



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

February 21, 2018

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, February 21, 2018, at 6:30 p.m.** at the Bluffdale City Hall, 2222 West 14400 South, 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 6:30 PM

1. Invocation and Pledge of Allegiance.
2. Joint meeting to hold annual open and public meeting training.

CONTINUATION OF PLANNING COMMISSION BUSINESS MEETING

3. Public comment (for non-public hearing items).
4. Approval of minutes from January 3, 2018 meeting of the Planning Commission.
5. Land Use Training and discussion regarding Land Use Ordinance updates, presenters, John Janson and Megan Ryan.

Administrative Items

6. **CONSIDERATION AND VOTE** on Mountain Ridge Estates Preliminary and Final Subdivision Plat for thirteen lots located at approximately 2795 West 15000 South, Brett Lovell and Thomas Heward, Applicants, staff presenter, Caitlyn Miller.

Legislative Items

7. **PUBLIC HEARING, CONSIDERATION AND VOTE** on proposed amendments to Title 9, Title 10, Chapter 11-15, and Chapter 11-16 of the Bluffdale City Code regarding adopted building codes, updating the reference to the currently adopted General Plan, site plan standards, supplementary regulations and other administrative updates, staff presenter, Caitlyn Miller.

Discussion Items

8. City Council Report.
9. Planning Commission Business (planning session for upcoming items, follow up, etc.).
10. Adjournment.

Dated: February 16, 2018



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 Raelena Farmer if you desire to give the Invocation.

Minutes

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**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 **Present:**

2

3 **Members: Kory Luker, Chair (arrived at 6:35 p.m.)**

4 **Connie Pavlakis**

5 **Debbie Cragun**

6 **Johnny Loumis, Jr.**

7 **Maura Thatcher**

8 **Von Brockbank, Alternate**

9

10 **Others: Grant Crowell, City Planner/Economic Development Director**

11 **Jennifer Robison, Senior Planner**

12 **Caitlyn Miller, Associate Planner**

13 **Michael Fazio, City Engineer**

14 **Trevor Andra, Assistant City Engineer**

15 **Raelena Farmer, Development Coordinator**

16

17 **BUSINESS MEETING**

18

19 In the absence of Chair Kory Luker, Vice Chair Connie Pavlakis called the meeting to order at
20 6:31 p.m.

21

22 **1. Invocation and Pledge.**

23

24 Chris McCandless offered the invocation.

25

26 Johnny Loumis, Jr. led the Pledge of Allegiance.

27

28 **2. Public Comment.**

29

30 There were no public comments.

31

32 **Administrative Items**

33

34 **3. Approval of Minutes from the December 6, 2017, Meeting of the Planning Commission.**

35

36 **Kory Luker moved to approve the minutes of the December 6, 2017, Planning Commission**

37 **Meeting, as amended. Connie Pavlakis seconded the motion. Vote on motion: Connie**

38 **Pavlakis-Aye; Debbie Cragun-Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye; Kory**

39 **Luker-Aye. The motion passed unanimously. Alternate Planning Commissioner Von**

40 **Brockbank did not participate in the vote.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1
2 **4. PUBLIC HEARING, CONSIDERATION, AND VOTE on Conditional Use Permit for**
3 **an Accessory Dwelling Unit in the Basement of 2888 West Country Classic Drive,**
4 **Jeremy Bitner, Applicant, Staff Presenter, Caitlyn Miller.**
5

6 Associate City Planner, Caitlyn Miller, presented the staff report and identified the location of the
7 subject property. She noted that a 28-foot driveway was provided for off-street parking. He
8 explained that a sidewalk goes from the driveway to the back of the home where there is a staircase
9 to provide private access to the apartment. It was noted that the entrance to the apartment is not
10 visible from the street. Ms. Miller reviewed the floor plan of the basement apartment and noted that
11 the floor plan was what the applicant included in his 2015 building permit application.

12
13 The applicant, Jeremy Bitner, gave his address as 2888 West Country Classic Drive and indicated
14 that Ms. Miller had been very helpful and commented that to his knowledge he had met all of the
15 conditions for obtaining a Conditional Use Permit for an accessory dwelling unit.

16
17 Chair Luker opened the public hearing. There were no public comments. Chair Luker closed the
18 public hearing.

19
20 **Maura Thatcher moved to approve the request for a conditional use permit for a new**
21 **accessory dwelling unit, Application 2017-64, based on the findings presented in the staff**
22 **report dated December 29, 2017. Johnny Loumis, Jr. seconded the motion. Vote on motion:**
23 **Connie Pavlakis-Aye; Debbie Cragun-Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye;**
24 **Kory Luker-Aye. The motion passed unanimously. Alternate Planning Commissioner Von**
25 **Brockbank did not participate in the vote.**

26
27 **5. CONSIDERATION AND VOTE on a Preliminary and Final Subdivision Application**
28 **for Southwestern Acres Phase 2 Comprised of Eight One-Acre Lots Located at**
29 **Approximately 3550 West Buhler Lane, Greg Wilding, Applicant, Staff Presenter,**
30 **Caitlyn Miller.**
31

32 Ms. Miller presented the staff report and identified the location of the 9.89-acre subject property and
33 the proposed plat comprised of eight one-acre lots. A detention basin on the property would be
34 dedicated to the City with the final plat. Ms. Miller noted that the road and right-of-way was the

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 trickiest part of this subdivision. She indicated that the applicant proposed a 26-foot-wide
2 dedication of right-of-way for the future 3600 West on the west side of the development. The
3 applicant collaborated with his neighbors to secure a public right-of-way along the remainder of
4 Buhler Lane so that it can connect to 3400 West on the east end of the subject property. Ms. Miller
5 reviewed the rights-of-way that had been dedicated by multiple property owners. As a result, there
6 will be a full 52-foot right-of-way that will change to a 46-foot right-of-way. Both rights-of-way
7 surpass the requirement specified in the City’s Subdivision Ordinance.

8
9 Ms. Miller reviewed the improvements that will be installed for the 52-foot right-of-way. They will
10 include the full width of asphalt, curb, gutter, sidewalk, and park strip. When the right-of-way
11 narrows, there will still be the full width of asphalt, along with curb and gutter on the northern end.
12 There will be curb, gutter, park strip, and sidewalk on the southern end and in the cul-de-sac.

13
14 Ms. Miller next reviewed the current state of the access, noting that it will be greatly improved
15 when the asphalt is installed. She identified a fence that will need to be removed to accommodate
16 the full right-of-way width.

17
18 Ms. Miller noted that the meeting packet included a Memorandum of Understanding from the
19 neighbors who agreed to work with the applicant and provide the right-of-way. She assured the
20 Planning Commission that City Attorney, Vaughn Pickell, reviewed the documents and deemed
21 them acceptable. He also reviewed the document where the applicant stated that he would formally
22 dedicate the right-of-way. Ms. Miller stated that the applicant indicated that he would be recording
23 that instrument concurrently with the plat, a plan which Mr. Pickell had also deemed acceptable.

24
25 Commissioner Pavlakis noted that on the vicinity map, the location of 3200 West was marked as
26 3400 West.

27
28 City Planner/Economic Development Director, Grant Crowell, pointed out that although they were
29 not constructed yet, a partial right-of-way on the west side was being dedicated with the project. He
30 explained that there was a public road stub on the northwestern end of Boulden Ridge that had
31 always been intended to connect to 3600 West and 14400 South. It would require a few other

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 property owners to develop, but he wanted to note for the record that it was still the intent to make
2 the connection because there is still more developable land to the west and north.

3
4 In response to Commissioner Pavlakis' question regarding snow removal, Ms. Miller stated that it
5 was a public street. She added that the beauty of the right-of-way being planned was that there
6 would be the full width of asphalt, along with curb and gutter on both sides.

7
8 In response to Chair Luker's question regarding the Fire Chief's assessment of the road, Ms. Miller
9 stated that it would meet the needs of emergency service vehicles. In fact, she noted that he was
10 excited to see the improvements to this right-of-way.

11
12 In response to Commissioner Brockbank's question regarding the retention pond, Ms. Miller
13 clarified that it will be a detention pond to hold water until it either percolates or evaporates. In
14 response to the advantage of having the City own the detention pond, Mr. Crowell explained that it
15 was better in the City's general liability situation to retain ownership of things that hold water
16 coming off of public streets because the City has a responsibility for collection and treatment. City
17 ownership of the pond gives the City control and prevents others from making modifications to it.

18
19 Greg Wilding gave his address as 14467 South 3400 West and stated that the project involved a
20 great deal of work by him and his partner to get to this stage. The project entailed compromises
21 with regard to the road that he felt were to the City's advantage.

22
23 **Connie Pavlakis moved to forward a positive recommendation to the City Council for**
24 **Southwestern Acres Phase 2 Preliminary and Final Subdivision Plat Application 2017-16,**
25 **subject to the following:**

26
27 **Conditions:**

- 28
29 **1. That all requirements of adopted city standards and ordinances are met.**
30
31 **2. That the project adheres to all requirements of the International Fire Code and**
32 **requirements of the City Fire Chief.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

- 1
2 **3. That instruments guaranteeing the right of way as a public street be recorded in**
3 **a form acceptable to the City Attorney prior to, or concurrently with, the**
4 **recordation of the final plat.**
- 5
6 **4. That adequate secondary water shares in accordance with Bluffdale City Code**
7 **section 8-5-3: “Water Required” will be provided prior to recordation of the**
8 **final plat.**
- 9
10 **5. That the outstanding comments regarding the drainage report and water**
11 **system installation be addressed with the Engineering Department prior to**
12 **recordation of the final plat.**
- 13
14 **6. That prior to any grading of property or construction, a Land Disturbance**
15 **Permit and SWPPP Permit be approved and construction activities be**
16 **coordinated with the City Engineer’s office.**
- 17
18 **7. That the required public infrastructure improvements will be installed (or a**
19 **public improvements bond will be paid) prior to the issuance of a certificate of**
20 **occupancy.**

21
22 **Maura Thatcher seconded the motion. Vote on motion: Connie Pavlakis-Aye; Debbie**
23 **Cragun-Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye. The motion**
24 **passed unanimously. Alternate Planning Commissioner Von Brockbank did not participate**
25 **in the vote.**

26
27 **6. CONSIDERATION AND VOTE on a Preliminary and Final Subdivision Application**
28 **for Loumis Phase 1 for One .512 of an Acre Lot in the R-1-43 CRO Zone (Cluster**
29 **Residential Overlay) Located at Approximately 14313 South Loumis Parkway, Adam**
30 **and Ranie Loumis, Applicants, Staff Presenter, Jennifer Robison.**

31
32 Commissioner Loumis noted that the situation with this lot involves his family. He had no financial
33 gain because the applicants purchased the lot from Springview Farms. He intended to participate in

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 the because it was only a recommendation to the City Council. No opposition expressed by any of
2 the Planning Commissioners. Chair Luker approved of Commissioner Loumis’ intent to vote on the
3 matter.

4
5 Senior Planner, Jennifer Robison, presented the staff report and stated that the application is for one
6 lot. She explained that the Springview Farms development was approved in 2005. Prior to that
7 time there were several parcels owned by Mr. Loumis. In 1995 a single, one-acre lot was created
8 called the Loumis Acres Subdivision. In 2005, when the Springview Farms Development
9 Agreement was put in place, the R-1-43 zoning with the CRO Overlay was put into place.

10 Mrs. Robison explained that the subject property had not changed over the years that development
11 took place around it. Two lot line adjustments took place in 2010 and 2015 to expand the lot.
12 Also in 2015, the Wood Duck Hollow Subdivision was approved, which was part of the Springview
13 Farms Master Plan.

14
15 Mrs. Robison explained that the applicants were requesting permission to subdivide the larger
16 parcel that was done with the lot line adjustment into one lot. The proposed lot will be .512 acre.
17 The proposal fits within the R-1-43 with a CRO Overlay zone. Consequently, it meets the
18 minimum size requirement of 10,000 square feet. The applicants were seeking to make the lot a
19 legal parcel and buildable lot.

20
21 Mrs. Robison stated that there was concern about the elevation of the lot and access to it. As a
22 precaution, in Phase 3 of Wood Duck Hollow, there is a 25-foot easement access that would meet
23 the requirements for a 25-foot-wide private driveway. Mrs. Robison had conferred with the City
24 Engineer about the access to the lot off of Loumis Parkway who agreed to allow it. As a result, the
25 subject property will have two accesses, if needed. Mrs. Robison stated that the proposal meets the
26 requirements of the zoning and the subdivision plat.

27
28 In response to Commissioner Brockbank’s question regarding the drainage easement, City
29 Engineer, Michael Fazio, explained that the drainage pipe belongs to the City. As a result, it is a
30 City easement. Commissioner Loumis noted that on Loumis Parkway and in the open space

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 property, the storm drain line runs to the springs that run to the river. He noted that the City needs
2 the easements because of the clean-outs that exist along the storm drain.

3
4 Commissioner Cragun stated that she lives in Springview Farms and stated that there is a very steep
5 hill on the subject property. She asked how the steep hill impacted the development options for the
6 property. Commissioner Loumis explained that the front yard had been built up and the applicants'
7 basement, when dug, would be less of an incline with their single access onto their lot. He added
8 that the property is very buildable.

9
10 Chris McCandless identified himself as the applicant's representative and stated that he has no
11 financial interest in representing the applicants. With regard to the Migratory Bird Refuge,
12 Mr. McCandless stated that there are well over 100 geese in the field with many ducks. He was
13 pleased that construction had not driven the birds away. Mr. McCandless indicated that the project
14 was fairly simple and all of the improvements had been done. He added that the pressurized
15 irrigation, water, and sewer tie-ins came into the private road. The applicants will have a driveway
16 off the front and a walk-out basement in the back.

17
18 **Maura Thatcher moved to recommend approval to the City Council for Loumis Phase 1**
19 **Preliminary and Final Subdivision Applications 2017-66 subject to the following:**

20
21 **Conditions:**

- 22
23 **1. That all requirements of the City Codes and adopted ordinances are met and**
24 **adhered to for this plat.**
- 25
26 **2. That the relevant construction and plat drawings comply with the Bluffdale**
27 **City Engineering Standards and Specifications and recommendations by the**
28 **City Engineer and Public Works Department prior to the plat recording.**
- 29
30 **3. That the access to the property on Loumis Parkway be approved by the City**
31 **Engineer.**
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 **4. That the project adheres to all requirements of the International Fire Code.**

2
3 **Debbie Cragun seconded the motion. Vote on motion: Maura Thatcher-Aye; Kory Luker-**
4 **Aye; Connie Pavlakis-Aye; Debbie Cragun-Aye, Johnny Loumis, Jr.-Aye. The motion passed**
5 **unanimously. Alternate Planning Commissioner Von Brockbank did not participate in the**
6 **vote.**

7
8 **Legislative Items**

9
10 **7. PUBLIC HEARING, CONSIDERATION, AND VOTE on Proposed Amendments to**
11 **the Parks and Recreation Landscape Standards, Street Standards, Storm Drains**
12 **Standards, and Water Standards, City of Bluffdale, Applicant, Staff Presenter, Trevor**
13 **Andra.**

14
15 Assistant City Engineer, Trevor Andra, presented the staff report and stated that over time the City’s
16 engineering standards had been reviewed and the determination had been made that there was a
17 need for changes and updates.

18
19 In response to Commissioner Thatcher’s question regarding how the signs will be anchored, Mr.
20 Andra stated that it was a standard for various cities and for UDOT.

21
22 In response to Commissioner Pavlakis’ observation that she had seen references to brand-specific
23 items to be used, Mr. Andra stated that this was the standard that is already in place. He noted that
24 there was verbiage included that allowed the City to choose a comparable product. Commissioner
25 Loumis suggested that the phrase “or approved equal,” as stated in 2.9.A be used in the document.
26 Discussion ensued on the need to clarify the allowance to use products that are equal to those
27 identified in the Standards.

28
29 Chair Luker opened the public hearing. There were no public comments. Chair Luker closed the
30 public hearing.

31
32 **Johnny Loumis, Jr. moved to forward a positive recommendation to the City Council on the**
33 **Amendment City Standards and Specifications based on the following:**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

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Finding:

1. That the City Council is aware of possibly using the wording “as approved by the City,” with notification that it was brought to the Planning Commission’s attention about being able to find parts and adequate suppliers that could carry on with the products stated in the recommendations.

Maura Thatcher seconded the motion. Vote on motion: Debbie Cragun-Aye; Connie Pavlakis-Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye. The motion passed unanimously. Alternate Planning Commissioner Von Brockbank did not participate in the vote.

8. PUBLIC HEARING, CONSIDERATION, AND VOTE on Proposed Amendments to Chapter 11-3: “Administration and Procedures” of the Bluffdale City Land Use Code to Clarify Land Use Authority and Noticing Requirements and Administrative Updates to Chapter 11-2: “Definitions” to Establish a Definition for “Substantial Construction or Development,” (Tabled from December 6, 2017, Planning Commission Meeting) AND Proposed Amendments to Multiple Administrative Provisions Found Within Title 1, Title 2, and Title 11 of the Bluffdale City Code Regarding Establishing an Appeals and Variance Hearing Officer as the City’s Appeal Authority, City of Bluffdale, Applicant, Staff Presenters, Grant Crowell and Caitlyn Miller.

Mr. Crowell and Ms. Miller presented the staff report and noted that part of the material to be discussed was continued from the December 6 meeting. Subsequently, more material had been added to the discussion for tonight’s meeting, specifically with regard to the City’s established appeal authority.

In response to Commissioner Pavlakis’ question regarding the impetus for the direction on the appeal authority, Mr. Crowell stated that it had come from the City Council.

Mr. Crowell explained that State Law requires communities to have appeal authorities. In Bluffdale, the appeals typically relate to land use items such as variances, appeals of administrative determinations that the Zoning Administration or Planning Commission may make as the Land Use Authority. For years, the Board of Adjustment functioned in that capacity. The use of a Board of

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Adjustment varies from city to city. Utah State Law does not require a Board of Adjustment. It
2 simply requires an appeal authority. Ideally, the appeal authority will be familiar with state land use
3 laws. The proposal under consideration is to have an appointed official with law experience as an
4 Appeals and Variance Hearing Officer. That position would replace the Board of Adjustment for
5 variances and appeals of administrative interpretation. The person who is paid to perform that job
6 would have professional training commensurate with the needs of the position so that the decisions
7 made would be consistent with the laws that govern the decisions to be made. The desired outcome
8 was that there would be more consistency in decisions. The Board of Adjustment meets only
9 sporadically, so having someone with professional training would alleviate the challenges that occur
10 because of the changing nature of the composition of the Board of Adjustment and the learning
11 curve associated with the appointment and training of new Board of Adjustment Members.

12
13 Mr. Crowell explained that in order to effectuate that change, there would have to be verbiage
14 changes made to the City Code. Any place where an appeal authority is referenced for variances
15 and appeals of administrative interpretation, the position of Appeals and Variance Hearing Officer
16 would need to be inserted. Mr. Crowell noted that State Code requires an appeal authority for
17 certain types of fees, not including impact fees. City Code does not include that appeal authority, so
18 the proposal is to delegate that responsibility to the City Manager. Impact fees are a legislative
19 matter, so the City Council would be the appeal authority in those situations.

20
21 Mr. Crowell indicated that the text amendments also address the appointment of the Appeals and
22 Variance Hearing Officer. On the basis of discussions with staff and legal counsel, the
23 recommendation was to have the appointment made by the Mayor with the advice and consent of
24 the City Council. That process is consistent with the appointment of members to the Planning
25 Commission and the current Board of Adjustment.

26
27 In response to Commission Thatcher’s question regarding the frequency of appeal situations,
28 Mr. Crowell stated that the Board of Adjustment meets two to three times per year on average.
29 Mr. Crowell reported that during the six years he has been employed by the City, he was not aware
30 of any appeals other than the variances considered by the Board of Adjustment. In response to

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Cragun’s question regarding the applicant pool for a person to fill this position, Mr.
2 Crowell said that most likely it would be a land use attorney.

3
4 In response to Commissioner Pavlakis’ question regarding how this individual would be
5 compensated, Mr. Crowell said that the fee schedule would most likely be modified to ensure cost
6 recovery for the services rendered. He added that realistically, the retainer fee would be \$1,000 per
7 appeal case. The cost per incident would ultimately have to be negotiated with the individual hired
8 and the applicant’s appeal fee would be consistent with the cost associated with the negotiated
9 retainer fee. Mr. Crowell clarified that the City Council would ultimately make the determination
10 of how this position would be funded. Commissioner Pavlakis understood the intent of what was
11 being proposed, but she was sad to see the opportunity for citizen involvement taken away with the
12 dissolution of the Board of Adjustment. Mr. Crowell commented that the challenge with the Board
13 of Adjustment has been the lack of consistency in their decisions, the constant re-training of the
14 Board Members, and getting a quorum at Board of Adjustment Meetings.

15
16 Commissioner Loumis reported that he served on the Board of Adjustment for several years and
17 agreed with Mr. Crowell’s statement regarding the inconsistency of decisions because of lack of
18 training. He believed that the proposal under consideration was a good way to eliminate those
19 inconsistencies by having a land use attorney who is knowledgeable and unbiased. The decision
20 would be based on the rules that govern the State and that should govern the City. Commissioner
21 Cragun remarked that if she was going to go through the expense of an appeal, she would want an
22 expert to consider the case and make the decision.

23
24 Mr. Crowell explained that the Board of Adjustment is judicial body and has been in a different
25 branch of government than is typically done at the Planning Commission and City Council. The
26 appeal to the Board of Adjustment has always been the District Court. Therefore, the record is
27 important because the decisions made by the Board of Adjustment are judicial in nature.

28
29 Commissioner Brockbank gave his perspective as one who served on a Board of Adjustment for 10
30 years in Utah County. He asked why there is a need to put the appeal authority in one individual, as

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 opposed to a group of people, when there have been so few appeals over the past several years. He
2 opined that it would be more difficult to convince a group of people than just one person, especially
3 if the appeals are infrequent. He felt that the proposal was taking the governance of the City out of
4 the hands of the citizens by removing the opportunity for a citizen body to hear an appeal.

5
6 Mr. Crowell acknowledged that the appeals were infrequent but some are very important. He
7 explained that *ex parte* contact is not allowed. Attorneys have ethics they are required to adhere to,
8 so the *ex parte* issue should not exist because those making the decision should not be contacted at
9 their home. The variance requests need to be made on the record based solely on the facts. If there
10 is familiarity with an applicant, emotion may become a part of the decision instead of just the facts
11 on the record. There was a recent issue of this very nature where the City was experiencing legal
12 exposure when emotion was introduced into the process instead of just factual considerations.

13 Another concern is when a Board is trying to create legislative policy through the variance process
14 outside of the State Code criteria. That is a far-reaching concern. Mr. Crowell explained that since
15 the Board of Adjustment had a judicial function, the concern was acute in how decisions are made.
16 For that reason, the City Council directed staff to bring forward this proposal. He clarified that the
17 Planning Commission's duty was to forward a recommendation to the City Council regarding the
18 proposed text amendments.

19
20 Commissioner Loumis surmised that this proposal had a legal situation associated with it because of
21 an action made by the Board of Adjustment. He added that if the Board of Adjustment made
22 decisions based on emotion and not legal facts that would put the City in jeopardy. With an
23 attorney, the emotional considerations would more than likely be eliminated.

24
25 Referencing the concern made by Commissioner Brockbank, Commissioner Pavlakis asked if it
26 would be possible to have two citizen volunteers serve as their counsel so that more than one person
27 is making the decision. The person hired to lead the process would have the legal background to
28 direct the discussion. Mr. Crowell did not think Commissioner Pavlakis' suggestion would fit
29 within this scenario or this proposal. Commissioner Cragen commented that since the decisions
30 made by the Board of Adjustment are judicial in nature, the next step was to appeal to the District

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Court, it was in the City and applicant’s best interest to have an expert make the decision on a
2 variance. Mr. Crowell stated that there would be a written decision instead of a recording of a
3 meeting. He acknowledged that the proposal represents paradigm shift. Chair Luker opined that
4 the change was a move in the right direction and would allow the City to protect itself and allow
5 residents to have consistency.

6
7 Commissioner Cragun stated that as an HR professional, she had serious reservations with the
8 statement in 2-4-1:A.4 that deals with the removal of a person from the position for cause. It
9 implies that a person could be removed because someone filed a complaint and noted that a
10 complaint might not necessarily be true. As a result, the language “for cause” was of particular
11 concern to her. Mr. Crowell reported that the proposal is for the Mayor to make an appointment
12 with consent and counsel of the City Council. By the same token, the removal of a person from the
13 position would have to be by the Mayor with the consent and counsel of the City Council.
14 Mr. Crowell added that currently the Mayor can remove a person from the Planning Commission or
15 Board of Adjustment with or without cause.

16
17 Commissioner Cragun noted that A.6 said that the Appeals and Variance Hearing Officer would be
18 an independent contractor, so it might be advisable to use contract-type language. She reiterated
19 that in her professional experience, the two words “for cause” have caused a lot of problems.

20
21 Commissioner Cragun addressed the chart pertaining to Land Use Decision, Time, and Notice
22 Type. She commented that it was inconsistent in its use of “days” and “calendar days.” She stated
23 that the reference should be defined and standardized throughout the document. Ms. Miller agreed
24 to rectify the problem.

25
26 Various verbiage changes were made to the proposed language.

27
28 In response to Commissioner Pavlakis’ question about how a variance request takes place,
29 Mr. Crowell stated that the applicants fill out the application and make their own case. Staff would
30 review the application and conduct fact checking to provide needed information to the Board of
31 Adjustment. He clarified that staff does not make recommendations to the Board of Adjustment.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 The applicants present their case to the Board of Adjustment, after which the Board deliberates and
2 renders a decision. There is no public hearing. Consequently, the Board of Adjustment does not
3 take information outside of the appeal or the variance application. Commissioner Pavlakis shared
4 her experience with the Board of Adjustment that took place a few years ago. She said that the
5 neighbors had the opportunity to state their concerns to the Board of Adjustment, and their input
6 made a difference in what she was allowed to do.

7
8 Mr. Crowell reiterated that the variance request was a judicial process, so facts on the record were
9 the standard. The Board of Adjustment then makes a decision based on the facts, and not *de novo*,
10 which is rehearing everything from the beginning.

11
12 Commissioner Loumis commented that it was the responsibility of applicants to gather additional
13 opinions and input as part of their fact-finding process of preparing their application for legal
14 consideration. Mr. Crowell concurred by stating that it was the responsibility of the applicant to
15 make his/her case for a variance request because it is a judicial decision in which facts on the record
16 should be the standard. He stated that if the Planning Commission disagreed with the proposed text
17 amendments, they could make their recommendation to the City Council.

18
19 Commissioner Cragun understood the nature of a judicial decision and asked if there was a different
20 process for someone who might want different facts and comments to be evaluated in an
21 administrative or legislative process. Mr. Crowell stated that if a person does not obtain a variance,
22 they could ask the City Council to change the law, which has happened in the past. If there is a
23 policy issue, the citizens should appeal to the City Council to change the law. In the case of judicial
24 matters, the standard is whether the facts were accurately considered and the law correctly applied.

25
26 Mr. Crowell reiterated that if citizens think the law is unfair, they need to ask the City Council to
27 change the law. Variances are not about fairness and are about the facts associated with the
28 application at hand. If a judicial decision is not correct, any additional facts that might have a
29 bearing on the outcome need to be presented.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 In response to Commissioner Pavlakis’ question on how the appeal authority would make a
2 determination on a variance, Mr. Crowell explained that Utah Annotated Code has five specific
3 criteria, all of which must be met in order for the variance to be legally granted. The applicant has
4 the responsibility to provide factual proof that all five criteria have been met.

5
6 Commissioner Pavlakis asked about the noticing distance. Mr. Crowell said that it was kept at
7 1,000 feet for conditional uses.

8
9 Commissioner Pavlakis asked about the “Notice Type” column in the Land Use Decision Table.
10 With regard to the General Plan, she asked when the City would ever have a 24-hour notice.
11 Mr. Crowell stated that if the matter had been continued five times and the public hearing closed,
12 everything that is on any meeting agenda must have a minimum notice of 24 hours. In response to
13 Commissioner Pavlakis’ question if there was a direct correlation between “Time A” and “Notice
14 Type (A),” Mr. Crowell responded in the negative and acknowledged how there might be some
15 confusion there. Discussion ensued on how to clarify the table.

16
17 Commissioner Pavlakis requested that the noticing distance be set at 1,000 feet for the General Plan
18 because of what she has seen when a zoning change was being considered. Mr. Crowell stated that
19 item B, “Additional Notice,” in the second section on “Adoption or Amendments of the Land Use
20 Ordinances or Zoning Map (rezone),” addressed the noticing for a geographically-based issue. He
21 said he would make sure the 1,000-foot noticing requirement would be placed where it was needed.

22
23 Commissioner Pavlakis asked about the section on “Annexation Policy Plan” and if there was a
24 reason the City did not notice anyone within the 1,000-foot noticing area. Mr. Crowell explained
25 that the City does not have any unincorporated land to be annexed, so this would probably be a non-
26 issue for the City. The proposed language was taken out of State Code. Mr. Crowell explained that
27 the State Legislature has a lot of rural influence. He doubted the State Code was written just for
28 urban areas and instead was written for the entire State. He commented that some of the land use
29 law that comes out of each Legislative Session comes from very rural legislators.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Pavlakis next addressed the section, “Amendment to public improvement standard in
2 subdivision or development requirement ordinance.” She asked for an explanation of the statement,
3 “Mailed notice and an opportunity to comment to anyone who has requested the notice in writing.”
4 Mr. Crowell said that language was straight out of the State Code. He reported that the leader in the
5 requirement was the billboard laws. He was not aware of any letters the City had filed, other than
6 with Reagan Billboards.

7
8 Commissioner Pavlakis requested clarification on the section, “Land Use Application.”
9 Mr. Crowell explained that it was intended to ensure that the applicant has sufficient time to get a
10 staff report and enough time to read it.

11
12 In response to Commissioner Pavlakis’ question regarding the noticing distance for subdivision
13 proposals, Mr. Crowell commented that he had not visited with the City Council about the
14 Subdivision Ordinance for about one year. At that time, the City Council was amenable to 500 feet.
15 This City Council, however, might prefer 1,000 feet.

16
17 In response to Commissioner Pavlakis’ question regarding “Vacating or amending a Subdivision
18 Plat,” Mr. Crowell stated that if the Planning Commission believes 1,000 feet would be better, they
19 can include that in their recommendation. Commissioner Pavlakis’ biggest concern was with the
20 conjunction “or” in the statement “OR posted on the property proposed for subdivision.” She
21 preferred see “and” used. Mr. Crowell said that there was an “or” in the State Code, but he would
22 have to look it up. He said that vacating was different from approving. Ms. Miller said she could
23 ask the City Attorney about that suggestion.

24
25 In response to Commissioner Pavlakis’ request for clarification on the intent of 11-3-6:C.(d),
26 Ms. Miller explained that if the City failed to provide the applicant with a staff report and meeting
27 agenda in a timely manner, as specified, the applicant would still have the option to request that the
28 item remain on the meeting agenda in the interest of the applicant to keep the process moving
29 forward.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Pavlakis next addressed 11-3-9:B, and asked for an example of the sentence, “The
2 Zoning Administrator, or designee, issues permits for administrative uses and administrative lot line
3 adjustments.” Ms. Miller said that the City’s current Ordinance on site plans specifies that if there
4 is a site plan of less than 15,000 square feet of floor space that requires fewer than 50 parking
5 spaces, that site plan can be approved at the administrative level. She confirmed that the example is
6 a current policy. Mr. Crowell added that lot line adjustments outside of a subdivision could be
7 signed off by the Zoning Administrator. If the lot line is inside a plat, it is a plat amendment and is
8 a more involved process.

9
10 With regard to paragraph E of that same section, Commissioner Pavlakis asked what was meant by
11 “administrative zoning determinations.” Mr. Crowell cited as an example the zoning of a business
12 license approval in determining whether something is a home occupation.

13
14 With regard to lot line adjustments and lot line appeals, as indicated in the table regarding the land
15 use authority and appeal authority, Commissioner Pavlakis thought there was a difference between
16 what was on the table and what Mr. Crowell had just said. Mr. Crowell explained that outside of a
17 subdivision plat, if a person proposes a lot line adjustment, the appeal authority would determine if
18 the applicant had to follow the subdivision plat. He noted that lot line adjustments are covered in
19 the City’s Subdivision Ordinance.

20
21 In response to Commissioner Pavlakis’ question regarding the meaning of “Home Occupation
22 Extra,” Ms. Miller said it should be “Extra Employees.” The table would be corrected to be more
23 readable. Ms. Miller explained that people with home occupations are allowed to have one
24 employee in the home. If there is need for more than one employee, the owner would have to apply
25 to the Planning Commission for a Conditional Use Permit. Ms. Miller described the different
26 appeal authorities.

27
28 Commissioner Pavlakis next sought clarification on 11-3-13:C, which relates to the duties of the
29 Zoning Administrator. Her question related to the processing of applications. With the changes
30 made, she had no issues with the duties. She was pleased that the noticing requirement had

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 remained at 1,000 feet. She suggested that that requirement be included with hearings that take
2 place on the General Plan.

3
4 In response to Commissioner Pavlakis' question regarding how the Planning Commission should
5 deal with their motion and vote on this agenda item, Mr. Crowell commented that he had taken
6 good notes and staff could listen to the audio recording again, He however, saw nothing was a
7 major policy problem. He felt that the issues would be easy fixes and asked the Planning
8 Commission to move forward with a recommendation rather than continue the item. He noted that
9 there had been a resignation from the Board of Adjustment, so it would be advantageous to get the
10 issue resolved.

11
12 Chair Luker opened the public hearing.

13
14 Connie Robbins gave her address as 14455 South 2585 West and asked if a fee is charged when an
15 applicant submits an application to the Board of Adjustment. Mr. Crowell reported that the current
16 fee is \$350. If an attorney considers the variance, the cost would go up substantially. Although the
17 amount was yet to be determined, he anticipated that the City Council would try to implement some
18 sort of cost recovery on the variance request. Commissioner Loumis commented that if the
19 applicant had done due diligence and felt comfortable that all five criteria had been met, there
20 should not be any guarantee as to whether the variance request would be approved. Ms. Robbins
21 agreed and clarified that her concern was the steep jump in the cost of the variance application. If
22 the cost is going to be high, she agreed with the earlier suggestion that two citizens also be involved
23 in the hearing process.

24
25 Mark Hales gave his address as 1651 West 14600 South and reported that he currently serves as a
26 member of the Board of Adjustment. He recently sat in on hearings where emotions were affected
27 the decisions. The Board of Adjustment is now being sued by the City Council because of a recent
28 decision. Mr. Hales stated that he is an attorney by profession and a small claims judge, so he
29 knows how the process would be handled by an attorney. He opined that having someone who
30 understands and follows the law is far more important than having someone volunteer and take
31 matters into their own hands when it comes to zoning applications. Though he would be

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 disappointed to see the Board of Adjustment go away, he understood the need to have someone who
2 is trained in the law making decisions. He added that variance requests should be made exclusively
3 on the basis of the application and the facts presented by the applicant and not by the neighbors. He
4 stated that no citizen should have input on whether the law is correct. Mr. Hales stated that the
5 proposal is needed to protect the City. He remarked that if the citizens on the Board of Adjustment
6 had done what they were supposed to do, the current proposal would have been unnecessary.

7
8 When Commissioner Brockbank sought to confirm that Mr. Hales was of the opinion that a decision
9 rendered by an attorney would be less likely to be appealed to the District Court, Mr. Hales said that
10 if there is a lawyer, the City would not appeal the decision of the Appeals and Variance Hearing
11 Officer because the attorney would ostensibly do things according to the law. He reiterated the fact
12 that State Code has five specific criteria, all of which must be met for a variance to be granted. The
13 decision rendered by the Appeals and Variance Hearing Officer would be clearly framed within the
14 law. Mr. Hales concluded by stating that people mainly want to have the chance to have their
15 opinions heard.

16
17 There were no further public comments. Chair Luker closed the public hearing.

18
19 With regard to the verbiage on noticing, when Commissioner Pavlakis asked if any noticing had
20 been removed from the current City Code, Ms. Miller replied in the negative. Mr. Crowell noted
21 that additional noticing was not part of the variance process and had been removed a few months
22 earlier. Commissioner Pavlakis stated that when she had requested a variance, she was charged for
23 postage for the notices that were sent. Mr. Crowell explained that if there is no additional noticing
24 required, the applicant does not incur the additional cost.

25
26 Commissioner Cragun stated that her point about the appeals process was that the applicant has had
27 a chance to say something, and now it is up to the owner and the Hearing Officer, who is following
28 the law. Consequently, she did not see the need to provide notice. Mr. Crowell acknowledged that
29 the draft did not include the noticing protocol for when applicants appear before the Hearing
30 Officer.

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 **Connie Pavlakis moved to forward a positive recommendation to the City Council for the**
2 **Text Amendment Applications 2017-56 and 2017-63 based on the following:**

3
4 **Findings:**

- 5
- 6 **1. That the Appeals and Variance Hearing Officer’s cause for removal language**
7 **should be addressed, for consistency throughout the ordinance.**
 - 8
 - 9 **2. All references to days in noticing deadlines have been changed to “calendar**
10 **days” for clarity.**
 - 11
 - 12 **3. That clarification of the time frame in which the Appeal Authority shall hear an**
13 **application be given.**
 - 14
 - 15 **4. That amendments to the General Plan Map be addressed in the noticing**
16 **requirements table.**
 - 17
 - 18 **5. That the noticing requirement language for subdivision plat amendments be**
19 **changed to include the posting of a sign on the property.**

20
21 **Debbie Cragun seconded the motion. Vote on motion: Debbie Cragun-Aye; Connie Pavlakis-**
22 **Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye. The motion passed**
23 **unanimously. Alternate Planning Commissioner Von Brockbank did not participate in the**
24 **vote.**

25

26 **9. PUBLIC HEARING, CONSIDERATION, AND VOTE on Various Text Amendments**
27 **to Title 11-2-2, 11-16-29, and 11-35-2 of the Bluffdale City Land Use Code Regarding**
28 **“Private Hobby Garage Development,” Including a Definition, Development**
29 **Standards, and Allowed as a Permitted Use in the GC-1 General Commercial Zone,**
30 **Garage Concepts LLC, Applicant, Staff Presenter, Jennifer Robison.**

31
32 Jennifer Robison presented the staff report and explained that the application before the Planning
33 Commission was intended to amend the text in the City’s Zoning Code referring to a definition of a
34 “private hobby garage” and allow such a facility as a permitted use in the GC-1 General

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commercial Zone. Mrs. Robison noted that the applicants met with staff and the DRC regarding
2 the proposed text amendments. She read the definition for “private hobby garage” and noted that
3 the text amendments included additional standards that referred strictly to this type of development.

4
5 Mrs. Robison explained that the Code contains provisions for storage units, which are defined in a
6 manner that was not compatible with what the applicants had previously proposed. Consequently,
7 the applicants proposed a new use that is specific and unique. Their proposal also includes
8 development standards. The applicants were requesting that this type of use be allowed only in the
9 GC-1 General Commercial Zone as a permitted use. Mrs. Robison stated that the GC-1 Zone is
10 limited throughout the City and is the only zone where storage units are allowed. In response to
11 Commissioner Pavlakis’ observation that storage units are a conditional use, Mrs. Robison replied
12 in the affirmative and added that the applicants were requesting that private hobby garages be
13 deemed as permitted uses in the GC-1 Zone.

14
15 Mrs. Robison noted that the staff report contained all of the suggested changes to the text to allow
16 standards that would be specific to private hobby garages and be separate from the storage unit
17 standards. The applicants looked at the current language in the Code that might apply to private
18 hobby garages. She described how to distinguish the language that currently applies to typical
19 storage units from the proposed additional requirements for private hobby garages to make them
20 unique and different from what a typical storage unit would be.

21
22 Mrs. Robison requested that the Planning Commission address their comments to the applicants
23 because they had crafted the proposed text amendments. Mrs. Robison pointed out, however, that
24 staff recommendation # 4 addressed additional design guidelines intended to ensure a more
25 aesthetic design than the typical storage unit facility. The proposed facility will be a gateway to the
26 City, so staff felt it was important to include enhanced design criteria.

27
28 Mr. Crowell clarified that although the text amendment proposals came from the applicants, staff
29 conferred with them throughout the process. In addition, the applicants held a work session with
30 the City Council regarding the concept of the private hobby garage.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1
2 In response to Chair Luker’s question about why 26 units were proposed, Mrs. Robison stated that
3 the purpose was to make the language specific to this particular project. Mr. Crowell added that as
4 part of the discussions, the City Council considered the merits of creating a Special District. The
5 creation of a Special District, however, is a very robust process so the discussions revolved around
6 how to make a proposal as specific and as limited as possible.

7
8 Commissioner Brockbank was concerned that the City had to rely on the applicant to craft the
9 City’s ordinances. He understood where the applicants were coming from, however, and had no
10 problem with the concept. He did object to the idea that an applicant would draft an ordinance to
11 meet only their needs. He commented that if the City should draft new ordinances in the future with
12 input from the applicant.

13
14 Randy Smith gave his address as 6875 South 900 East and identified himself as a representative of
15 Sunrise Engineering. He indicated that and his associates had appeared before the Planning
16 Commission several times already. Their goal was to find something that is sustainable and would
17 be acceptable to the Planning Commission. He liked approaching the matter from a text
18 amendment standpoint because they had listened the feedback and concerns of the Planning
19 Commission regarding the overly broad idea that storage units could be bought or sold. In
20 subsequent meetings with staff, the DRC, and the City Council, Mr. Smith and his associates
21 realized that they needed to place greater focus on their proposal so that it is limited and does not
22 apply the proposed conditions to the City as a whole. Instead, it limits the possibility to just one
23 development. Mr. Smith acknowledged that the idea of creating a Special District would have been
24 excessive; therefore, the text amendments seemed to be the best option.

25
26 Mr. Smith observed that the concept of a hobby garage is new and that the closest facility of its type
27 is in St. George. For that reason, staff asked the applicants to provide a clear vision of what they
28 want to do. They collected data from a variety of individuals in St. George to gain a vision of how
29 they should proceed. They also looked at other developments in Montana, Texas, and Virginia so
30 that they could convey to staff what the zoning and text amendment would look like. They then

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 drafted text amendments that were subsequently modified in preparation for tonight’s meeting. The
2 main task was to distinguish what should be enforceable by Code and what should be enforceable
3 by the CC&Rs. The goal was to make the proposal as specific as possible.

4
5 In response to Commissioner Thatcher’s comment that the language says that there could be no
6 fewer than 26 units, Mr. Smith clarified that it was 26 or more because the bottom threshold of 26
7 would prevent people from doing a smaller development that might not be sustainable. He and his
8 associates were looking for a development that would be sustainable and contribute to the economic
9 development of the area and 26 seemed to be the ideal bottom threshold to meet that objective. He
10 reiterated that they have tried to listen to the City and have studied what other communities have
11 done to ensure that they put their best foot forward.

12
13 Mr. Smith expressed his appreciation for staff’s insertion of the changes in red print because he and
14 his team want to demonstrate that they are compliant with all of Bluffdale City’s GC requirements
15 and are adding more requirement to allow this as a permitted use. For example, the setbacks meet
16 or exceed those of the GC Zone. In addition, they meet or exceed the lot coverage, landscaping,
17 and walls requirements. His team submitted architectural renderings that were in complete
18 compliance with the direction received from staff. They exceed the City’s requirements for drive
19 aisles and parking requirements. In addition, the possibility of residential uses would be prevented
20 by what could be built inside the facility. The language was crafted so that it would clearly tell
21 Code Enforcement what was and was not legal.

22
23 With regard to Code Enforcement, Commissioner Pavlakis asked Mr. Smith how the Code
24 Enforcement Officer would be able to enforce uses on the property. Her concern stemmed from the
25 fact that it is not a typical business with typical business hours. Mr. Smith commented that Code
26 Enforcement would have the same ability to enforce hobby garages as with any other building.
27 Code Enforcement would have all of the needed information and authority to carry out their
28 responsibilities. The facility will be gated and Code Enforcement will have the needed emergency
29 access codes. The key would be to determine and apply the City’s Code Enforcement policies. If
30 an owner is out of compliance, Code Enforcement would get involved. If the owner is not present,

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 a notice would be posted on the door and the Code Enforcement Officer would have the mailing
2 address to send an additional notice by mail. Commissioner Pavlakis had concerns about the ability
3 of the Code Enforcement Officer to carry out his duties. Mr. Crowell stated that there are
4 investigations taking place in Bluffdale and if necessary, the Police Department can get involved.

5
6 In response to Commissioner Pavlakis’ question regarding mail delivery to the owners, Mr. Smith
7 said that by definition, each hobby garage would be a “condominiumized” unit, so each unit, by
8 law, will have its own tax ID number and mailing address.

9
10 In response to Commissioner Pavlakis’ question regarding the building permit requirements for a
11 hobby garage unit, Mr. Crowell stated that the owner would have to comply with the adopted
12 Building Codes, like other property owners. Mr. Smith added that the CC&Rs specify that the
13 HOA would have to receive notice of any planned improvements. Mr. Crowell added that if the
14 City’s Building Code requires a building permit, the same requirement would be applicable to the
15 hobby garages. Mr. Smith added that in the case of hobby garages there would be an extra layer of
16 protection because homeowners can remodel their basement without obtaining a building permit
17 when they should. He added that if an owner is in violation of the CC&Rs, the HOA would have
18 foreclosure rights.

19
20 Commissioner Cragun thought the idea of a hobby garage is great idea and felt there would be a
21 market for it. She felt that Mr. Smith and his team had done things the right way by separating
22 themselves from storage units. Commissioner Cragun felt that the mitigation of potential
23 detrimental effects had been resolved. She wanted to hold Mr. Smith and his colleagues to the same
24 standards as would be expected of others. Mr. Smith appreciated the patience of the Planning
25 Commission in working through this process. He reiterated that they have tried to provide the City
26 every protection possible.

27
28 Commissioner Brockbank stated that one of his original concerns was the kitchen in the garage
29 because it made the facility more like a living unit. Mr. Smith said they addressed that concern by
30 limiting the electrical service to 120 volts so that an oven could be installed in the unit.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Brockbank noted that his concern was not if a person spent a night in the unit; he just
2 didn't want people to live there. Commissioner Brockbank reiterated his earlier concern that the
3 City Council was allowing an entity to write its own Code for this type of facility. He clarified that
4 he didn't have a problem with the concept of this product type and that most of the Planning
5 Commission's issues had been addressed.

6
7 Commissioner Pavlakis was concerned that on the subject property private hobby garages and
8 storage units are a conditional use. Storage units are a permitted use in the I-1 and I-2 Zones. She
9 asked if there was a reason for making private hobby garages a permitted use in the GC-1 Zone
10 when storage units are a conditional use. Mr. Smith emphasized that private hobby garages are not
11 storage units. They would be allowed only in the GC-1 Zone. He explained that storage units are
12 different from a hobby garage. The feedback he and his associates had received from the City
13 Council and the DRC was to make the allowable location of hobby garages very specific.

14 Commissioner Pavlakis opined that she would still like to see them as a conditional use instead of a
15 permitted use to allow for an extra layer of review and control.

16
17 Commissioner Pavlakis next asked about how the number of 26 had been determined. She said that
18 she would like to see the number based on the size of the parcel and to set a minimum parcel size.

19 Mr. Smith stated that their total property was about seven acres, and the hobby garages were
20 proposed for about three acres. The other uses, which would be on the front end, are all permitted
21 uses in the GC-1 Zone. He added that acreage was a challenge because they did not know exactly
22 how the product will be received, even though their market analysis indicates that there would be a
23 fairly strong market for it. As a result, setting an acreage size could be a challenge and make the
24 development non-sustainable. Mr. Smith explained that 26 units were determined to be the number
25 that would be financially viable and sustainable.

26
27 In addition to the minimum threshold of 26, Commissioner Pavlakis next asked if there might be
28 merit in putting a cap on the maximum number of allowable units. Chair Luker also hoped to see a
29 cap so that street congestion does not become an issue. Mr. Smith said that it was too early to know
30 what the cap should be. He observed that there was implicit protection because of the minimum

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 and maximum allowable size of the units, along with the landscaping standards that were being
2 incorporated. In response to Chair Luker’s question regarding the anticipated maximum number of
3 units that could go on the subject property, Mr. Smith stated that early on, the number was around
4 120 if nothing else is developed on the property.

5
6 In response to a question raised by Commissioner Pavlakis regarding the largest development of
7 this type that he was aware of, Mr. Smith stated that in St. George there are about 50 units in the
8 Sun River Development. He noted that they were all sold and that there is a waiting list.

9
10 Mr. Crowell provided input on conditional and permitted uses and said that the idea was that the
11 City should move away from conditional uses, per direction from the City Council.

12
13 Commissioner Pavlakis suggested that a cap be placed on the maximum number of allowable units.
14 She addressed the setbacks as stated in Letter G and recommended there be more than a zero-foot
15 setback. Mr. Smith noted that the GC-1 Zone currently allows for a zero-foot setback, unless the
16 facility abuts a residential zone. Consequently, the proposed text amendments are in compliance
17 with the current setback requirements in the GC-1 Zone. Commissioner Pavlakis countered by
18 stating that the proposed product type differs from the typical business in the GC-1 Zone, and there
19 will be more people there and more activity at night. Mr. Smith stated that setbacks for back yards
20 and side yards are intended to address aesthetics. He reiterated that the proposed units will comply
21 with or exceed the setback requirements that currently exist in the GC-1 Zone. If unnecessary
22 setbacks are required in the back of the building, maintaining that portion of the property would not
23 be sustainable because of weeds and trash. As a result, building at the property line, as allowed in
24 the GC-1 Zone, would eliminate that issue. Mr. Smith added that the exterior walls would include
25 aesthetic features so that they do not look like solid block walls. He asserted that that was where he
26 and his associates were exceeding, not just meeting, the City’s expectations.

27
28 With regard to fire issues, Mrs. Robison reported that the Fire Marshall was part of the DRC when
29 this decision was made. She added that since it was already in the City Code, it was enforceable.
30 Commissioner Pavlakis maintained that it was an unrealistic expectation for this product type.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Mr. Smith indicated that it could be stricken, but he felt it was in the best interest of the City to
2 leave it in, as recommended by the Fire Marshall.

3
4 Commissioner Cragun asked about the reference to airplanes and asked if the CC&Rs would
5 contain a provision prohibiting flying an airplane from the site. Mr. Smith said that they would be
6 happy to include that in the CC&Rs. He explained that it would default to the City's drone
7 ordinances and the FFA requirements that control such aircrafts.

8
9 Mrs. Robison noted that the applicants received direction from staff in the development of the
10 proposed ordinance. However, it is always required that the applicant provide what they would like
11 to have happen. Thus, this is the legislative process and the Planning Commission is part of the
12 City in the decision-making process. If there are words they do not like, now is their opportunity to
13 make changes. The Planning Commission's recommendations would then go to the City Council
14 for consideration. The City Council will either accept the language provided by the applicants or
15 the Planning Commission. She stressed that the Planning Commission plays an important role in
16 this process.

17
18 Chair Luker opened the public hearing.

19
20 Stan Prawitt gave his address as 14255 South 2859 West and was concerned that the proposal was
21 specific to the site condition. He commented that it would cause prejudice to other developers in
22 the area. Mr. Smith stated that the specific requirements were in direct response to the feedback
23 provided by the City Council and trying to limit the development. Their previous application was
24 broad and opened up a lot of doors for other areas of the City.

25
26 Chair Luker appreciated the large turnout to tonight's meeting. One of his frustrations was that
27 citizens complain about decisions after the fact instead of voicing their opinions during the
28 deliberation process. He noted that the Planning Commission will be making a recommendation to
29 the City Council, who will then make the final decision.

30
31 There were no further public comments. Chair Luker closed the public hearing.

32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Thatcher suggested a number be set with regard to the maximum number of units
2 allowed.

3
4 Commissioner Pavlakis shared some of the concerns expressed during the public hearing. The
5 subject property is 750 feet from the state route, and the proposal is site-specific. Ms. Miller
6 displayed the zoning map and identified the location of the GC Zone. There was discussion on the
7 locations of the GC Zone. Mr. Crowell explained that there were layers of limitations. The first
8 was the fact that there are few areas in Bluffdale that are zoned GC. Two are owned by Maverik.
9 One has a storage unit on it already. Another has been approved for storage units.

10
11 Chair Luker asked to see a display of the General Plan. Mrs. Robison noted that there are parcels
12 zoned GC further to the south. Mr. Crowell explained that the General Plan does not specify if the
13 areas labeled as Commercial are General Commercial, Neighborhood Commercial, or Regional
14 Commercial. He added that consideration had been given to placing General Commercial Zoning
15 where the General Plan specifies Commercial, such as the Maverik rezone on Redwood Road.
16 That, however, would first require a change to the General Plan. Commissioner Pavlakis expressed
17 a distaste for spot zoning.

18
19 Commissioner Cragun observed that when the applicants first approached the Planning
20 Commission, trying to fit into what already existed, they were informed that their proposal was too
21 broad. Now they are back, trying to make their proposal more specific, and the Planning
22 Commission is telling them to be more broad. She wanted to keep the focus on the fact that hobby
23 garages are a new concept in Bluffdale and there is only one such facility in the entire State of Utah.
24 She acknowledged that the City was setting a precedent simply because there is nothing like this in
25 Bluffdale. If more developers want to build hobby garages, the City may have to modify its
26 approach. For now, the effort was focused on making something that will work because storage
27 unit definitions do not work for this product type. Commissioner Cragun reiterated that this is a
28 new concept in Bluffdale and it needs to be treated differently.

29

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Commissioner Pavlakis' concern was that when the City adopts ordinances, this would be a City-
2 wide ordinance that applies to only one piece of property. Thus, if a new ordinance is being
3 enacted, it should apply to the entire City and is not tailored for just one business.

4
5 Mr. Smith reported that the concerns expressed are all valid. He suggested that the Planning
6 Commission note in their motion that they have concerns with the number at which the proposed
7 project might be capped, along with the concerns the Planning Commission has with access and
8 specificity of the proposed text amendments. That would allow the City Council to address those
9 concerns as part of their deliberations.

10
11 Commissioner Loumis requested that the following be reviewed:

- 12
13 1. The cap on the number of units.
- 14
15 2. The entrance being 750 feet from a State route.
- 16
17 3. The building materials proposed for the proposed development.

18
19 In response to Commissioner Pavlakis' question regarding the dimensions of a hobby garage unit,
20 Mr. Smith stated that they will be 25 feet wide and 50 feet deep. In response to Commissioner
21 Brockbank's question regarding the reason for placing the facility 750 feet from the Interstate,
22 Mr. Smith stated that a City Council Member indicated that the project could only be on this
23 particular piece of property and must be close to a State route. Mr. Smith confirmed that distance
24 had nothing to do with the sale ability of the units. It was, however, noted that the proximity may
25 be helpful in this regard.

26
27 In response to Chair Luker's question regarding the proposed cap to be recommended,
28 Commissioner Pavlakis stated that she liked 50. Chair Luker commented that if the entire property
29 were used, 60 would be a reasonable number. However, a cap could ensure that the front portion of
30 the property would be used for retail. Commissioner Thatcher opined that the cap should be more
31 than 50. Mr. Smith asked if it would be possible to recommend 100 as the cap because it has the

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 potential to be a great success in the area. If the cap were part of the recommendation, it would give
2 his team time to work with staff and the City Council on making that determination. Chair Luker
3 reported said that the City Council would make the final decision. Commissioner Cragun liked the
4 idea because she did not feel qualified to specify a number. Commissioner Thatcher agreed.
5 Additional discussion ensued on the cap to be recommended to the City Council.

6
7 Commissioner Pavlakis reported that since economic development is important, she liked the idea
8 of having retail in the front portion of the property. She felt that a cap was important to ensure that
9 hobby garages do not occupy the entire property. Mr. Smith commented that the Planning
10 Commission recommendation on a cap would pave the way for dialog with staff and the City
11 Council. He added that the proximity of the subject property to the park would enhance the
12 viability of placing retail along the front of the property.

13
14 Commissioner Cragun suggested that the Planning Commission’s recommendation include that a
15 cap should be established that assures that there will be retail space. Chair Luker and
16 Commissioner Pavlakis supported that suggestion.

17
18 **Connie Pavlakis moved to recommend approval to the City Council of the various text**
19 **amendments to allow Private Hobby Garage Developments as proposed in Application 2017-**
20 **59, subject to the following:**

21
22 **Conditions:**

- 23
24 **1. That a cap on the number of units be established that assures retail frontage.**
- 25
26 **2. That the new use for Private Hobby Garage Development and additional**
27 **development standards are not detrimental to the health, a safety, or general**
28 **welfare of property owners and the use promotes the goals of the City of**
29 **Bluffdale General Plan for commercial development.**
- 30
31 **3. That the location of Private Hobby Garage Developments is limited to the**
32 **General Commercial Zone (GC-1) and limited in size and number of units.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 **4. That all proposed Private Hobby Garage Developments are required to comply**
2 **with all City codes and ordinances.**

3
4 **5. That creating specific development standards encourages better quality design**
5 **elements in architecture, landscaping, building materials, and other site**
6 **planning features. The applicants have not included types of building materials**
7 **such as required for storage units. Therefore, the Planning Commission**
8 **recommends that the following language be added for building materials such**
9 **as, but not limited to: “Walls: All perimeter walls exposed to public view shall**
10 **include a combination of colored split or smooth faced masonry block, brick,**
11 **stone, or stucco. Walls shall provide a stepped vertical relief every one hundred**
12 **feet (100’) or less and incorporate elements such as wall caps, “eyebrows,” or**
13 **other architectural features in order to provide visual interest.”**

14
15 **6. That additional owner’s requirements may be imposed to individual owners of**
16 **the storage units [hobby garages] through an association of property owners.**

17
18 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Debbie Cragun-Aye; Connie**
19 **Pavlakis-Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Aye; Kory Luker-Aye. The motion**
20 **passed unanimously. Alternate Planning Commissioner Von Brockbank did not participate**
21 **in the vote.**

22
23 Commissioner Pavlakis clarified that the only reason she voted in favor of the motion was due to
24 the retail portion of the property.

25
26 **Discussion Items**

27
28 **10. City Council Report.**

29
30 Mr. Crowell reported that Steve Pavik has been hired as the City’s New Public Works Director.
31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, January 3, 2018**

1 Mr. Crowell reported that the Wasatch View Estates # 3 application was approved, as
2 recommended. The Quail Ridge Phase 2 application was continued because of the need for further
3 discussion on the accesses at 1690 West. The Independence at the Point Plat Q Apartments was
4 also approved. The Day Ranch Townhomes were likewise approved. The City Council approved
5 the Conditional Use Permit Ordinance, as recommended by the Planning Commission; however, the
6 City Council was seeking to limit the number of conditional uses in the future. The City Council
7 discussed incentives for businesses, but there are no specific proposals other than Simple Products,
8 on the corner of 14600 South and Porter Rockwell Boulevard.

9
10 In response to Commissioner Thatcher’s question as to why the City Council wants to move away
11 from conditional use permits, Mr. Crowell explained that there were concerns with sticking strictly
12 to the issue of actual detrimental impacts and not having public clamor as an influence in decision
13 making. Commissioner Pavlakis commented that the public offered valuable insights with respect
14 to potential detrimental impacts.

15
16 **11. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**
17 **Etc.).**
18

19 There was no discussion on the above agenda item.

20
21 **12. Adjournment.**
22

23 The Planning Commission Meeting adjourned at 10:01 p.m.
24
25
26
27

28 _____
29 Raelena Farmer
30 Development Coordinator
31

32 Approved: _____

Item 6



2222 West 14400 South
Bluffdale, UT 84065
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

DRC STAFF REPORT
February 16, 2018

To: City of Bluffdale Planning Commission
Prepared By: Caitlyn Miller, Associate Planner, on behalf of the DRC

Re: Mountain Ridge Estates Preliminary and Final Subdivision Plat
Application No.: 2018-01
Applicant(s): Brett Lovell and Thomas Heward
Project Location: 2795 West 15000 South
General Plan: Very Low Density Residential
Zoning: R-1-43 – Residential Zone
Acreage: 14.74 acres
Request: That the Planning Commission review the application for a Preliminary and Final Subdivision Plat for a thirteen-lot subdivision for Mountain Ridge Estates and make a recommendation to the Bluffdale City Council.

SUMMARY

The Applicants have proposed a thirteen-lot subdivision located at approximately 2795 West 15000 South. They have asked that the Planning Commission forward a recommendation of their proposed subdivision to the Bluffdale City Council.

ANALYSIS

General Plan and Zoning.

This property is located within the R-1-43 Zone and is shown on the General Plan as a Very Low Density Residential property. The Applicants have proposed thirteen lots each at least one acre in size so the proposed subdivision complies with the General Plan Map and the current Zoning Map.

Lot Requirements.

Lots in the R-1-43 Zone have a minimum lot area of one acre and minimum lot width and frontage of one hundred twenty-five feet (125'). All lots in the proposed subdivision satisfy these requirements. The setbacks for lots in the R-1-43 Zone are as follows: thirty feet (30') of front and rear setback and twenty feet (20') of side setback. Immovable accessory buildings may be built to a side and rear setback of ten feet (10').

Anticipated Uses and Layout.

The Applicants have proposed thirteen one-acre lots in this subdivision. The lots would access onto a

new public street which would end in a cul-de-sac. There is a detention pond (Parcel A) located at the northeastern corner of the subdivision to collect storm water before it is discharged into the city system. Parcel A will be dedicated to the City of Bluffdale. There will be a 10' wide irrigation easement in favor of all proposed lots in this subdivision recorded between Lots 107 and 108. One of the Applicants, Mr. Heward, resides in an existing home which will be located on the future Lot 102. He intends to preserve his home. The road jogs very slightly to the east to provide enough space for Mr. Heward's existing home to meet the required setbacks when the new lots are recorded.

Width and Cross Section.

The proposed subdivision will be served by a new cul-de-sac accessing off of 15000 South which will be named 2815 West (a public street). 2815 West will be built to the city's Standard Residential B which includes a 52' right of way with 25' of asphalt as well as 2.5' curb and gutter, 6' park strips, and 5' sidewalks on each side.

Secondary Water Shares.

Bluffdale City Code Chapter 8-5 requires secondary water shares for irrigation to be provided by the Applicants in the name of the City and subdivision. The Applicants will provide the required shares to meet the 3 acre feet/acre requirement set forth in Chapter 8-5.

DRC REVIEW AND COMMENTS

On behalf of the City Manager, the City's staff involved in development review and administration meets together as a Development Review Committee (DRC). The DRC generally consists of the City Manager, City Attorney, City Engineer, Public Works Operations Manager, the City Planner, and other outside consultants as needed from time to time. Any comments from the DRC have been included in this staff report and the recommended conditions of approval for the project.

City Engineer: There are a few minor outstanding comments regarding the landscaping of the drainage basin (Parcel A) and the project construction drawings. These comments will need to be addressed prior to recordation of the final plat.

Fire Chief: All of the Fire Chief's comments have been addressed.

City Planner: All of the Planning Department's comments have been addressed.

DRC STAFF RECOMMENDATION FOR THE MOUNTAIN RIDGE ESTATES PRELIMINARY AND FINAL PLAT APPLICATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the Mountain Ridge Estates Preliminary and Final Subdivision Plat Application subject to the following conditions:

1. That all requirements of adopted city standards and ordinances are met.
2. That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief.
3. That the outstanding comments of the City Engineering Department regarding the detention basin landscaping and the project construction drawings will be addressed prior to recordation

of the final plat.

4. That adequate secondary water shares in accordance with Bluffdale City Code section 8-5-3: “Water Required” will be provided prior to recordation of the final plat.
5. That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer’s office.
6. That the required public infrastructure improvements will be installed (or a public improvements bond will be paid) prior to the issuance of a certificate of occupancy.

MODEL MOTIONS FOR THE MOUNTAIN RIDGE ESTATES PRELIMINARY AND FINAL SUBDIVISION PLAT APPLICATION:

Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Mountain Ridge Estates Preliminary and Final Subdivision Plat Application 2018-01 subject to the following conditions and based on the findings presented in the staff report dated February 16, 2018, (or as modified by the conditions below):”

1. List all findings and/or conditions...

Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for Mountain Ridge Estates Preliminary and Final Subdivision Plat Application 2018-01 based on the following findings:”

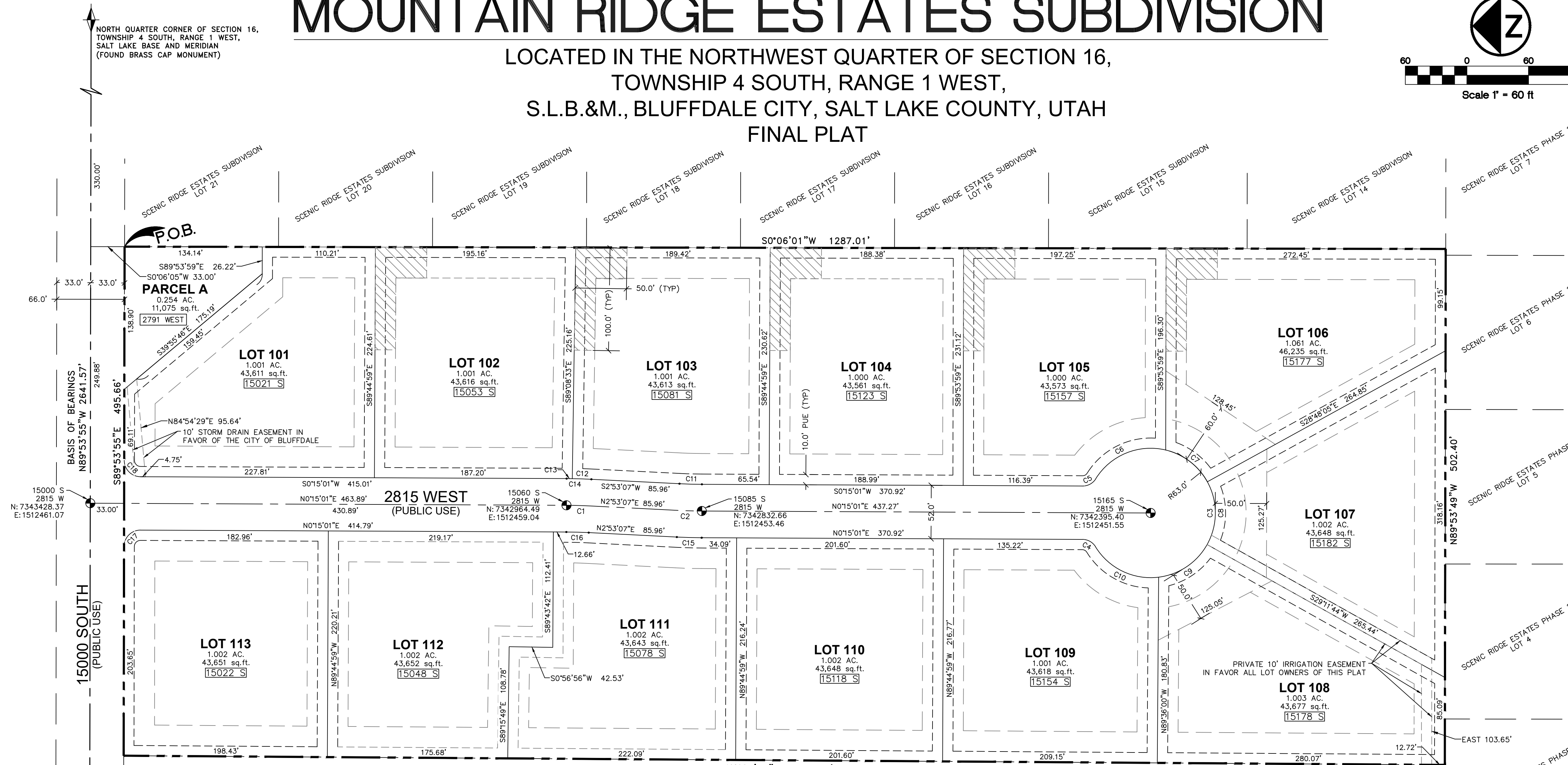
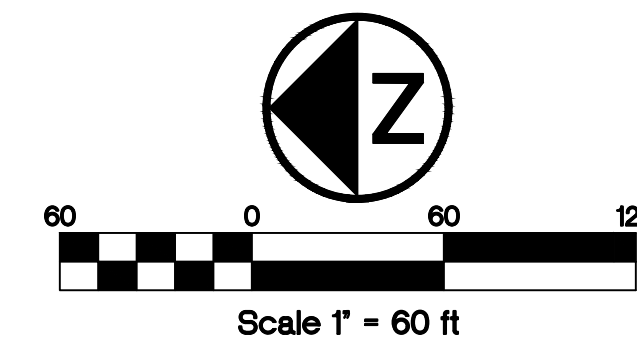
1. List all findings for denial...

ATTACHMENTS

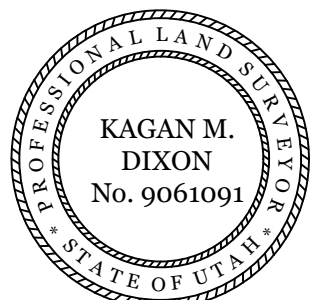
Attachment 1: Copy of Plat

MOUNTAIN RIDGE ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 4 SOUTH, RANGE 1 WEST,
S.L.B.&M., BLUFFDALE CITY, SALT LAKE COUNTY, UTAH
FINAL PLAT



SURVEYOR'S CERTIFICATE
I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



PROPERTY DESCRIPTION:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 15000 SOUTH STREET, SAID POINT BEING NORTH 89°53'55" WEST, ALONG THE SECTION LINE, 330.00 FEET AND SOUTH 00°08'05" WEST 33.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°06'01" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SCENIC RIDGE ESTATES SUBDIVISION (RECORDED IN BOOK 2001P AT PAGE 281), A DISTANCE OF 1287.01 FEET TO THE NORTHERLY LINE OF SCENIC RIDGE SUBDIVISION PHASE 2 (RECORDED IN BOOK 2004P AT PAGE 169); THENCE NORTH 89°53'49" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 502.40 FEET; THENCE NORTH 00°24'00" EAST 1287.02 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 15000 SOUTH STREET; THENCE SOUTH 89°53'55" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.66 FEET TO THE POINT OF BEGINNING.
CONTAINS 642,252 SQUARE FEET
14,744 ACRES, MORE OR LESS
13 LOTS

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°15'52" WEST FROM THE CENTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 5.

NARRATIVE:
SEE THE RECORD OF SURVEY FILED WITH THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER'S OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS
MOUNTAIN RIDGE ESTATES SUBDIVISION
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF BLUFFDALE CITY AND IT'S ASSIGNS THE PARCELS OF LAND SHOWN ON THIS PLAT MARKED AND INTENDED FOR PUBLIC USE. IN WITNESS WHEREOF WE HAVE HEREUNTO SIGNED THIS PLAT THIS ____ DAY OF _____, 20____.

BRETT LOVELL, MANAGING MEMBER
LOVELL DEVELOPMENT GROUP, LLC
THOMAS J. HEWARD
TRUSTEE, HEWARD FAMILY LIVING TRUST

LLC ACKNOWLEDGEMENT
STATE OF UTAH
COUNTY OF _____
ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE _____ OF _____ AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

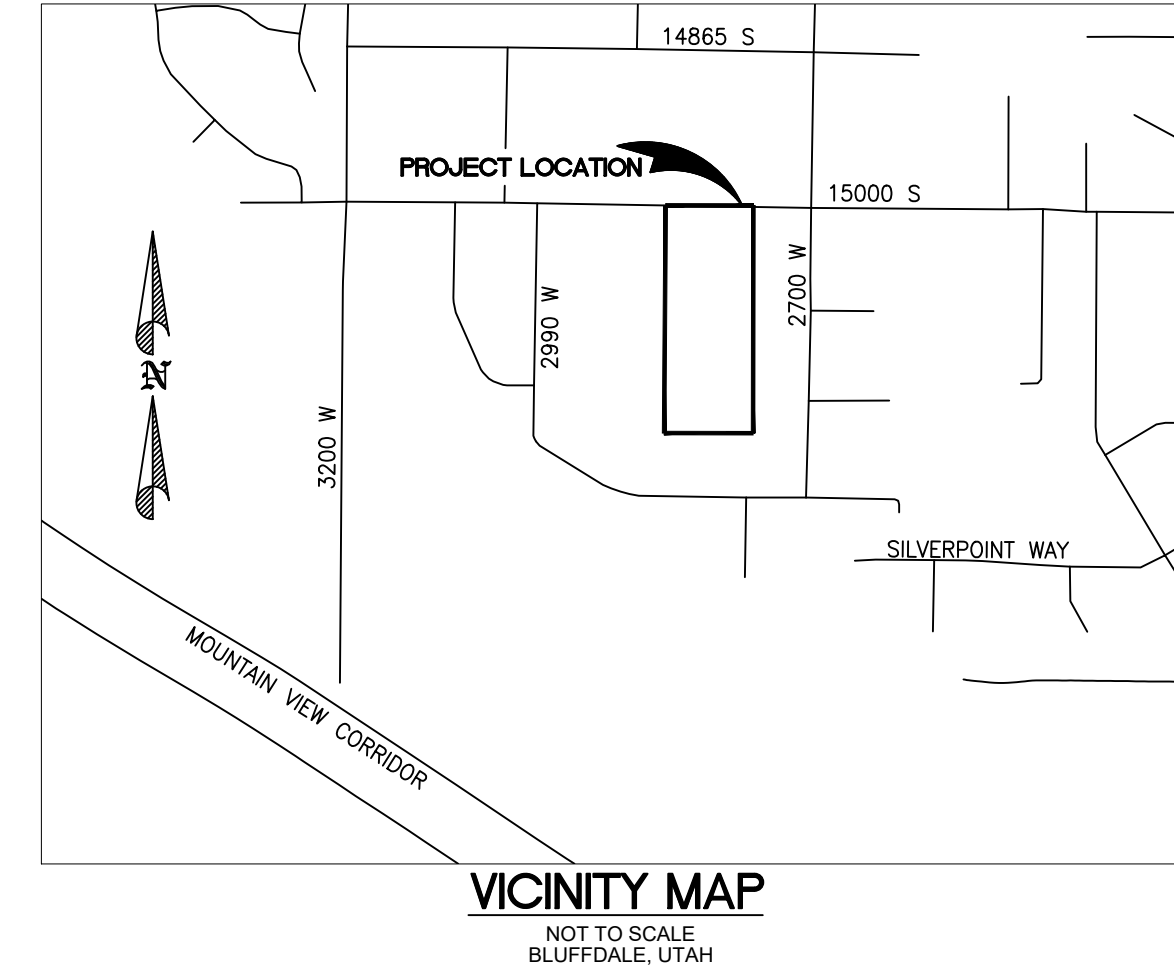
ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF _____
ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY HER FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ EXPIRATION DATE _____

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	22.99'	500.00'	2°38'06"	N01°34'04"E	22.99'
C2	22.99'	500.00'	2°38'06"	N01°34'04"E	22.99'
C3	326.10'	63.00'	296°34'38"	N89°44'59"W	66.23'
C4	15.26'	15.00'	58°17'19"	N29°23'40"E	14.61'
C5	15.26'	15.00'	58°17'19"	S28°53'39"E	14.61'
C6	78.63'	63.00'	71°30'48"	S22°16'54"E	73.63'
C7	52.48'	63.00'	47°43'26"	S37°20'12"W	50.97'
C8	63.77'	63.00'	57°59'49"	N89°48'10"W	61.08'
C9	59.07'	63.00'	53°43'19"	N33°56'37"W	56.93'
C10	72.15'	63.00'	65°37'17"	N25°43'41"E	68.27'
C11	21.80'	474.00'	2°38'06"	S01°34'04"W	21.80'
C12	18.61'	526.00'	2°01'39"	S01°52'17"W	18.61'
C13	5.58'	526.00'	0°36'27"	S00°33'14"W	5.58'
C14	24.19'	526.00'	2°38'06"	S01°34'04"W	24.19'
C15	24.19'	526.00'	2°38'06"	S01°34'04"E	24.19'
C16	21.80'	474.00'	2°38'06"	N01°34'04"E	21.80'
C17	25.17'	16.00'	90°09'01"	N44°49'27"W	22.66'
C18	25.09'	16.00'	89°51'00"	S45°10'33"W	22.60'

- LEGEND**
- SECTION LINE
 - FOUND SECTION CORNER
 - ROW CENTERLINE (MAY NOT MATCH ASPHALT CL)
 - SLCO STREET MONUMENT TO BE INSTALLED (BRASS CAP RING & LID)
 - SET 5/8 REBAR AND CAP
 - BOUNDARY LINE
 - (WILDING ENGINEERING)
 - EASEMENT
 - SETBACK LINE
 - ADJOINING PROPERTY LINE
 - ▨ PRIVATE STORM DRAIN RETENTION EASEMENT



NOTES:
1. PARCEL A WILL BE OWNED AND MAINTAINED BY THE CITY OF BLUFFDALE.
2. RETENTION EASEMENTS ON LOTS 102-106 ARE PRIVATE AND ARE TO BE MAINTAINED BY THEIR RESPECTIVE LOT OWNERS.
BUILDING SETBACKS
FRONT: 30 FEET
SIDE: 20 FEET
REAR: 30 FEET
(LOTS 106, 107, & 108 FRONT SETBACKS AS SHOWN)

G:\DATA\17209 - Lovell 15000 South.dwg\Plat.dwg
PLOT DATE: Feb 08, 2018



<p>BOARD OF HEALTH</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____</p> <p>REPRESENTATIVE _____</p>	<p>SOUTH VALLEY SEWER</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____ BY SOUTH VALLEY SEWER</p> <p>SOUTH VALLEY SEWER</p>	<p>DOMINION ENERGY</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____</p> <p>DOMINION ENERGY</p>	<p>CENTURY LINK</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____</p> <p>CENTURY LINK</p>	<p>ROCKY MOUNTAIN POWER</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____</p> <p>ROCKY MOUNTAIN POWER</p>	<p>MOUNTAIN RIDGE ESTATES SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 1 WEST, S.L.B.&M. BLUFFDALE CITY, SALT LAKE COUNTY, UTAH</p>
<p>CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE AND IS HEREBY APPROVED.</p> <p>CITY ENGINEER _____ DATE _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____ BY THE BLUFFDALE PLANNING COMMISSION.</p> <p>CHAIRMAN BLUFFDALE CITY PLANNING COMM. _____</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED THIS ____ DAY OF _____ A.D., 20____</p> <p>BLUFFDALE CITY ATTORNEY _____</p>	<p>CITY MAYOR</p> <p>PRESENTED TO THE BLUFFDALE CITY MAYOR THIS ____ DAY OF _____ A.D., 20____</p> <p>AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>MAYOR _____ ATTEST _____</p>	<p>RECORDER'S OFFICE</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY _____ BOOK _____ PAGE _____</p> <p>FEE _____ SALT LAKE COUNTY RECORDER _____</p>	

Item 7

City Council Report

Planning Commission Business