



**BLUFFDALE CITY PLANNING COMMISSION BOARD OF ADJUSTMENT,  
BLUFFDALE ARTS ADVISORY BOARD, BLUFFDALE TREE BOARD  
JOINT MEETING**

**MEETING AGENDA**

**January 18, 2017**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, January 18, 2017**, 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.

**JOINT MEETING - 7:00 P.M.**

1. Invocation and Pledge. \*
2. Joint Meeting to hold annual open and public meeting training.
3. Adjourn joint meeting and continue Planning Commission business meeting.

**CONTINUATION OF PLANNING COMMISSION BUSINESS MEETING**

1. Public comment (for non-public hearing items).
2. **Continuance from January 4, 2017** on a Conditional Use Application for Garage Storage Units located at approximately 13851 South 2700 West, Garage Concepts LLC, Applicant.
3. City Council Report.
4. Planning Commission Business (planning session for upcoming items, follow up, etc.).
5. Adjournment.

**Dated: January 13, 2017**

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.

# **Joint Work Session**

**Item 3**



**Community Development Department**  
**Planning Division**  
14175 South Redwood Road  
Bluffdale, UT 84065  
(801) 254-2200 Fax (801) 253-3270 TTY 7-1-1

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**MEMORANDUM**

**To:** Planning Commission  
**From:** Jennifer Robison, Senior Planner  
**Date:** 13 January 2017  
**Subject:** Conditional Use Application – Garage Concepts, LLC

The Conditional Use Application for Storage Units/Garage Condos by Garage Concepts, LLC is on the Planning Commission agenda for consideration and vote on Wednesday, January 18, 2017. The applicants have prepared a presentation with additional information requested by the Planning Commission which is attached.

Bluffdale City Code 11-2-2 defines storage units as “A storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property. Where permitted, may include a caretaker dwelling no larger than one thousand (1,000) square feet.” The GC-1 Zone does not allow for caretaker dwellings for storage units. The applicants are not proposing a caretaker dwelling.

At the public hearing, Staff compiled a list of concerns by the Planning Commission. The following are responses provided by Staff and the Applicants:

1. *Conversion to dwelling units* . The City Code 11-16-25(F) does not allow for animal or human habitation and will also be a condition of the CC&R’s for property owners.
2. *Unlawful activities in units*. Any unlawful activity on any property within the City will be enforced by the police and fire department. All property owners are subject to all laws and ordinances of the City,
3. *Parking, drive aisles and access*. The Fire Chief has reviewed the proposed layout again and does not have any concerns understanding the final designs and technical fire code requirements will be provided with the subdivision and site plan applications.
4. *Traffic and intersection at 2700 west*. The applicants have provided information in the presentation provided.

5. *Other similar storage units and regulation, design and architectural features, safety, and restrictions on uses.* The applicants have provided information and the owners are subject to all City codes and ordinances.

The application 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 city standards. In preparing a motion for action, the Planning Commission needs to be prepared to formulate reasonable conditions for the record in favor of or in denying the application.

If you have any questions, please feel free to contact me at (801) 858-0504 prior to the meeting.



# PLANNING COMMISSION MEETING

18 January 2017

Additional information for the application of a conditional use permit for  
Garage Concepts LLC at 13851 South 2700 West

# IMPORTANT PROJECT INFORMATION

- What the project and the individual units will look like
- The potential uses and restricted uses within the project
- Security Features for the project
- How the project might impact traffic
- How future changes to Bangerter may affect the project

# WHAT WILL THEY LOOK LIKE ?





# WHAT WILL THEY LOOK LIKE ?



# WHAT WILL THEY LOOK LIKE ?



# WHAT WILL THEY BE USED FOR ?

- Boat, RV, and car storage - we anticipate this to represent the large majority
- Customized space for the hobbyist or car enthusiast
- Small businesses may purchase a unit for the storage of records, excess inventory, or equipment

# WHAT WILL THEY BE USED FOR ?



# WHAT WILL THEY BE USED FOR ?



# WHAT WILL BE THE RESTRICTED USES ?

- Conducting business – any customer traffic at the site will be prohibited
- Inhabiting – living in a unit will be strictly prohibited
- Anything not allowed by Bluffdale City zoning
- Any activity that violates the city noise ordinance
- Storage of any hazardous materials or chemicals
- Anything that violates the law!

# WHAT SECURITY FEATURES WILL THERE BE ?

- Fully gated with keypad entry
- 8' wall surrounding entire project
- 24/7 security surveillance
- Flood lighting at entrance and motion activated flood lights throughout the interior
- Lights near each man door and/or above the garage doors
- Individual security systems may be added to the units by the owner

# HOW WILL THE PROJECT IMPACT TRAFFIC ?

- The Average Daily Trip generation for 118 units projected to be about 16 cars (32 trips) per day.

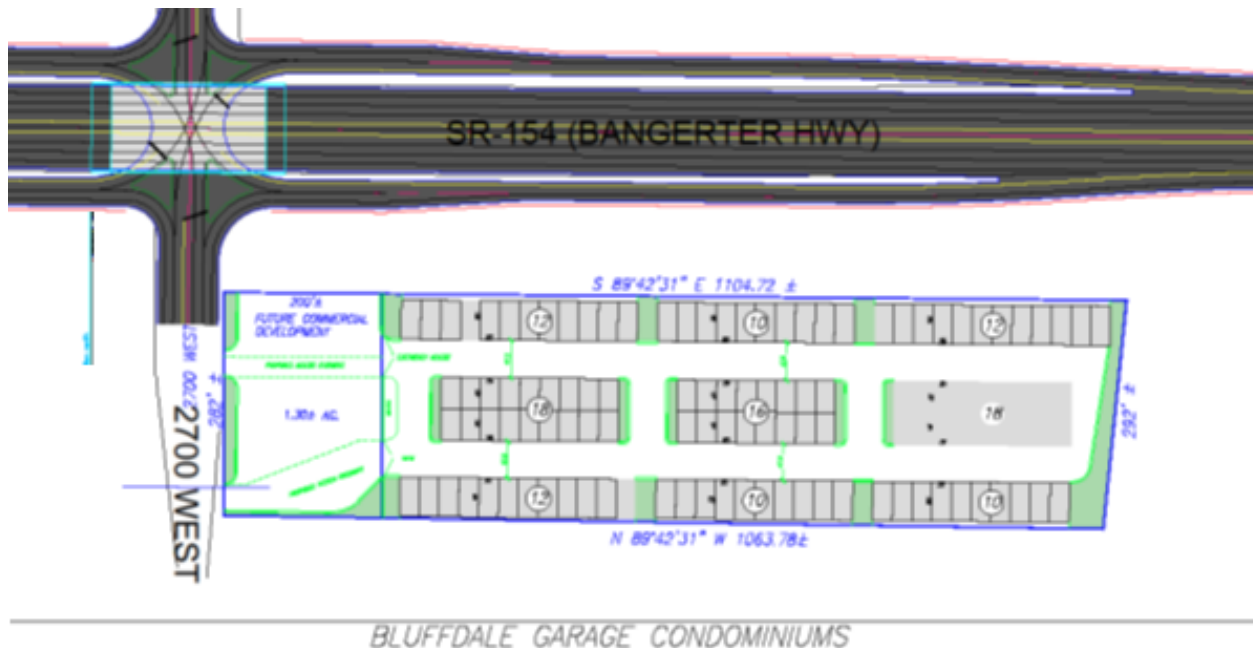
- UDOT Traffic Data:

ROUTE NAME	BEGIN MILEAGE LOCATION DESCRIPTION	2015 AADT	2014 AADT	2013 AADT
0154	2700 W via Bangerter Hwy - 13400 S	40,555	38,665	37,035

- Minimal impact with projected ADT
- Consistent with Study done for nearby “Storage Unit” development and submitted to the City by others.
- Data based on Institute of Transportation Engineers (ITE) study from Utah that created the basis for trip generation calculation.



# HOW MIGHT FUTURE CHANGES TO BANGERTER AFFECT THE PROJECT ?



- Prioritized 14 of 17 for Bangerter Interchanges
- No Funding for 2700 West interchange as of today
- Full movement access into this project is 350' away from interchange.
- 2700 West accesses are controlled by the City, but these are designed to be consistent with what UDOT would require.



QUESTIONS ?

# **City Council Report**



**BLUFFDALE CITY COUNCIL  
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD  
REDEVELOPMENT AGENCY BOARD  
COMBINED MEETING AGENDA  
Wednesday, January 11, 2017**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, January 11, 2017 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. **PRESENTATION** – Recognition of Craig Rasmussen for his years of service to the City of Bluffdale.
3. **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).
4. **CONSENT AGENDA** –
  - 4.1 Approval of the December 14, 2016 meeting minutes.
  - 4.2 Preliminary Acceptance of Independence H-1 (concrete roundabout), beginning the warranty period.
5. **PUBLIC HEARING** – Discussion relating to the adoption of the Impact Fee Facilities Plan (IFFP) and an Impact Fee Analysis (IFA) for Parks & Recreation, Storm Drainage, Culinary Water, Secondary Water, Public Safety, and Transportation, staff presenter, Brent Ventura.
6. **PUBLIC HEARING** – Consideration and vote on a proposed amendment to Title 11-9C-8 of the Bluffdale City Land Use Code regarding increased height allowance for hotels in the Heavy Commercial Zone, Gary Willey, Applicant, staff presenter, Grant Crowell.
7. Consideration and vote on a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County regarding the Salt Lake County Urban Wildlife Assistance Program, staff presenter, Grant Crowell.
8. Consideration and vote on a resolution designating the appointment of a Mayor Pro Tempore for 2017, Mayor Derk Timothy.
9. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(LBA and RDA Open and Public Meeting Laws Training held in conjunction)**

**LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING**

1. Roll Call
2. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(LBA Training held in conjunction with the Open and Public Meeting Laws Training)**
3. Adjournment

**BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING**

1. Roll Call
2. Training on Open and Public Meeting Laws, staff presenter, Vaughn Pickell. **(RDA Training held in conjunction with the Open and Public Meeting Laws Training)**
3. Adjournment

**CONTINUATION OF BUSINESS MEETING**

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

**Dated this 6<sup>th</sup> day of January, 2017**

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](http://WWW.BLUFFDALE.COM) AND ON THE PUBLIC MEETING NOTICE WEBSITE, [WWW.PMN.UTAH.GOV](http://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**