

Minutes

February 20, 2019

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, February 20, 2019**

1 **Present:**

2
3 **Members:** **Connie Pavlakis, Chair**
4 **Debbie Cragun**
5 **Kory Luker**
6 **Johnny Loumis, Jr.**
7 **Maura Thatcher**

8
9 **Excused:** **Drew Sanders**

10
11 **Others:** **Grant Crowell, City Planner/Economic Development Director**
12 **Jennifer Robison, Senior City Planner**
13 **Caitlyn Miller, Senior City Planner**
14 **Kris Stam, Community Development Coordinator**

15
16 Planning Commission Chair, Connie Pavlakis, called the meeting to order at 6:29 p.m.

17
18 **1. Invocation and Pledge.**

19
20 An unidentified member of the audience offered the invocation. Johnny Loumis, Jr. led the Pledge
21 of Allegiance.

22
23 **2. Public Comment.**

24
25 There were no public comments.

26
27 **3. Approval of Minutes from the February 6, 2019, Meeting of the Planning Commission.**

28
29 **Debbie Cragun moved to approve the minutes from the February 6, 2019 Meeting of the**
30 **Planning Commission. Connie Pavlakis seconded the motion. Vote on motion: Debbie Cragun-**
31 **Aye; Maura Thatcher-Aye; Johnny Loumis, Jr.-Abstained; Connie Pavlakis-Aye. The motion**
32 **passed unanimously, with one abstention. Kory Luker was not present for the vote.**

33
34 **Legislative Items**

35
36 **4. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Proposed**
37 **Zone Map Amendment Application (2019-04) for 1.92 Acres Located at 16827 South**
38 **1400 West. Dustin Godnick, Applicant. Caitlyn Miller, Staff Presenter.**

39
40 Senior City Planner, Caitlyn Miller, presented the staff report and identified the location of the
41 subject property on a map displayed. She noted that the subject property is currently zoned A-5

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1 Agricultural and stated that the applicant is seeking to change the zoning to R-1-43 Residential to
2 facilitate a two-lot subdivision. Ms. Miller reviewed a concept drawing of how the property might be
3 used if the zoning change is approved. The meeting packet contained City ordinances that currently
4 preclude the approval of the subdivision as envisioned by the applicant. Thus, if the zone map
5 amendment were approved, the applicant would still need to address the ordinances to which Ms.
6 Miller was referring. Resolutions would include changing the development plan or prevailing upon
7 the City Council to approve an ordinance text amendment.

8
9 In response to Commissioner Thatcher’s question as to whether the applicant would have to purchase
10 the additional property, Ms. Miller explained that the zoning ordinances would still apply to the
11 proposed subdivision. Thus, the two lots would have to consist of at least one acre each in order to
12 be compliant with the R-1-43 zone. The applicant currently owns 1.92 acres; therefore, a legal
13 subdivision of the property would not be possible without the acquisition of additional property.

14
15 Chair Pavlakis asked if the applicant would have to return to the Planning Commission and City
16 Council to have the additional property rezoned. City Planner/Economic Development Director,
17 Grant Crowell, displayed the zoning map and stated that the applicant will likely have to return to the
18 Planning Commission and City Council for rezone approval of additional property.

19
20 In response to Chair Pavlakis’ question regarding the property line of the applicant’s property, Ms.
21 Miller stated that the property line is on 1400 West, which is a private right-of-way. Mr. Crowell
22 stated that the information on the aerial photo is not as precise as a survey map or title report and
23 noted that the road is typically not included in the lot size required in the R-1-43 zone.

24
25 In response to Commissioner Cragun’s question regarding the ordinance on shared driveways, which
26 was included in the meeting packet, Ms. Miller explained that if a shared driveway is used, the
27 ordinance would have to be amended to allow the area to be included in the shared driveway to count
28 toward the lot size.

29
30 Ms. Miller clarified that the item under consideration was just the zoning change of the subject
31 property highlighted in red.

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1
2 Chair Pavlakis opened the public hearing.

3
4 Rick Whiting gave his address 7069 South Highland Drive, in Salt Lake City and was present
5 representing the applicants. The applicants wish to divide the property into two one-acre lots. The
6 property is deficient in size, but the applicants made arrangements to acquire additional square
7 footage to meet the one-acre requirement. The challenge the applicants encountered was the fact that
8 1400 West is a private road; therefore, access to the subject property is a challenge. Consequently,
9 Mr. Whiting requested that the Planning Commission either grant an extension or delay making a
10 decision on the matter until the issues can be addressed.

11
12 In response to Commissioner Thatcher’s question regarding the location of the additional property
13 that would be purchased, Mr. Whiting stated that it is on the east side of the subject property. The
14 property is currently owned by the Nelsons. In response to a question raised, West, Mr. Whiting
15 clarified that the applicants’ property is only on the east side of 1400 West. In response to
16 Commissioner Thatcher’s question as to whether the applicants were counting a portion of 1400 West
17 as part of their property, Mr. Whiting was not sure since the property had not yet been surveyed.

18
19 In response to a question raised, Mr. Whiting indicated that the purchase of the adjacent property is
20 contingent on the zone change. If the zone change is not approved, the applicants will abandon their
21 plans and keep the single home on the subject property. He noted that the existing home has been
22 remodeled. The proposed location for the new home was identified. It was noted that the existing
23 home is a rental property. The applicants would prefer to purchase both homes, which would
24 upgrade the quality of the neighborhood.

25
26 Jody Tuft gave her address as 16885 South 1400 West and reported that she owns five acres to the
27 south of the subject property. The applicants do not have a full two acres; therefore, she did not
28 understand why the request was being made because it could potentially set a precedent. Ms. Tuft
29 did not think the idea was a good one, especially with the shared driveway, which will be very small.
30 The property is sloped in the front, so it will be difficult to put in another driveway. Ms. Tuft
31 clarified that even if the applicants owned at least two acres, she would still be opposed to the
32 request. It was noted that 1400 West is owned by the property owners along the road.

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1
2 Tim Nelson gave his address as 16791 South 1400 West, which is on the north side of the subject
3 property. The road is 40 feet wide and the property owners have 20-foot easements to the middle of
4 the road. Mr. Nelson stated that no one would sell the applicants the back property. He also would
5 not sell the applicants any portion of the 1.5 acres he owns. He did not believe that another home
6 was needed in the area because there are already 10 homes on a single well. Additional traffic was
7 also an issue for the current residents. He noted that the rental home on the subject property had
8 presented challenges for the neighborhood.

9
10 Jody Tuft stated that the well is currently at maximum capacity and cannot have an additional home
11 attached to it. The property owners cannot drill a well because Salt Lake County is closed to new
12 drilling.

13
14 Tim Nelson stated that the subject property also does not have water rights.

15
16 Azrcka Bedgood gave her address as 658 Goldenwood Court, in Powder Springs, Georgia. She was
17 present representing her father, Noell Nelson, who resides at 16767 South Camp Williams Road. Ms.
18 Bedgood stated that the Nelsons were the original builders of the home on the subject property, so it
19 does not have any water rights. Consequently, years ago homes were limited to two per five acres
20 because of the water limitations.

21
22 Commissioner Cragun asked what the applicants would have to do to get approval for a second home.
23 Given the noted water limitations, Mr. Crowell explained that once the zoning is approved, there
24 would be an administrative process for creating subdivisions. This situation is unique because it
25 would have a shared driveway, which is currently prohibited off of a private road. As for the water
26 issue, there is City water in the vicinity, so if someone was willing to run the infrastructure to provide
27 City water, that would be a viable solution. Mr. Crowell stated that there may be some other options,
28 but all of the issues would have to be adequately addressed during the subdivision process.

29
30 Noell Nelson gave his address as 16767 South Camp Williams Road and stated that the subject
31 property is in an older subdivision that was not brought up to current standards. It has narrow roads
32 and 14 five-acre lots were planned there. The property behind the subject property would not be

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1 available for the applicants for purchase. Mayor Nelson reviewed the ownership of the lots in the
2 vicinity and indicated that there is no clearance for the road. He concluded by stating that he believed
3 the property should remain zoned as it is currently until the applicants can show how they can make
4 their plan work.

5
6 There no further public comments. Chair Pavlakis closed the public hearing.

7
8 Commissioner Thatcher stated that it was her inclination that the Planning Commission take no
9 action until the applicants present a more thorough plan. She did not want to set a precedent.

10
11 Commissioner Loumis was interested in seeing a survey of the subject property.

12
13 Commissioner Luker agreed that without the two acres the property would not qualify for a
14 subdivision.

15
16 Commissioner Loumis commented that the water issue could be dealt with in some manner and
17 suggested the applicants do their due diligence.

18
19 **Kory Luker moved to forward a negative recommendation to the City Council on the Zoning**
20 **Map Amendment for Application 2019-04 based on the following:**

21
22 **Findings:**

- 23
24 **1. The Applicant does not currently own enough acreage to meet the requirements**
25 **of the subdivision ordinance and R-1-43 Zone for the intended subdivision.**
- 26
27 **2. Based on input received from abutting property owners during the public**
28 **hearing the Applicant will be unable to procure additional acreage to meet these**
29 **requirements.**
- 30
31 **3. The Applicant needs to do additional due diligence on items such as water, the**
32 **road, and the survey.**

33

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1 **Debbie Cragun seconded the motion. Vote on motion: Kory Luker-Aye; Debbie Cragun-Aye;**
2 **Johnny Loumis, Jr.-Aye; Maura Thatcher-Aye; Connie Pavlakis-Aye. The motion passed**
3 **unanimously.**

4
5 Mr. Crowell noted that the matter would be on the next City Council agenda. Chair Pavlakis added
6 that the Planning Commission had only forwarded a recommendation and the City Council would
7 make the final decision.

8
9 **5. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION a Zoning Map**
10 **Amendment Application (2018-49) for 2.612 Acres Zoned SG-1 Sand and Gravel to HC**
11 **Heavy Commercial to Allow a Retail Sales Office and Yard Associated with an Allowed**
12 **Concrete Block Production Plant Located at Approximately 15200 South Pony Express**
13 **Road. Geneva Rock Products, Inc., Applicant. Jennifer Robison, Staff Presenter.**

14
15 Senior City Planner, Jennifer Robison, presented the staff report and stated that action was tabled at
16 the December 5, 2018, Planning Commission Meeting to allow for more information to be gathered.
17 As a result of the changes, the meeting was renoticed. The applicants moved the location and
18 changed the acreage from what had been originally proposed.

19
20 Mrs. Robison explained that the proposal under consideration was for a rezone of property from SG-1
21 Sand and Gravel to HC Heavy Commercial. The City's General Plan shows the area as Regional
22 Commercial. Mrs. Robison identified the location of the subject property on a map displayed, which
23 would include a retail sales office to complement the block plant, which is currently allowed on the
24 property as a conditional use. She also identified the 238 acres owned by Geneva Rock Products,
25 Inc. The original proposal was to rezone 2.82 acres to HC while the new proposal is for 2.61 acres.
26 Mrs. Robison stated that the City was also working with Geneva to locate a water tank that is needed
27 in the area. She referenced a previous concern regarding the proximity of the proposed facility. As a
28 result, it was being moved further to the south.

29
30 Mrs. Robison reiterated that the block plant is already an approved conditional use in the SG-1 zone,
31 so the applicants would have to return to the Planning Commission to obtain a conditional use permit,
32 which would require site plan review. To accommodate the construction of a retail facility, there

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1 needs to be a zone change to HC. The proposed retail facility would fall under the category of
2 Construction, Sales, and Service, which is allowed in the HC zone.

3
4 Mrs. Robison next reviewed an updated map and showed the location of the retail sales office, the
5 block plant, a potential second block plant, and the water tank. She then reviewed the access to the
6 property, which would be off of Pony Express Road contingent upon UDOT approval. The change to
7 the access location was in response to concerns raised by area residents who would have been
8 impacted by the additional truck traffic.

9
10 Mrs. Robison referenced emails she received that were included in the meeting packet. She failed to
11 include an email she had received from Laura Lewis that Mr. Crowell received on December 10,
12 2018. Ms. Lewis expressed concern about air quality, noise, traffic, and water.

13
14 Mrs. Robison noted that Sunroc Corporation sent the Planning Commission a letter addressing some
15 of the concerns expressed previously. The letter from Sunroc also provided sales projections for the
16 business. Mrs. Robison reported that Bluffdale City receives one-half of 1% of the sales tax
17 generated by a business in Bluffdale. Based on the estimate of \$6 million in sales, Bluffdale City
18 would receive \$30,000. The City also would have the potential to receive property tax revenue for
19 structures on the property. Mrs. Robison stated that the gravel pit will remain viable for many years,
20 so it may be appropriate to allow retail sales on the property.

21
22 It was Commissioner Thatcher's recollection that the applicants would make road improvements to
23 Pony Express Road. Mrs. Robison explained that the City Transportation Plan includes a road off of
24 Pony Express Road and connects to Porter Rockwell Boulevard. There would not be additional
25 improvements along Pony Express Road but at some point, there would be a connection to Porter
26 Rockwell Boulevard. Mr. Crowell added that the road is also on the approved Capital Facilities Plan.
27 It would depend on the budget year, the collection of impact fees, and the development of the pit area
28 that DAI owns.

29
30 Commissioner Cragun referenced an email in which a resident expressed concern about a cement
31 plant. Mrs. Robison indicated that the proposal has nothing to do with the cement plant and that in

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1 actuality it is a batching plant to create block. Mr. Crowell explained that the production of cement is
2 completely different from the manufacturing of concrete.

3
4 Chair Pavlakis opened the public hearing.

5
6 Jonathan Biesinger gave his address as 437 South 2920 West in Lehi. He was present representing
7 the Clyde Companies, Inc., the parent company of Geneva Rock Products, Inc., and Sunroc
8 Corporation. Mr. Biesinger indicated that Geneva owns the property and Sunroc will own and
9 operate the facilities. The two focal points of concern from the December meeting were emissions
10 and traffic. Mr. Biesinger read a document he had prepared regarding traffic. He noted that the
11 traffic projections were derived from historical records of vehicles per annual sales volume.
12 Accordingly, the estimated traffic generated for the block plant would be 10 to 20 raw materials
13 transport trucks per day. The retail store would generate 40 to 50 customer vehicles per day. The
14 traffic data was based on a projected revenue volume of \$6 million per year. Traffic to and from the
15 facility would use the I-15 frontage road. Chair Pavlakis remarked that she liked that traffic study
16 better than any other she had heard or seen. Commissioner Loumis added that it made more sense
17 than the typical study.

18
19 With regard to emissions, Mr. Biesinger derived his data from Sunroc's existing block manufacturing
20 plant facility in St. George because the proposed plant would be nearly identical. Mr. Biesinger
21 referenced an emissions study conducted by Kleinfelder West, Inc., a State-approved third-party
22 agency, and presented in a letter dated July 31, 2008. Kleinfelder confirmed that Sunroc far exceeded
23 the emissions standard for qualifying for a Small Source Exemption. The emissions from the
24 proposed plant would be comparable to those of the St. George plant.

25
26 In response to a question raised, Mr. Biesinger stated that there had been no outreach to area
27 residents. Clyde Companies, however, was mindful of the residents' concerns and felt that a public
28 meeting was the best venue to address them.

29
30 Ulises Flynn gave his address as 15192 South Skyfall Drive. His main concern was with the type of
31 dust mitigation proposed. Mr. Flynn also asked who maintains Pony Express Road. Mr. Crowell
32 responded that the City maintains the facilities within UDOT's right-of-way. Mr. Flynn then

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1 inquired about the impact fees associated with this type of facility. Mr. Crowell explained that
2 impact fees are designed to generate revenue to address the impacts of growth. Mr. Flynn liked the
3 proposed access to Pony Express Road. He next inquired about noise abatement. Commissioner
4 Luker noted that there is a berm that goes all the way around the facility. With regard to Mr. Flynn’s
5 question about hours of operation, he was informed that that information would be provided during
6 the site plan approval process.

7
8 Circulation issues were discussed. It was noted that area residents can use Pony Express Road to
9 access their neighborhoods. Mr. Crowell explained that Pony Express provides direct access to
10 Bluffdale Heights. The subdivision can also be accessed from Porter Rockwell Boulevard. When the
11 connection between Pony Express Road and Porter Rockwell Boulevard is eventually built, it will be
12 a busy street and hopefully alleviate some traffic through the neighborhood.

13
14 With regard to dust control, Mr. Biesinger stated that the Kleinfelder report addresses that issue. The
15 first requirement is to establish definitions. In the Kleinfelder report, PM 10 and PM 2.5 are defined
16 as particulate matter from haul roads, wind erosion to stockpiles, aggregate handling in block
17 production, and loading/unloading truck operations. In the St. George plant, that represents 1.68 tons
18 per year. It did not exceed the threshold of allowed emissions, so there is no plan to mitigate or
19 control it. What is not defined is the effect construction will have on the 13-acre site. The objective
20 is to pave approximately 80% of the site with solid asphalt. All of the silos are completely covered.
21 Mr. Biesinger explained that dust is mitigated by keeping containers sealed and hard-surface paving
22 the majority of the site.

23
24 Chair Pavlakis complimented Mr. Biesinger and his colleagues for their work and diligence in
25 addressing all of the concerns raised during the December meeting.

26
27 There were no further public comments. Chair Pavlakis closed the public hearing.

28
29 **Connie Pavlakis moved to forward a positive recommendation to the City Council for the**
30 **Zoning Map Amendment Application 2018-49, based on the following:**

31

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1 **Findings:**

- 2
- 3 **1. That the application complies with the General Plan for commercial uses for the**
- 4 **subject property.**
- 5
- 6 **2. That the application furthers the goals for economic growth opportunities in the**
- 7 **City.**
- 8
- 9 **3. That the development of the subject property will provide opportunities to the**
- 10 **City to provide necessary road connections and infrastructure to support future**
- 11 **development.**

12

13 **Maura Thatcher seconded the motion. Vote on motion: Maura Thatcher-Aye; Debbie Cragun-**

14 **Aye; Kory Luker-Aye; Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye. The motion passed**

15 **unanimously.**

16

17 **Discussion Items**

18

19 **6. City Council Report.**

20

21 Mr. Crowell reported that on February 13, the City Council Meeting the City Council discussed

22 engaging Zions Bank Public Finance to perform an Economic Development Plan update. The City

23 Council will also engage a Land Use Consultant to work on potential modifications to the General

24 Plan in the south side of the City.

25

26 Mr. Crowell reported that the Mayor wrote a newsletter article about the formation of a Citizens

27 Committee to discuss issues such as economic development and density. He noted that Ulises Flynn,

28 who was present, was serving on that committee.

29

30 Mr. Crowell informed the Commission that there is the potential for a new SD zone for a soccer club.

31

32 The Bringhurst Station changes were approved by the City Council.

33

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1 Mr. Crowell congratulated Caitlyn Miller for being promoted from Associate Planner to Senior
2 Planner. She now has her own office instead of a cubicle. Commissioner Loumis characterized it as
3 “another well-executed decision by Bluffdale City.”

4

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

6

7 Chair Pavlakis announced that this will be her last meeting serving on the Planning Commission as
8 she would be resigning her position at the conclusion of tonight’s meeting. She had accepted
9 employment with the City as an Event Coordinator and cannot continue to serve on the Planning
10 Commission. The Commission wished Chair Pavlakis well and thanked her for her excellent service.
11 At the next meeting, the Vice Chair should call the meeting to order and then conduct an election.
12 The Mayor will initiate the process of filling the vacancy on the Commission.

13

14 **8. Adjournment.**

15

16 The Planning Commission Meeting adjourned at 7:45 p.m.

17

18

19

20

21 _____
Kris Stam,

22 Community Development Coordinator

23

24 Approved: _____

Minutes

March 6, 2019

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**BLUFFDALE CITY PLANNING COMMISSION
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1 **Present:**

2

3 **Members: Debbie Cragun, Vice Chair**
4 **Kory Luker**
5 **Johnny Loumis, Jr.**
6 **Maura Thatcher**
7 **Drew Sanders**

8

9 **Others: Grant Crowell, City Planner/Economic Development Director**
10 **Caitlyn Miller, Senior City Planner**
11 **Kris Stam, Community Development Coordinator**

12

13 Due to Chair Connie Pavlakis' resignation from the Planning Commission on February 20, 2019,
14 Vice Chair Debbie Cragun called the meeting to order at 6:30 p.m.

15

16 **1. Invocation and Pledge.**

17

18 Kory Luker offered the invocation. Johnny Loumis, Jr. led the Pledge of Allegiance.

19

20 **2. Public Comment.**

21

22 There were no public comments.

23

24 **Legislative Items**

25

26 **3. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on**
27 **Application 2019-08: a Request to Amend the General Plan Land Use Element and**
28 **Official Zoning Map for 1.69 Acres Located at 13906 South Redwood Road and 13894**
29 **South Redwood Road. Reel Development, LLC, Applicant. Caitlyn Miller, Staff**
30 **Presenter.**

31

32 Senior City Planner, Caitlyn Miller, presented the staff report and identified out the location of the
33 subject property on a map displayed. The applicant was requesting that the property be changed in
34 the General Plan from Neighborhood Commercial to Commercial. The applicant was also
35 requesting that the Official Zoning Map be changed from R-1-10 Residential to GC-1 General
36 Commercial. Ms. Miller indicated that the applicant currently does not have an end user in mind for
37 the subject property; however, the GC-1 zone allows for a wider variety of users that could be
38 brought into the site. Ms. Miller explained that the subject parcels are north of the new Maverik.
39 The City acquired right-of-way as a public street to facilitate the flow of traffic in the area.

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1 Ms. Miller next identified the Gateway RDA property, which is east of the subject property on
2 South Redwood Road. This makes the subject property a prime commercial location. The City
3 Council wishes to maximize the commercial use of the property for economic development.

4
5 Ms. Miller next reviewed a conceptual draft of the proposed 1780 West, which was included in the
6 City’s Transportation Plan as an amendment in 2017. The conceptual draft identifies potential
7 locations of accesses off that road.

8
9 Clarifying discussion ensued on the location and surrounding environment of the subject property.
10 City Planner/Economic Development Director, Grant Crowell, stated that efforts are ongoing to
11 acquire property to enhance the roads as development takes place

12
13 In response to Commissioner Sanders’ question as to whether it would be advisable at this point for
14 the Planning Commission to address access from 1780 West to the back of the business in addition
15 to the Redwood Road frontage, Ms. Miller stated that the difficulty with developing on Redwood
16 Road is the fact that it is a state highway; therefore, UDOT will only grant a limited number of
17 access permits. As a result, 1780 West would be the only access point for the properties along
18 Redwood Road. Mr. Crowell clarified that the application under consideration was not a site plan.
19 That would come later and include a layout of the property and the traffic circulation plan. He
20 noted that people currently use the Maverik parking lot as a means of access; however, that is an
21 issue to be addressed by Maverik as the property owners.

22
23 In response to Vice Chair Cragun’s question regarding the types of potential uses, Ms. Miller
24 reviewed the City’s Land Use Table to show the uses allowed in the General Commercial zone as
25 opposed to the uses allowed in the Neighborhood Commercial zone.

26
27 Vice Chair Cragun opened the public hearing.

28
29 Dan Moore gave his address as 2186 Powder Keg Drive in Sandy. Tyson Moore gave his address
30 as 12041 South 645 East in Draper. Mr. D. Moore reported that they represent the Element Group
31 that is looking to develop the proposed project. They were looking to do a “Class A” commercial
32 retail development on the subject property. They were excited by the prospect of developing in

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1 Bluffdale because it is growing, which has created a demand for commercial development. Their
2 goal is to bring in needed services and businesses that currently do not exist. Without announcing
3 any specific tenants at this time, they were in discussions with several sit-down restaurants, quick-
4 service restaurants, and other retail commercial uses.

5
6 Mr. T. Moore added that general commercial would allow them to be able to not be so limited in
7 what they could develop on the property. He opined that they did not believe they could make the
8 project work without it being zoned General Commercial because Neighborhood Commercial
9 provides restrictions on some key pieces that would preclude them from achieving their objectives.
10 Mr. T. Moore stated that they have been involved in retail and restaurant development for 20 years.
11 The proposed project would be expensive because the land is expensive, so the tenants that would
12 locate there would be desirable for the residents of Bluffdale.

13
14 Commissioner Loumis considered it to be an outstanding opportunity for the City and residents of
15 Bluffdale.

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

18
19 Discussion took place regarding the property along Bangerter Highway and South Redwood Road
20 that is still owned by UDOT.

21
22 **Johnny Loumis, Jr. moved to forward a positive recommendation to the City Council for the**
23 **General Plan Land Use Map and Official Zoning Map Amendments (Application 2019-08)**
24 **based on the following:**

25
26 **Findings:**

27
28 **1. That the proposed changes are warranted due to the subject properties’**
29 **location in an area previously identified as one of the City’s economic**
30 **development areas.**

31
32 **2. That these changes facilitate further economic development within the City.**

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1 **Maura Thatcher seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Maura**
2 **Thatcher-Aye; Kory Luker-Aye; Drew Sanders-Aye; Debbie Cragun-Aye. The motion passed**
3 **unanimously.**

4
5 Mr. Crowell noted that the matter had been noticed for the next City Council Meeting for a public
6 hearing.

7
8 **Discussion Items**

9
10 **4. City Council Report.**

11
12 Mr. Crowell reported that staff is rewriting the Subdivision Ordinance and has visited with the City
13 Council about that process.

14
15 The City Council approved the gravel pit rezoning to HC Heavy Commercial.

16
17 Mr. Crowell stated that the applicant that did not have enough land to subdivide their property into
18 two R-1-43 lots withdrew their application.

19
20 **5. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**
21 **Etc.).**

22
23 Mr. Crowell indicated that there would be recognition for Connie Pavlakis’ service at a future
24 Planning Commission Meeting.

25
26 With regard to the Woodbury property across the street from the property that was just discussed,
27 Mr. Crowell stated that representatives from Woodbury plan to meet with the Development Review
28 Committee (DRC) at its next meeting about a potential small part of the project. There still had not
29 been any commitment made by a grocery store to locate in Bluffdale.

30
31 In response to Vice Chair Cragun’s question regarding the old Maverik property, Mr. Crowell stated
32 the City has still received no indication of what Maverik may do with the property. Maverik has
33 changed its branding from “Old Country Store” to “Adventure Stop,” so they want to clear off any
34 remnants of the old branding from the site. Maverik, however, had made no indication of what they
35 plan to do with the real estate.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 6, 2019**

1
2 In response to Vice Chair Cragun’s question regarding the status of the hotel, Mr. Crowell stated
3 that representatives met with the DRC on March 5. They conducted some market studies and the
4 idea of having one full-service hotel and two select-service hotels did not seem to pencil out. They
5 are now looking at new ideas for the site, which could possibly include apartments. If they make
6 significant changes, they will have to amend the SD zone significantly.

7
8 **6. Adjournment.**

9
10 The Planning Commission Meeting adjourned at 6:59 p.m.

11
12
13
14 _____
15 Kris Stam,
16 Community Development Coordinator

17
18 Approved: _____

Item 4

City Council Report

March 13, 2019



**BLUFFDALE CITY COUNCIL
SPECIAL MEETING AGENDA
Wednesday, March 13, 2019**

Notice is hereby given that the Bluffdale City Council will hold a special meeting Wednesday, March 13, 2019, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **4:30 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 SPECIAL BUSINESS MEETING 4:30 P.M.

1. Roll Call
2. WORK SESSION - Economic Development
3. Adjournment

Dated: March 8, 2019

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, EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV

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

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.



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, March 13, 2019**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, March 13, 2019, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **6:00 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.

WORK SESSION 6:00 P.M. – (The work 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 work session).

1. Roll Call
2. Presentations –
 - a. Financial -> Revenues & Expenses
 - b. Legislative Update
 - c. City Manager Report and Discussion
3. Council Discussion
4. 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).

REGULAR BUSINESS MEETING 7:00 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the February 13, 2019 Special City Council Meeting (Economic Development) Minutes.
 - 3.2 Approval of the February 13, 2019 City Council Meeting Minutes.

3.3 Approval of a resolution authorizing execution of an Interlocal Cooperation Agreement with Salt Lake County providing for the transfer of up to \$2,000,000 of County Transportation Funds to the City of Bluffdale for the completion of Segments 4 and 5 of Porter Rockwell Boulevard.

4. **PUBLIC HEARING** – Consideration and vote on proposed amendments to the Bluffdale City General Plan Land Use Map and Official Zoning Map for 1.69 acres of property, located at approximately 13906 South Redwood Road and 13894 South Redwood Road, applicant, Reel Development, LLC, staff presenter, Caitlyn Miller.
5. Mayor's Report
6. 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).
7. Adjournment

Dated: March 8, 2019

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Wendy L. Deppe, CMC
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Planning Commission Business