

Minutes

August 15, 2018

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 **Present:**

2

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

7

8 **Excused: Maura Thatcher**
9 **Drew Sanders**

10

11 **Others: Grant Crowell, City Planner/Economic Development Director**
12 **Jennifer Robison, Senior Planner**
13 **Caitlyn Miller, Associate Planner**
14 **Pam von Petersdorff, Community Development Coordinator**

15

16 Planning Commission Chair Kory Luker called the meeting to order at 6:30 p.m.

17

18 **1. Invocation and Pledge.**

19

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

21

22 **2. Public Comment.**

23

24 There were no public comments.

25

26 **3. Approval of Minutes from the July 18, 2018, Meeting of the Planning Commission.**

27

28 **Debbie Cragun moved to approve the minutes from the July 18, 2018, meeting of the Planning**
29 **Commission. Kory Luker seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye;**
30 **Debbie Cragun-Aye; Kory Luker-Aye. Connie Pavlakis abstained because she was not in**
31 **attendance at the meeting. The motion passed unanimously with one abstention.**

32

33 **Legislative Items**

34

35 **4. PUBLIC HEARING, CONSIDERATION, RECOMMENDATION, AND VOTE on a**
36 **Rezone Application (2018-27) for 5 Acres to be Rezoned from R-1-10 Residential to R-**
37 **1-10 Residential IO (Infill Overlay) for the Quail Ridge at Bluffdale Phase 1**
38 **Subdivision. Quail Ridge Bluffdale Development, LLC, Applicant. Caitlyn Miller,**
39 **Staff Presenter.**

40

41 Associate Planner, Caitlyn Miller, presented the staff report and noted that agenda items 4 and 5
42 were closely related. She requested that they be discussed together; however, they would require

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 separate votes. Ms. Miller identified the location of the subject property on a map displayed, which
2 consists of five acres. Due to the constraints associated with the topography of the subject property,
3 specifically the new road connecting 14600 South directly to Redwood Road/Camp Williams Road,
4 the applicant was requesting the change from R-1-10 Residential to R-1-10 Residential IO (Infill
5 Overlay). The road connection was the result of citizen feedback to alleviate the traffic problems in
6 that area of the City. Ms. Miller noted that the applicant had worked diligently with the City's
7 Engineering Department to facilitate the road connection, which was exacerbating the availability of
8 buildable area on the subject property, in addition to the topography on the site. The only change
9 that would occur as a result of the change to Infill Overlay would be the adjustment of the front
10 setback from 30 feet to 20 feet.

11
12 Ms. Miller next reviewed the proposed subdivision for the subject property. She explained that all
13 of the lots will be at least .5 acre, so the minimum size for lots on the R-1-10 zone will be met. She
14 pointed identified the parcels that will be dedicated to the City to manage the storm water run-off.

15
16 In response to Commissioner Pavlakis' question as to whether there would be an additional access
17 for the Van der Watt property, Ms. Miller stated that she thought there would still be just the one
18 access.

19
20 In response to Commissioner Cragun's question regarding what the impact would be if the zone
21 change was not approved, Ms. Miller stated that the Infill Overlay will allow the developer to
22 propose specific lot standards, such as width, frontage, setbacks, etc. The only request from the
23 applicant was to deviate from the standard front setback of 30 feet to 20 feet. That would allow
24 more flat space on the lots for building the homes. Without the change, the applicant felt that the
25 people purchasing the lots would be limited in terms of the homes they could build. The lots are
26 already fairly large, so the applicant would like to give the property owners the option of building a
27 custom home.

28
29 With regard to the road that would be put in for Lots 5 and 6, Commissioner Loumis asked if there
30 would be a stop sign at that intersection. Ms. Miller replied in the affirmative. In response to
31 Commissioner Loumis' question regarding water shares for secondary water, the applicant, Joe

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 Wilkins, stated that he had not purchased them yet, but he was aware of the requirement.
2 Commissioner Loumis complimented Mr. Wilkins for adding the connection to 14600 South.
3 Mr. Wilkins reviewed the evolution of the road. Discussion ensued on the traffic flow in that area
4 of town. Mr. Wilkins identified the topography lines on the map to explain why he was requesting
5 a change to the setback requirement. When Commissioner Pavlakis suggested that the topography
6 would allow for walk-out basements, Mr. Wilkins said that the property was too steep even for that
7 home feature.

8
9 Chair Luker opened the public hearing.

10
11 Kelly Thompson gave his address as 14462 South Camp Williams Road and asked what the traffic
12 would be like after the property is developed. City Planner/Economic Development Director, Grant
13 Crowell, replied that he did not have ready access to a traffic count. He noted that there will be a
14 High-T intersection on the state highway. The idea behind the design, which was developed by the
15 City’s Engineering Department and UDOT, was to alleviate the problem at 14400 South and
16 Redwood Road.

17
18 In response to Commissioner Loumis’ question as to whether there might be a traffic signal at the
19 new intersection, Mr. Crowell explained that a High-T has some signalization and some lanes that
20 continued to move.

21
22 In response to Mr. Thompson’s question about the Maverik store, Mr. Crowell stated that their first
23 priority was to open a new store. They would then decide whether to abandon the current store.
24 Maverik had not yet announced a decision.

25
26 There were no further public comments. Chair Luker closed the public hearing.

27
28 Commissioner Pavlakis stated that the request to reduce the front setbacks was a minor request and
29 would make the land more useable.

30
31 **Johnny Loumis, Jr. moved to forward a positive recommendation to the City Council for the**
32 **Zoning Map Amendment Application 2018-27 based on the findings presented in the**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 staff report dated August 10, 2018. Debbie Cragun seconded the motion. Vote on motion:
2 Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye; Debbie Cragun-Aye; Kory Luker-Aye. The
3 motion passed unanimously.

4
5 **Administrative Items**

6
7 5. **CONSIDERATION, RECOMMENDATION, AND VOTE on a Preliminary and Final**
8 **Subdivision Plat Application (Application 2018-12) for Quail Ridge at Bluffdale Phase**
9 **1 for Six (6) Single-Family Lots on 5 Acres Located at Approximately 14643 South**
10 **Camp Williams Road. Quail Ridge Bluffdale Development, LLC, Applicant. Caitlyn**
11 **Miller, Staff Presenter.**

12
13 Connie Pavlakis moved to forward a positive recommendation to the City Council for the
14 Quail Ridge at Bluffdale Phase 1 Preliminary and Final Subdivision Plat Application 2018-12,
15 subject to the following:

16
17 **Conditions:**

- 18
19 1. That all requirements of adopted city standards and ordinances are met.
- 20
21 2. That the project adheres to all requirements of the International Fire Code and
22 requirements of the City Fire Chief.
- 23
24 3. That adequate secondary water shares in accordance with Bluffdale City Code
25 section 8-5-3: “Water Required” will be provided prior to recordation of the
26 final plat.
- 27
28 4. That prior to any grading of property or construction, a Land Disturbance
29 Permit and SWPPP Permit be approved and construction activities be
30 coordinated with the City Engineer’s office.
- 31
32 5. That if the Applicant’s zone map amendment application (2018-27) to establish
33 an Infill Overlay over the property is not approved, the proposed setbacks will
34 be amended to comply with the standard setbacks in the R-1-10 Zone (Front:
35 30’, Interior Side: 12’, Corner Side: 20’, and Rear: 30’) prior to recordation of

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

- 1 **the final plat.**
- 2
- 3 **6. That a signature block be added to the plat for the South Jordan Canal**
- 4 **Company property which is included within the subdivision boundary prior to**
- 5 **recordation of the final plat.**
- 6
- 7 **7. That right of way across the canal property will be dedicated (in a form**
- 8 **acceptable to the City Attorney) to the City of Bluffdale or a perpetual public**
- 9 **access easement (in a form acceptable to the City Attorney) will be granted**
- 10 **across the canal property in the name of the City of Bluffdale and will be**
- 11 **recorded prior to recordation of the final plat.**
- 12
- 13 **8. That an easement be granted to the City of Bluffdale over the public storm**
- 14 **drain system prior to recordation of the subdivision plat.**
- 15
- 16 **9. That a temporary turnaround be provided at the end of Lot 7 in accordance**
- 17 **with City details and specifications.**
- 18
- 19 **10. That a full landscaping design according to city standards and specifications be**
- 20 **submitted and approved by the city for the stormwater detention pond prior to**
- 21 **the scheduling of a preconstruction meeting.**
- 22
- 23 **11. That the design of the bridge or culvert over the South Jordan Canal be**
- 24 **reviewed and approved by the South Jordan Canal Company and the City**
- 25 **Engineer, or designee, prior to the scheduling of a preconstruction meeting.**
- 26
- 27 **12. That approved Flood Control permits from Salt Lake County Flood Control are**
- 28 **provided for all stormwater outfalls.**
- 29
- 30 **13. That the required public infrastructure improvements will be installed (or a**
- 31 **public improvements bond will be paid) prior to the issuance of a certificate of**
- 32 **occupancy.**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

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

4
5 **6. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Conditional Use Permit**
6 **Application (2018-29) to Allow Open Storage of Machinery and Equipment on 3.5**
7 **Acres Located in the Rocky Mountain Power Corridor at 827 West 14600 South.**
8 **Birrell Services, Applicant. Caitlyn Miller, Staff Presenter.**
9

10 Ms. Miller presented the staff report and explained that Birrell Services, Inc. leased some acreage in
11 the Rocky Mountain Power Corridor. She provided an overview of the subject property on a map
12 displayed. Ms. Miller noted that the Planning Commission was the Land Use Authority for this
13 agenda item. She then referred the Planning Commissioners to the requirements that must be met
14 for a Conditional Use Permit.

15
16 Ms. Miller next reviewed exhibits provided by the applicant. She identified where the eight-foot
17 chain link fencing will be located. The property stored in the fenced area would include vehicles,
18 equipment, machinery, etc. The site would be covered with gravel as a parking surface for the
19 items. There would be gates that open onto 14600 South and 800 West. Ms. Miller next showed a
20 picture of the proposed site and how it would be used.

21
22 In response to Commissioner Loumis’ question regarding height restrictions for fencing or storage
23 of equipment, Ms. Miller stated that there were restrictions for the height of fencing; however, she
24 would have to check the specific number for commercial zones. As for the height of the equipment
25 being stored, she was not aware of any restrictions.

26
27 In response to Commissioner Cragun’s question as to whether there would be a problem with the
28 fence and gate if 14600 South was widened, Ms. Miller stated that any fencing would have to be
29 kept out of the public right-of-way and UDOT would widen the road only to the boundaries of the
30 public right-of-way. Mr. Crowell commented that the issue might come up in the site plan review
31 for the project. Ms. Miller noted that one of the recommended conditions of approval would be the
32 requirement that the applicant go through the City’s site plan approval process. During discussions
33 with the City’s Development Review Committee, the City Attorney opined that this project would

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 trigger the City’s site plan approval process. That process might require a different type of fencing
2 than what the applicant was proposing.

3
4 Chair Luker opened the public hearing.

5
6 Jeff Birrell gave his address as 14678 South 2600 West and stated that with regard to the fence there
7 were two power poles located against the road. The fence would go up on the yard side of the post.
8 He wanted a fence for security because there has been a lot of growth in Bluffdale, especially near
9 the subject property. He felt that an eight-foot fence would be a good crime deterrent. Mr. Birrell
10 noted that it had taken him a long time to get Utah Power to lease him the land. He said that
11 everything that went on the property had to have wheels, so he could not place a permanent
12 structure at that location. Subsequent to leasing the property, Mr. Birrell stated that he has leveled
13 and cleaned up the property. He has also graveled half of the property. He noted that there was a
14 road that always had to be open for Utah Power. The purpose of the proposed gates was to meet the
15 requirements established by Utah Power. The normal entrance to the property would be from the
16 east, so 14600 South would not be impacted. The gate at 14600 South was just for Utah Power.
17 Mr. Birrell stated that he had 30 vehicles in his fleet and only one-half acre, so he needed more
18 space. He explained that he wanted to use gravel instead of concrete because he had only a three-
19 year lease. The cost to level and fence with chain link would be around \$65,000. That would be a
20 major investment for a lease that could potentially be revoked after just three years. He
21 acknowledged that if he owned the property, it would be advantageous to use concrete instead of
22 gravel.

23
24 In response to Commissioner Pavlakis’ question regarding the fencing height requirements,
25 Mr. Crowell stated that chain link fencing would not be allowed in the zone where the subject
26 property is located because chain link fencing is allowed only in the Sand and Gravel zone.
27 Mr. Crowell noted that the Land Use Table included the designation “Open Storage Use That Is Not
28 Accessory To Anything.” Thus, the applicant was applying under that provision. As a commercial
29 operation, the Site Plan Ordinance would apply. Mr. Crowell reviewed the situation with the
30 property across the road and the fencing that was placed there. He stated that the City Ordinance

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 might need to be adjusted to allow for different fencing options where open storage is also allowed,
2 but that would need to be a future agenda item.

3
4 Mr. Birrell observed that the property across the street, which was also part of the Power Corridor,
5 had chain link fence for longhorn cattle. Mr. Crowell acknowledged that there was a lot of chain
6 link fencing in Bluffdale. The issue was how to handle the current situation under the recently
7 adopted Site Plan Ordinance.

8
9 In response to Commissioner Cragun’s request for clarification of what the Planning Commission
10 would be approving at this meeting, Mr. Crowell stated that the applicant would have the
11 opportunity to prepare and present a site plan. Mr. Birrell noted that when he leased the property on
12 the Power Corridor, he mistakenly assumed that he would be able to do as he saw fit, and that he
13 would not have to have a Conditional Use Permit because he would be parking equipment on a lot
14 that had been severely overgrown with weeds. In response to Commissioner Loumis’ question
15 regarding the cost to lease the subject property, Mr. Birrell said that it was just under \$2,000 per
16 month, and he signed a three-year lease. He has equipment on the property already, but he would
17 like to have the fencing to protect his equipment from theft. The fact that he does not own the
18 property places constraints on the financial investment he can reasonably make to enhance the
19 property. Commissioner Pavlakis suggested the possibility of putting some frontage fencing that
20 would meet the current City Ordinance with chain link fencing toward the back of the property.
21 Mr. Birrell said he might be open to that idea. He added that the frontage of the subject property
22 was 170 feet along 14600 South. In all, he stated that there would be about 1,500 feet of fencing.

23
24 In response to Commissioner Cragun’s question regarding whether Rocky Mountain Power (RMP)
25 had any restrictions on the fencing used on their property, Mr. Birrell replied in the negative. He
26 did have to explain to RMP how he planned to design and use the property. Discussion took place
27 on the fencing options and their financial ramifications. Mr. Birrell said that he was willing to work
28 with the City on developing an option that would work for him and for the City. Commissioners
29 Loumis and Cragun said that the City might need to look at the viability of amending the City
30 Ordinance for situations such as this. Commissioner Loumis liked the idea suggested by
31 Commissioner Pavlakis to have more attractive fencing along the frontage and chain link elsewhere.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 Mr. Crowell interjected that the City Ordinance could be amended; however, it would take a couple
2 of months to do so. The Conditional Use Permit could still be approved. Mr. Crowell felt that the
3 key idea was the interpretation of the City Code with regard to requiring site plans, even to do an
4 open storage lot within the community. He would have to have a site plan even if he didn't have a
5 fence because it would be a commercial use of the land. Mr. Crowell noted that there are other
6 open storage facilities in Bluffdale.

7
8 There were no more public comments. Chair Luker closed the public hearing.

9
10 **Connie Pavlakis moved to approve the request for a conditional use permit for open storage of**
11 **vehicles, machinery, and equipment, Application 2018-29, subject to the following:**

12
13 **Conditions:**

- 14
- 15 **1. That the Applicant will adhere to all adopted standards and ordinances of the**
16 **City of Bluffdale.**
 - 17
 - 18 **2. That the Applicant will apply for and obtain Site Plan approval prior to further**
19 **grading or earthwork of the site. Site improvements included with Site Plan**
20 **approval may include the following: improvements along 14600 South,**
21 **alternative fencing, etc.**
 - 22
 - 23 **3. That the Applicant will obtain all required permits from the Engineering**
24 **Department (e.g. SWPPP, Land Disturbance, etc.) prior to further grading or**
25 **earthwork of the site.)**

26
27 **Johnny Loumis, Jr. seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Johnny**
28 **Loumis, Jr.-Aye; Debbie Cragun-Aye; Kory Luker-Aye. The motion passed unanimously.**
29

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 **7. CONSIDERATION, RECOMMENDATION, AND VOTE on a Preliminary and Final**
2 **Subdivision Application (2018-19) for Cobalt Village Plat G for 28 Townhome Units**
3 **and Associated Streets Located at Approximately 15480 South 1030 West. ITH, LLC,**
4 **Applicant. Jennifer Robison, Staff Presenter.**
5

6 Senior Planner, Jennifer Robison, presented the staff report and noted that this was the seventh
7 phase of the Cobalt Village Townhomes project. She provided an overview of the site plan and the
8 location of the proposed townhome units. She explained that the internal connectivity for the entire
9 project would be achieved with the completion of this phase. She next overviewed the site plan for
10 the subject property, including the location of the parking stalls that would be included. She said
11 that the plan exceeded the new City Standard for guest parking.

12
13 **Debbie Cragun moved to recommend approval of the Preliminary and Final Subdivision**
14 **Application 2018-19 for Cobalt Village Plat G subject to the following:**

15
16 **Conditions:**
17

- 18 **1. That all requirements of the Independence at the Point DA & PP, City Codes**
19 **and adopted ordinances are met and adhered to for the plat.**
- 20
21 **2. That all plats comply with the Bluffdale City Engineering Standards and**
22 **Specifications and recommendations by the City Engineer and Public Works**
23 **Department for all relevant construction and plat drawings prior to the plat**
24 **recording.**
- 25
26 **3. That the project adheres to all requirements of the International Fire Code.**
- 27
28 **4. That the plat specific CC&R's are recorded with the final plats at the County**
29 **Recorder's office for Cobalt Village Plat G.**
- 30
31 **5. That all private open space, landscaping, and parking areas be owned and**
32 **maintained by the homeowner's association (HOA).**
33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

- 1 **6. That Cobalt Village Plat G comply with all requirements of the overall Site Plan**
2 **approval for the project.**
- 3
- 4 **7. That all building permit submittals for townhomes have written or stamped**
5 **approval from the Independence Development Review Committee (IDRC),**
6 **pursuant to the requirements of the DA prior to being submitted to the City.**
- 7
- 8 **8. That for each building permit submittal, the City requires a certification in the**
9 **form of a grading and drainage plan for each lot or building, stamped and**
10 **certified by a professional engineer. This should be submitted with the site plan**
11 **and building permit. No building permit shall be issued without this.**

12

13 **Johnny Loumis, Jr. seconded the motion. Vote on the motion: Debbie Cragun-Aye; Johnny**
14 **Loumis, Jr.-Aye; Connie Pavlakis-Aye; Kory Luker-Aye. The motion passed unanimously.**

15

16 **8. CONSIDERATION, RECOMMENDATION, AND VOTE on a Preliminary and Final**
17 **Subdivision Application (2018-21) for Independence at the Point Plat D-10 for the**
18 **Independence Park Located at Approximately 15245 South Noell Nelson Drive, 4**
19 **Independence, LLC, Applicant. Jennifer Robison, Staff Presenter.**

20

21 Mrs. Robison presented the staff report and noted that the plat under consideration was for the park
22 that had been planned for the Independence Project. The subject property is 5.75 acres. When
23 completed, the park parcel will be dedicated to the City. She noted that the development of the
24 property was in full swing and that there is a power easement going through the subject property.
25 Mrs. Robison stated that the park would include a splash pad, along with a lot of above-ground
26 features. The park will include a public restroom and utility building. There will also be a large
27 playground and a trail connection to Heritage Crest Way. The trail will loop throughout the entire
28 Independence Project with the completion of the park.

29

30 In response to Commissioner Pavlakis' question regarding the number of parking stalls in the park,
31 Mrs. Robison stated that staff had not counted them. She commented that the City did not have a
32 parking standard for parks; however, she confirmed that there would be many stalls.

33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 **Johnny Loumis, Jr. moved to recommend approval of the Preliminary and Final Subdivision**
2 **Application 2018-21 for Independence at the Point Plat D-10 subject to the following:**

3
4 **Conditions:**

- 5
6 1. That all requirements of the Independence at the Point DA & PP, and
7 subsequent amendments, City Codes and adopted ordinances are met and
8 adhered to for the plat.
9
10 2. That the plat complies with the Bluffdale City Engineering Standards and
11 Specifications and recommendations by the City Engineer and Public Works
12 Department for all relevant construction and plat drawings prior to the plat
13 recording.
14
15 3. That the project adheres to all requirements of the International Fire Code.
16
17 4. That the park improvements and amenities are installed according to the
18 approved design and construction plans and accepted by the City after
19 completion.

20
21 **Debbie Cragun seconded the motion. Vote on the motion: Johnny Loumis-Jr.-Aye; Connie**
22 **Pavlakis-Aye; Debbie Cragun-Aye; Kory Luker-Aye. The motion passed unanimously.**

23
24 **9. CONSIDERATION, RECOMMENDATION, AND VOTE on a Preliminary and Final**
25 **Subdivision Application (2018-05) for Lester Cove for Four (4) Single-Family Lots on**
26 **4.505 Acres Located at Approximately 13806 South 1300 West. HJ Builders,**
27 **Applicant. Caitlyn Miller, Staff Presenter.**

28
29 Ms. Miller presented the staff report and identified the location of the subject property on a map
30 displayed. She explained that the four lots will be served by a new cul-de-sac, which would be built
31 to City standards. Ms. Miller noted that there was a natural spring to the west of the subject
32 property. She then reviewed the water drainage plan.

33
34 Commissioner Loumis stated that he knew this property well and the developer's plan made sense.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1
2 **Connie Pavlakis moved to forward a positive recommendation to the City Council for the**
3 **Lester Cove Preliminary and Final Subdivision Plat Application 2018-05 subject to the**
4 **following:**

5
6 **Conditions:**

- 7
8 **1. That all requirements of adopted city standards and ordinances are met.**
- 9
10 **2. That the project adheres to all requirements of the International Fire Code and**
11 **requirements of the City Fire Chief.**
- 12
13 **3. That the agreement between the Applicant and the South Valley Sewer District**
14 **regarding the project’s drainage into the District’s facilities will be executed**
15 **prior to recordation of the final plat.**
- 16
17 **4. That adequate secondary water shares in accordance with Bluffdale City Code**
18 **section 8-5-3: “Water Required” will be provided prior to recordation of the**
19 **final plat.**
- 20
21 **5. That prior to any grading of property or construction, a Land Disturbance**
22 **Permit and SWPPP Permit be approved and construction activities be**
23 **coordinated with the City Engineer’s office.**
- 24
25 **6. That the required public infrastructure improvements will be installed (or a**
26 **public improvements bond will be paid) prior to the issuance of a certificate of**
27 **occupancy.**

28
29 **Johnny Loumis, Jr. seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Johnny**
30 **Loumis, Jr.-Aye; Debbie Cragun-Aye; Kory Luker-Aye. The motion passed unanimously.**

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 **Discussion Items**
2

3 **10. City Council Report.**
4

5 Mr. Crowell reported that the City Council had one hearing on the Bringhurst Station Special
6 District and continued the item so that Mrs. Robison and the property owners could work on the
7 ordinance language. The proposal seemed to have a lot of support from the City Council. There
8 had been detailed discussions between staff and the City Council to finalize road layouts and other
9 details. The matter was slated to be on the City Council's August 22, 2018 agenda.

10
11 With regard to the hotel, Mr. Crowell stated that the City Council was very excited about the
12 proposal and moved it forward, as presented. Ms. Miller explained that the architects were starting
13 the process of obtaining access permits from UDOT for the two accesses off of Pony Express Road.

14
15 Mr. Crowell reported that the City Council had a presentation from Envision Utah about the Point
16 of the Mountain project. It is a massive project that will still require extensive study before
17 anything happens. Mr. Crowell explained that there was also discussion of a freeway-to-freeway
18 connection between I-15 and Mountain View Corridor. It would be a billion-dollar undertaking. It
19 was noted the population along the Wasatch Front, especially northern Utah County, is growing
20 exponentially.

21
22 Mr. Crowell stated that the lot split at Saddleback Point was approved. The City Council also
23 adopted an updated Capital Facilities Plan and Impact Fees Schedule.

24
25 In response to Chair Luker's question regarding the groundbreaking timeline for the hotel,
26 Ms. Miller stated that the UDOT process for access points would take time to complete. Staff was
27 still working with the developers on amendments to the City Ordinances, such as the establishment
28 of a bar or another alcohol sub-license. Currently, staff was awaiting a site plan for approval. In
29 response to Commissioner Loumis' question regarding the distance of the hotel from the schools,
30 Ms. Miller said that the distance was clearly sufficient to meet the State Law distance requirements
31 for schools, churches, or parks.
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 Mr. Crowell said that there would be a special City Council meeting on Friday, August 24, to
2 conduct an Economic Development Work Session. Afterwards would be the ribbon cutting for the
3 new fire station. Later, there would be a ribbon cutting for the park at Westgate.

4
5 In response to Commissioner Cragun’s question about the Simple Products site, Mr. Crowell said
6 that there were no identified tenants yet. He added that the Redevelopment Agency (RDA) entered
7 into a Reimbursement Agreement with Simple Products for the UDOT right-of-way, along with
8 incentives to fill the space.

9
10 In response to Commissioner Cragun’s question about the status of the Woodbury property,
11 Mr. Crowell reported that they have been working on the site work, such as the building pads, rather
12 than the anchor. They were also working on the utility installation. Work was taking place on
13 14000 South. Commissioner Loumis expressed appreciation for the great work done by staff.

14
15 **11. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**
16 **Etc.).**

17
18 Discussion took place on open storage. Currently, it is a conditional use that stands alone rather
19 than as an accessory use. Mr. Crowell explained that for open storage to be an accessory use, there
20 has to be a building, and the open storage must be accessory to the building. Thus, it did not work
21 for the situation being considered tonight because the property does not include a building. With
22 regard to fencing, Commissioner Pavlakis observed that it was difficult to require a lessee, such as
23 was the case at this meeting, to make such a large investment in a piece of property. Her
24 recollection was that the fencing requirement was for newly built facilities. Chair Luker asked if
25 there was a way to address a temporary lease situation.

26
27 Mr. Crowell stated that his perspective was that a major issue was Code Enforcement and
28 nuisances. He commented that the current ordinance is very open and the failure to have an
29 aesthetics requirement could become a serious problem.

30
31 Commissioner Pavlakis observed that the City had a Special District zone option, so she wondered
32 if that philosophy could be applied to a conditional use. In the case discussed at this meeting, the

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 applicant would write his own text as to what things he wanted to meet with this conditional use.
2 The Planning Commission would then approve the conditions if they felt the conditions were
3 reasonable. Mr. Crowell said that in theory that might be possible, but it would be harder than that,
4 especially if the property owner was in non-compliance with the conditions.

5
6 Mr. Crowell said that if open storage was to stay on the Land Use Table, the City Council could
7 enact some supplementary regulations for open storage facilities.

8
9 Commissioner Pavlakis noted the surprise of the applicant because he had mistakenly assumed that
10 since he was in the Power Corridor, there would be no restrictions on how he designed his open
11 storage facility. Mrs. Robison said that similar discussions on open storage have taken place in
12 conjunction with the Springhurst Station Special District. She noted that stand-alone open storage
13 was being removed from the Land Use Table for Springhurst Station, but open storage was allowed
14 with certain uses. That same direction might be taken for the entire City Ordinance. Mr. Crowell
15 acknowledged that the uses allowed within the Power Corridor were special. Commissioner
16 Pavlakis said that the land Mr. Birrell was leasing had been a weed patch, so he had improved the
17 land for his business. She felt that there could be some middle ground to meet the needs of the City
18 and of Mr. Birrell. Mr. Crowell said that language could be crafted to apply specifically to the
19 Power Corridor.

20
21 Commissioner Pavlakis observed that Mr. Birrell's business has been in Bluffdale for 12 years. If
22 he outgrew his current property, he would move to a different city and Bluffdale would be the loser.
23 She would like to find a win-win solution for him and for the City.

24
25 Mr. Crowell said that staff would investigate the possibility of crafting something that would apply
26 to the Power Corridor.

27
28 Commissioner Cragun commented that caution needed to be exercised so that there was consistency
29 with the aesthetics requirements of the City. Commissioner Pavlakis suggested some evergreen
30 type of shrubbery to cover the fencing along the Power Corridor might be a viable solution.
31 Mr. Crowell noted that the idea would then be incorporated into the landscaping plan as part of the

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 15, 2018**

1 site plan. Discussion ensued on how the aesthetics, in general, could be enhanced along the Power
2 Corridor.

3
4 Commissioner Pavlakis stated that she liked Mr. Crowell’s idea of focusing on how to address the
5 Power Corridor. Mr. Crowell said that he would discuss ideas with the Development Review
6 Committee. Chair Luker requested that the study include the types of land that exist within the
7 Power Corridor.

8
9 **12. Adjournment.**

10 The Planning Commission Meeting adjourned at 7:53 p.m.

11
12
13
14
15
16 _____
17 Pam von Petersdorff,
18 Community Development Coordinator

19
20 Approved: _____

Minutes

September 5, 2018

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 **Present:**

2

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

7

8 **Excused:** **Connie Pavlakis**
9 **Debbie Cragun**

10

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

14

15 Planning Commission Chair Kory Luker called the meeting to order at 6:30 p.m.

16

17 **1. Invocation and Pledge.**

18

19 Johnny Loumis, Jr. offered the invocation. Maura Thatcher led the Pledge of Allegiance.

20

21 **2. Public Comment.**

22

23 There were no public comments.

24

25 **Administrative Items**

26

27 **3. CONSIDERATION, RECOMMENDATION, AND VOTE on a Plat Amendment**
28 **Application (2018-31) for Westgate Aclaime at Independence to Adjust the Rear**
29 **Property Line for Twenty (20) Single-Family Lots in The Westgate Subdivision**
30 **Located at Approximately 1022-1062 West Coyote Gulch Way. Alpine Homes,**
31 **Applicant. Jennifer Robison, Staff Presenter.**

32

33 Senior Planner, Jennifer Robison, presented the staff report and described the location of the
34 subject property. She explained that the plat was previously recorded. The original plan was to
35 have the homes be rear loaded via an alley access. The new owner would like to change the
36 homes to front loaded with a 20-foot driveway, which would be consistent with the other front-
37 loaded homes in the development. In order to accommodate the proposed change, the rear
38 property line would need to be adjusted to take out the rear alley. The road improvements would
39 be unaffected; however, the developer would have to work with the utility companies to

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 determine where the driveways could be placed. The City’s Engineering Department had no
2 concerns.

3
4 Mrs. Robison noted that the developer provided elevations and stated that Alpine Homes built
5 the homes that are contiguous to the subject property. The change would ostensibly alleviate the
6 on-street parking because of the 20-foot driveways and the two-car garages.

7
8 With regard to the advantage of front-loaded versus rear-loaded parking, Mrs. Robison explained
9 that the front-loaded garages provide more opportunity for parking in the driveway. The alley-
10 loaded driveways would not provide as much parking.

11
12 Mrs. Robison explained that this would be the last phase in this particular project. The developer
13 built the homes across the street and some in Independence Village.

14
15 The developer, Steve Jackson, gave his address as 10705 South Jordan Gateway, and explained
16 that the homes his company built across the street are on lots that are 40 feet wide and 90 feet
17 deep. The lots on the subject property will be 40 feet wide and 85 feet deep once the property
18 line is adjusted by removing the rear alley. The depth difference will translate into a smaller
19 back yard. The same floor plans, with slight variations, will match those built in Independence
20 Village. He noted that one elevation was added because it had proven popular in other
21 developments. Additional stone colors and variations were also incorporated.

22
23 **Maura Thatcher moved to approve Westgate Aclaire at Independence Subdivision 1st**
24 **Amended Plat Amendment Application 2018-31 subject to the following:**

- 25
26 **Conditions:**
27
28 **1. That all requirements of the Westgate DA & PP, and subsequent**
29 **amendments, City Codes and adopted ordinances are met and adhered to for**
30 **the plat.**

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

- 1 **2. That the plat complies with the Bluffdale City Engineering Standards and**
2 **Specifications and recommendations by the City Engineer and Public Works**
3 **Department for all relevant construction and plat drawings prior to the plat**
4 **recording.**
- 5
- 6 **3. That the construction of driveways on Coyote Gulch Way meet all City**
7 **standards and requirements.**
- 8
- 9 **4. That all driveway lengths will be a minimum of twenty (20) feet.**
10
- 11 **5. That all setbacks and lot requirements be met as provided by the Westgate**
12 **Project Plan.**
- 13
- 14 **6. That the project adheres to all requirements of the International Fire Code.**
15

16 **Drew Sanders seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Maura**
17 **Thatcher-Aye; Drew Sanders-Aye; Kory Luker-Aye. The motion passed unanimously.**

18

19 **4. CONSIDERATION AND VOTE on a Site Plan Amendment Application (2018-37)**
20 **for Cobalt Village to Revise the Footprint, Exterior Elevations, and Colors of**
21 **Seventy-seven (77) Townhome Units and Located at Approximately 15204 South**
22 **Porter Rockwell Boulevard. ITH,LLC, Applicant. Jennifer Robison, Staff**
23 **Presenter.**

24

25 Mrs. Robison presented the staff report and identified the property on a map displayed. She
26 reported that the Planning Commission previously reviewed the seven phases of Cobalt Village.
27 The original property owner sold the property, and the new property owner requested changes to
28 the footprints of some of the units. Mrs. Robison indicated that the subject property is Plat G, or
29 the seventh phase, and Plats 8 and 9 will be presented to the Planning Commission in the near
30 future.

31

32 Mrs. Robison explained that the requested change was to make the 77 units be one floor plan.
33 The proposed change would impact the footprint of the product. She clarified that only the 77
34 units will be affected. She displayed a ‘before and after’ map of the subject property, along with
35 the elevations. Mrs. Robison also clarified that the applicant was not requesting additional units.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 In addition, there would not be any reduction to the parking. Slight modifications, however,
2 would be made to the rooflines.

3
4 **Maura Thatcher moved to approve the Cobalt Village Site Plan Amendment Application**
5 **2018-37 subject to the following:**

6
7 **Conditions:**

- 8
9 **1. That all requirements of the City Code and adopted ordinances are met and**
10 **adhered to for each phase of Cobalt Village project.**
- 11
12 **2. That all plats within the project comply with the Bluffdale City Engineering**
13 **Standards and Specifications and recommendations by the City Engineer**
14 **and Public Works Department for all relevant construction and plat**
15 **drawings prior to the plat recording.**
- 16
17 **3. That the project adheres to all requirements of the International Fire Code.**
- 18
19 **4. That all public park strips, landscaping, irrigation and maintenance adjacent**
20 **to the project is the responsibility of the homeowners' association. Street**
21 **trees are required to be installed in the parkstrip adjacent to Heritage Crest**
22 **Way, Noell Nelson Drive, and Harmon Day Drive in accordance with the**
23 **approved Independence at the Point Project Street Tree Plan.**
- 24
25 **5. That all private open space, landscaping, parking areas and alleys be owned**
26 **and maintained by the homeowners' association.**
- 27
28 **6. That the street completion and installation of public improvements for Noell**
29 **Nelson Drive to Porter Rockwell Boulevard be completed by the developer**
30 **with the first plat or phase of the Cobalt Village project as required by the**
31 **City Engineer.**

32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 7. **That all building permit submittals for townhomes have written or stamped**
2 **approval from the Independence Development Review Committee (IDRC),**
3 **pursuant to the requirements of the DA prior to being submitted to the City.**

4
5 8. **That any construction or installation of improvements adjacent to or within**
6 **the Porter Rockwell Boulevard right of way be approved by the City**
7 **Engineer prior to any construction activities.**

8
9 9. **That all future subdivision plats are subject to the Site Plan as amended.**

10
11 **Drew Sanders seconded the motion. Vote on motion: Drew Sanders-Aye; Johnny Loumis,**
12 **Jr.-Aye; Maura Thatcher-Aye; Kory Luker-Aye. The motion passed unanimously.**

13
14 **5. CONSIDERATION AND VOTE on a Site Plan Amendment Application (2018-34)**
15 **for Day Ranch to Reduce the Number of Townhome Units to Four Hundred Eighty-**
16 **eight (488) Including Associated Streets, Alleys, Common and Open Space Areas**
17 **Located at Approximately 15200 South Harmon Day Drive. Woodside Homes,**
18 **Applicant. Jennifer Robison, Staff Presenter.**
19

20 Mrs. Robison presented the staff report and indicated that the original site plan was approved by
21 the Planning Commission on December 1, 2017. There had been a change as a result of a land
22 purchase by The Church of Jesus Christ of Latter-day Saints to build a meetinghouse.
23 Consequently, 82 units will be taken out, which will reduce the total number of townhomes to
24 488 instead of the originally approved 570. The Church site is about 3.5 acres in size. Mrs.
25 Robison stated that there were no changes to the original recommendations. She noted that there
26 was an amended landscaping plan as a result of the proposed change. The plat was not being
27 amended because it had not yet been recorded. The revision of the plat would be done at the
28 staff level, pending approval of the revised site plan.

29
30 Mrs. Robison provided an overview of the subject property and the surrounding area and noted
31 that there would be a new public road in conjunction with the development. She referenced the
32 landscaping plan and explained that The Church of Jesus Christ of Latter-day Saints will have its
33 own landscaping plan for property it owns with the site plan.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1
2 **Maura Thatcher moved to approve Day Ranch Townhomes Site Plan Amendment**
3 **Application 2018-34 subject to the following:**

4
5 **Conditions:**

- 6
7 **1. That all requirements of the City Codes, adopted ordinances, Day Ranch**
8 **Development Agreement (DA) and Project Plan (PP) are met and adhered to**
9 **for each phase of Day Ranch Project.**
- 10
11 **2. That all plats within the project comply with the Bluffdale City Engineering**
12 **Standards and Specifications and recommendations by the City Engineer**
13 **and Public Works Department for all relevant construction and plat**
14 **drawings prior to the plat recording.**
- 15
16 **3. That the project adheres to all requirements of the International Fire Code.**
- 17
18 **4. That all public park strips, landscaping, irrigation and maintenance adjacent**
19 **to the project is the responsibility of the homeowner’s association (HOA) as**
20 **outlined in the PP.**
- 21
22 **5. That all private open space, landscaping, parking areas and alleys be owned**
23 **and maintained by the HOA.**
- 24
25 **6. That all building permit submittals for townhomes have written or stamped**
26 **approval from the ARC prior to being submitted to the City for compliance**
27 **with the PP design guidelines, elevations, materials and finishes as required**
28 **for site plan approval.**
- 29
30 **7. That the applicants establish and be adopted by the future HOA a**
31 **documented plan for off-street and guest parking enforcement rules to be**
32 **applied to the Day Ranch Townhomes project.**
- 33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 **Maura Thatcher moved to approve Day Ranch LDS Meetinghouse Site Plan Application**
2 **2018-32 subject to the following:**

3
4 **Conditions:**

- 5
- 6 **1. That the applicable requirements of the City Code, adopted ordinances,**
7 **adopted building and fire codes and Day Ranch DA and PP requirements are**
8 **met and adhered to for this site plan.**
 - 9
 - 10 **2. That all plans comply with the Bluffdale City Engineering Standards and**
11 **Specifications and recommendations by the City Engineer and Public Works**
12 **Department for all relevant construction drawings.**
 - 13
 - 14 **3. That an updated drainage plan be provided to the City Engineer by the**
15 **applicants prior to any land disturbance, pre-construction meeting and**
16 **building permit being issued.**
 - 17
 - 18 **4. That the project adheres to all requirements of the International Fire Code.**
 - 19
 - 20 **5. That all site plan features, building architecture and elevations, and**
21 **landscaping shall adhere to the approved site plan as presented.**
 - 22
 - 23 **6. That all landscaping, irrigation, open space, and street trees are installed and**
24 **maintained by the property owners.**
 - 25
 - 26 **7. That the City receives the ARC approval for the masonry color of the**
27 **building prior to issuance of the building permit.**
 - 28
 - 29 **8. That the property owner provides the adequate secondary water shares to**
30 **the City prior to the issuance of a building permit. If the property owner**
31 **desires to connect to the City secondary water system, the owner agrees to**
32 **coordinate with the City Engineer and provide necessary plans for approval.**
 - 33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1
2 Mrs. Robison explained that the second access was adopted as part of the Development
3 Agreement and the Project Plan. The street will be public with a 60-foot right-of-way
4 throughout both developments. There would also be a larger park strip to accommodate trees.

5
6 Mrs. Robison clarified that the 26 plats for the second phase could not be recorded until the
7 second access is complete. It was noted that the developer could begin construction on the first
8 30 lots.

9
10 In response to Commissioner Thatcher’s question regarding how the back of the lots, which abut
11 the canal property, would be finished, Mrs. Robison explained that the Project Plan required the
12 home builder to place a fence along the canal for privacy and protection.

13
14 The developer, Dave Tolman, gave his address as 3813 South Highland Cove, in Bountiful. He
15 explained that the areas designated as A and B abutted East Jordan Canal Company property.
16 When the land was prepared, it was graded to create benches where the back of the lots are
17 currently. Steps were taken to prevent encroachment onto the canal company’s property.

18
19 In response to Commissioner Loumis’ question regarding the type of fence to be used, Mr.
20 Tolman explained that it would be a thematic fence that was agreed upon in the Project Plan. In
21 response to a question raised, Mr. Tolman indicated that Parcels A and B would not be
22 landscaped. With regard to fence ownership, Mr. Tolman stated that it would belong to the
23 homeowners. He noted that the design and type of fencing was specified in the Project Plan and
24 will be governed by the HOA. City Planner/Economic Development Director, Grant Crowell,
25 explained that sometimes homeowners try to change their fencing in spite of the HOA
26 specifications. In addition, people informally use canals as trails even though they are not
27 specifically designated as such.

28
29 **Maura Thatcher moved to recommend approval to the City Council for the Liberty Cove**
30 **at Day Ranch Phase 1 and Phase 2 Preliminary and Final Subdivision Applications 2018-24**
31 **subject to the following:**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1
2 **Conditions:**
3

- 4 **1. That all requirements of the City Codes, adopted ordinances, Day Ranch**
5 **Development Agreement and Project Plan are met and adhered to for this**
6 **phase of Day Ranch Project.**
- 7
8 **2. That all plats within the project comply with the Bluffdale City Engineering**
9 **Standards and Specifications and recommendations by the City Engineer**
10 **and Public Works Department for all relevant construction and plat**
11 **drawings prior to the plat recording.**
- 12
13 **3. That the project adheres to all requirements of the International Fire Code.**
- 14
15 **4. That the second access be provided to Harmon Day Drive in the location**
16 **depicted in the approved Day Ranch Project Plan and constructed according**
17 **to City standards prior the recordation of the Liberty Cove at Day Ranch**
18 **Phase 2 final plat.**
- 19
20 **5. That all building permit submittals for single-family homes have written or**
21 **stamped approval from the ARC prior to being submitted to the City for**
22 **compliance with elevations, materials and finishes and development**
23 **standards in the PP.**
- 24
25 **6. That street trees and front yard landscaping be installed by the home builder**
26 **including an automatic irrigation system prior to the Certificate of**
27 **Occupancy (C of O) to be issued by the City.**
- 28
29 **7. That all public park strips, landscaping, irrigation and maintenance adjacent**
30 **to the project is the responsibility of the homeowner or homeowner's**
31 **association (HOA) as outlined in the PP.**
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

- 1 **8. That the thematic fencing as required by the PP be installed by the home**
2 **builder prior to the C of O.**
- 3
- 4 **9. That Parcel A and Parcel B identified on the plats will be dedicated to the**
5 **East Jordan Canal Company or homeowner’s association (HOA) and**
6 **maintained by the property owner.**
- 7
- 8 **10. That for each building permit submittal, the City requires a certification in**
9 **the form of a grading and drainage plan for each lot, stamped and certified**
10 **by a professional engineer. This should be submitted with the site plan and**
11 **building permit. No building permit shall be issued without this.**

12

13 **Kory Luker seconded the motion. Vote on the motion: Maura Thatcher-Aye; Johnny**
14 **Loumis, Jr.-Aye; Drew Sanders-Aye; Kory Luker-Aye. The motion passed unanimously.**

15

16 **Discussion Items**

17

18 **8. City Council Report.**

19

20 Mr. Crowell stated that the City Council approved the Bringhurst Station project as
21 recommended by the Planning Commission. Mrs. Robison converted it into an adopted
22 ordinance format. There was discussion on the logistics of property exchanges. It was reported
23 that the developers have met with staff to prepare plats for presentation to the Planning
24 Commission and City Council.

25

26 Mr. Crowell indicated that the Quail Ridge 1 Subdivision was continued because there were
27 details remaining to work out between the adjacent property owners.

28

29 There was discussion on the Fox 13 story on billboards in Bluffdale. The homeowners in a
30 newer Riverton subdivision are very angry with the City of Bluffdale because of the new LED
31 billboard. The zoning text was approved in December 2015 when a Smith’s store was

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 anticipated in the Gateway Redwood Special District zone. Mr. Crowell explained that the sign
2 was in compliance with the law.

3
4 With regard to the Woodbury property, Mr. Crowell stated that about \$3 million worth of work
5 on the site had been done, including completion of the road to Vintage on the Bluffs. Woodbury
6 was waiting for an anchor business to select the site. In response to Chair Luker’s question
7 regarding the business park, Mr. Crowell stated that the northeast side was planned for future
8 offices. He noted that the large offices want to be near I-15 or the FrontRunner station.
9 Woodbury has diversified its products, but Bluffdale continued to focus on a retail anchor.

10
11 In response to Commissioner Thatcher’s question about the plans for the old Maverik, Mr.
12 Crowell stated that Maverik will make a decision once the new store is built.

13
14 Mr. Crowell indicated that the new fire station is open. The park strip in front of the fire station
15 may be xeriscaped.

16
17 Commissioner Thatcher had heard that a developer plans to put homes on the southwest side of a
18 canal outside of the City limits. Mr. Crowell explained that the current City Council has no
19 interest in connecting 15000 South, 14400 South, or 400 West to Herriman. However, the courts
20 and State Legislature may see things differently. In addition, only one corner of 13800 South is
21 controlled by Bluffdale. He reiterated the City Council’s concerns with the traffic and density in
22 Herriman.

23
24 **9. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**
25 **Etc.).**
26

27 Commissioner Loumis indicated that that he would be gone from October 22 to November 26
28 and noted that he and his wife will be celebrating their 40th wedding anniversary and he would be
29 returning to Vietnam after 47 years. Commissioner Loumis was thanked for his service.

30

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 5, 2018**

1 In response to Commissioner Sanders’ question regarding the intersection on Porter Rockwell
2 Boulevard, Mr. Crowell stated that the goal was two months. He noted that a great deal of work
3 needs to be done there.

4
5 Commissioner Thatcher was amazed at the amount of traffic on Redwood Road. Miscellaneous
6 discussion ensued on the heavy congestion on Redwood/Camp Williams Road. Mr. Crowell
7 stated that northern Utah County is growing rapidly and is spilling into southern Salt Lake
8 County.

9
10 In response to Chair Luker’s question regarding potential landscaping near the roundabout at
11 14600 South, Mrs. Robison said that some landscape architects were hired to provide conceptual
12 designs. Funds were put into the current budget to pay for some of that landscaping. However, a
13 determination still needed to be made as to who will put in the landscaping. She noted that the
14 roundabout will eventually be very attractive.

15

16 **10. Adjournment.**

17

18 The Planning Commission Meeting adjourned at 7:24 p.m.

19

20

21

22 _____
Kris Stam,

23 Community Development Coordinator

24

25 Approved: _____

Item 4

Item 5

City Council Report

September 12, 2018



**BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, September 12, 2018**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, September 12, 2018, at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah, scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the August 22, 2018 Meeting minutes.
4. **PUBLIC COMMENT** – Consideration and vote on the Utah DABC Local Consent regarding the City of Bluffdale granting its consent to the issuance of a State Off-Premise Beer Retailer License for Maverik, Inc., #573, located at 13970 South Redwood Road, Bluffdale, Utah, staff presenter, Jenn Morrill.
5. Consideration and vote on a Rezone Application (2018-27) for 5-acres to be rezoned from R-1-10 Residential to R-1-10 Residential IO (Infill Overlay) for the Quail Ridge at Bluffdale Phase 1 Subdivision, Quail Ridge Bluffdale Development, LLC, applicant, staff presenter, Caitlyn Miller.
6. Consideration and vote on a Preliminary and Final Subdivision Application (2018-12) for Quail Ridge at Bluffdale Phase 1 for six (6) single-family lots on 5-acres, located at approximately 14643 South Camp Williams Road, Quail Ridge Bluffdale Development, LLC, applicant, staff presenter, Caitlyn Miller.
7. Consideration and vote on a Plat Amendment Application (2018-31) for Westgate Aclaime at Independence to adjust the rear property line for twenty (20) single-family lots in the Westgate Subdivision, located at approximately 1022 to 1062 West Coyote Gulch Way, Alpine Homes, applicant, staff presenter, Jennifer Robison.
8. Consideration and vote on acceptance of the Harmon Day Drive road dedication plat, staff presenter, Vaughn Pickell.
9. Mayor's Report

10. City Manager's Report and Discussion

11. **PLANNING SESSION** - (The planning session is for identifying future items and other council discussion. In accordance with Utah Code § 52-4-201(2)(a), while the meeting may be open to the public, there will not be any opportunity for public input during the planning session).

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

13. Adjournment

Dated this 7th day of September 2018

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. *Contact the City Recorder if you desire to give the Invocation.

Planning Commission Business