recreation.

Independence Village's active open space includes a 0.66-acre private trail and a 1.35-acre private park. The trail will connect with the City owned and maintained trail along the north side of Independence at the Point. Independence Village will work with Rocky Mountain Power to permit the trail extension and connection across the powerline easement. The trail connection will allow Independence Village residents to access both park and school facilities within all of Independence. As a private HOA owned and maintained trail, the developer will not request City reimbursement for the value of the trail land and the improvements.

Independence Village proposes a privately owned and maintained HOA park of approximately 1.35 acres. It is anticipated that the park will be an informal play area that includes turf, trees and an automatic irrigation system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

1.99 acres of the site is within an easement for the East Jordan Canal and will be dedicated to the canal company who will maintain the canal and its immediate surroundings. The developer will build a coated, chain link fence along the canal property line and the rear lot line of the adjacent lots.

The total active and passive parks, trails and open space areas are approximately 4.00 acres. This is 11.6% of the gross site area and 12.0% of the net site area (not including the Noell Nelson Drive 0.8-acre dedication).

4. Street Cross Sections

All of the streets in Independence Village are designed to be public streets constructed to the City's "Standard Residential A" street standard, generally described as a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped parkstrips and a 5 foot concrete sidewalks.

11-11I-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

The SD Zone requires specific development standards and regulations that apply to Independence Village. The purpose is to develop standards that will enhance the overall appearance of the neighborhood.

1. Permitted, Conditional and Accessory Uses

a. Permitted Uses: Unless specifically listed, any other use is not a permitted use, Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in Title 11:

Single-family dwellings, detached.

Childcare facilities (less than 6 children).

Parks and recreational facilities.

Public or private rights of way.

Public schools.

Public uses.

Public or private utilities and maintenance facilities.

Residential facilities for elderly persons or persons with a disability in accordance with Chapter 27 of Title 11.

Subdivisions pursuant to the subdivision ordinance and the densities approved in this SD-R Zone.

b. Conditional Uses: The following land use types are allowed as conditional uses. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Chapter 20 of Title 11:

Religious buildings and structures.

c. Accessory Uses and Structures: The following land use types are allowed as accessory uses. Unless specifically listed, any other use is not allowed as an accessory use. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section.

All accessory structures including garages, carports, sheds or similar structures shall be located in the rear one-half of the lot.

Accessory structures for the housing of animals or poultry is not permitted, other than incidental shelter for pets as allowed by city ordinance.

Home occupations pursuant to chapter 23 of Title 11.

Small wind power facilities as provided in chapter 33 of Title 11.

2. Lot Areas, Widths and Depths

1. Lots designated on Figure 1: Independence Village Conceptual Site Plan as "40'x90' SFD".

- Minimum lot area: 3,600 Square Feet
- Minimum lot width: 40 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.
- Minimum lot depth: There is no minimum lot depth.

2. Lots designated on Figure 1: Independence Village Conceptual Site Plan as "50'x90' SFD".

- Minimum lot area: 4,500 Square Feet
- Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.
- Minimum lot depth: There is no minimum lot depth.

3. Setbacks

1. Main Building

Front yard setbacks shall be a minimum of ten (10) feet. Front yard accessed garages facing a street shall be setback a minimum of twenty (20) feet.

Interior side yard setbacks shall be a minimum of five (5) feet. Side yards adjacent to a street shall be setback a minimum of ten (10) feet, except that garages facing a side street shall be setback twenty (20) feet.

Rear yards shall be setback a minimum of ten (10) feet.

2. Accessory Buildings

The side and rear yard setbacks for any permitted accessory building shall be a minimum of five feet (5').

3. Projections into Setbacks

Permitted: The following structures may be erected on or projected into any required setback:

Fences and walls in conformance with all applicable city ordinances and resolutions.

Appropriate landscaping.

Utility service boxes or similar structures.

Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):

Cornices, eaves, sills, buttresses, bay windows or other similar architectural features.

Awnings, decks and planter boxes.

4. Minimum Building Separations

The minimum building separation between a main and accessory building on the same lot shall be ten (10) feet.

5. Minimum and Maximum Building Heights

A main building or structure shall not exceed thirty-five feet (35') in height, nor be lower than ten feet (10') in height, rear detached garages shall not exceed fifteen feet (15') and other accessory buildings such as sheds or carports shall not exceed ten feet (10') in height.

6. Minimum Standards for Parking

Each dwelling unit shall have a minimum of two (2) spaces located within a fully enclosed garage.

7. Public Utility Easements

Public utility easements need to be a minimum of five feet (5') in width.

8. Minimum Standards for Architectural Design, Streetscape, Fencing and Landscaping

a. Independence Village Architectural Review Committee (IPARC)

The C, C & R's shall be recorded with any plat and shall form the Independence Village Architectural Review Committee (IPARC) and give it the power and responsibility to review all building construction within the development. The IPARC shall be comprised of a minimum of two (2) individuals who have experience in either design or construction. The minimum responsibilities of the IPARC shall be the following.

Prior to submittal to Bluffdale City for building permit review, the IPARC shall approve all dwelling unit types including the variety of elevations, materials, color schemes, landscaping and accessory buildings.

The IPARC shall provide Bluffdale City with an approved set of plans and a letter of approval that shall be included with the submittal package for building permit review.

The IPARC shall approve all conceptual and final landscape plans for the design and construction of the HOA Park and the trail.

Prior to submittal to Bluffdale City for building permit review, the IPARC shall approve all requests for fencing construction to insure that the Independence Village thematic fencing is to be constructed.

b. Architectural Design Guidelines

Consistent with the requirements of the SD Zone, Independence Village requires enhanced architectural elements and features that will result in homes that are thematic and include enhancements to visible side and rear facades from either public streets or the private park or trail. The following architectural design guidelines shall dictate the design and construction of homes within Independence Village:

- Stucco, masonry, fiber cement siding and / or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted.
- A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.
- Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.
- A front façade shall include either masonry or fiber cement siding that covers a minimum of 30% of the façade not including the area of the garage door.
- Windows and doors on the front façade shall be trimmed with wood or a wood-like product that is a minimum six inches (6") in width.
- Covered porches shall be supported by a minimum six inch (6") wood or wood-like post that extend from a minimum thirty-six inch (36") and 12 inch (12") width based covered by the same masonry or fiber-cement siding used on the front façade.
- Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of 24 inches.
- Rooflines shall not be flat or at a low angle, generally described as less than a 6:12 pitch.
- Front facing garages shall be placed in line with the front elevation, be extended no more than five feet in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.
- Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front façade wainscoting down the visible side façade, additional fiber cement siding, additional windows, pop-outs and window or door wood or wood-like trims a minimum of six inches (6") in width.

d. Streetscape Design, Street Trees and Front Yard Landscaping

Independence Village streets will be public streets designed to the City's "Standard Residential A" street standard. The standard provides a 7.5 foot parkstrip and a 5 foot concrete sidewalk between the back of curb and the right of way / property line. To create a more cohesive neighborhood appearance, similar landscaping of the parkways shall be performed by the home builder. The following standards shall be followed in the landscaping of the front yards and street side yards.

Turf shall be planted in the parkways. Where possible, drought tolerant turf species may be used to reduce water usage.

Street trees shall be planted and maintained in compliance with City Code Title 7 Chapter 4. A licensed landscape architect shall prepare a list of shade trees to be planted by street and the list shall be provided to the City Planner with each plat application. This list of trees shall be used as a requirement in assigning street trees.

Shade Trees

Common Name	Botanical Name	Height (Ft)	Spacing (ft)	Notes
Elm, American	Ulmus Americana	60-80	30	Use Frontier and Pioneer cultivars-they resist disease.
Honey Locust	Gleditsia triacanthos	30-70	30	Produces 7" long seedpods, Variety Inermis is thornless.
Japanese Pagoda Tree	Sophora japonica	20-40	30	Green leaflets, white flower clusters late summer, takes heat
Norway Maple	Acer Platanoides	20-40	30	
Mountain Ash	Sorbus aucuparia	20-60	30	Brilliant display of orange-red fruit in fall.
Oak, English	Quercus robur Fastigiata	40-60	30	Fastigiata is columnar with ridged and furrowed branches.
Oak, Swamp White	Quercus bicolor	50-60	30	Bark becomes deeply ridged and furrowed with age.
Oak, Bur	Quercus macrocarpa	70-80	30	Gray-brown bark becomes deeply ridged and furrowed.
Zelkova	Zelkova serrate	60-70	30	Green Vase or Village Green varieties best. Fast grower.
London Planetree	Platanus x. acerifolia	50-60	30	Mottled bark
Basswood	Tilia Americana	30-40	30	Compact growth

The home builder shall landscape the front yards of all lots based upon a conceptual landscape plan approved by the IPARC. The landscaping shall include an automatic irrigation system. The landscaping shall include turf, shrubs and groundcovers.

The front yard landscaping shall be installed prior to issuance of a certificate of occupancy except that between the months of October and April, the home builder may delay the installation until the end of the following month of June if a bond is posted pursuant to the City's adopted fee schedule.

The home builder shall construct the IPARC approved thematic fencing between homes at a distance no more than five (5) behind the corner of the dwelling unit. The home builder shall also construct the IPARC approved thematic fencing along the length of the street side lot line from a distance no more than five (5) from the building corner and the lot rear corner.

As part of the IPARC approval, the home builder may choose to not build the fencing between homes if full landscaping including side and rear yards is installed.



e. Fencing

The consistent and uniform installation of thematic fencing will contribute to the Independence Village sense of neighborhood. The thematic fence, TREX Seclusions Woodland Brown, maintenance free fence.

Figure 3 shows the location of required fencing that will be installed by the home builder. The home builder will also be required to construct the thematic fencing between homes (interior side yard) no more than five (5) feet behind the house corner. The homeowner may choose to install additional thematic fencing along other lot lines not noted on Figure 3.



Figure 3

City Council Report



*****AMENDED*****
BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, July 13, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, July 13, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** - (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the June 08, 2016 meeting minutes.
 - 3.2 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to enter into a Construction Agreement for relocation work between Rocky Mountain Power and the City of Bluffdale, for Power Lines located at or near Porter Rockwell Boulevard.
 - ***3.3 Preliminary acceptance of Iron Horse Plat B Subdivision, and beginning the warranty period.
 - 3.4 Approval of a resolution of the Bluffdale City Council authorizing the City Manager to execute a Local Government Contract between the Utah Department of Transportation and the City of Bluffdale for Design of Segment 5 of the Porter Rockwell Boulevard.
 - 3.5 Approval of a resolution of the Bluffdale City Council authorizing the Mayor to enter into a Cooperative Agreement between the Utah Department of Transportation and the City of Bluffdale for a New Traffic Signal and Roundabout Installation on 14600 South at the Railroad Crossing and 1000 West.
4. Presentation and discussion regarding the Bluffdale City Fire Department Semi-Annual Statistical Report, staff presenter, Fire Chief Roberts.
5. **PUBLIC HEARING** – Consideration and vote on an ordinance amending the City Standards and Specifications related to Typical Street Cross Sections and Electrical Lighting Standards, staff presenter, Michael Fazio.

6. **PUBLIC HEARING** – Consideration and vote on an ordinance amending the City Standards and Specifications, adopting Parks and Recreation Landscape Standards, staff presenter, Michael Fazio.
7. Consideration and vote on Preliminary and Final Subdivision Plat Application for Taylor Acres for six (6) residential lots in the R-1-43 Zone, located at approximately 1950 West 14400 South, Greyfriars Estates, LLC, applicant, staff presenter, Jennifer Robison.
8. Consideration and vote on resolution of the Bluffdale City Council authorizing the City Manager to enter into a General Service Agreement with Erosion Control Services, Inc., to provide Storm Water Pollution Prevention Construction Inspections (SWPPP), staff presenter, Michael Fazio.
9. Consideration and vote on a resolution of the Bluffdale City Council authorizing the Mayor to enter into an Interlocal Cooperation Agreement modifying the 2010 Interlocal Cooperation Agreement that established the Jordan River Commission, with the City of Bluffdale becoming a member of the Commission, staff presenter, Vaughn Pickell.
10. Mayor's Report
11. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

12. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
13. Adjournment

*****AMENDED this 12th day of July, 2016**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



**Wendy L. Deppe, CMC
City Recorder**

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation.

Planning Commission Business