BLUFFDALE
EST. 1848

BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA

November 9, 2016

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Wednesday, November 9, 2016,** at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah. Notice is further given that access to this meeting by Planning Commissioners may be by electronic means by telephonic conference call. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

PLANNING COMMISSION BUSINESS MEETING 7:00 PM

1. Invocation and Pledge. *

2. Public comment (for non-public hearing items).

3. Approval of minutes from October 10, 2016 meeting of the Planning Commission.

4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Zoning Text Amendment Application to amend Bluffdale Code 2016-12 for the SD-R Special District Zone located at approximately 14774 S. Noell Nelson Drive, Gregory Haerr, Applicant.

5. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary and Final Subdivision Application for the Independence Village Phase 1 Subdivision for 86 residential lots located at approximately 14774 S. Noell Nelson Drive, Gregory Haerr, Applicant.

6. City Council Report.

7. Planning Commission Business (planning session for upcoming items, follow up, etc.).

8. Adjournment.

Dated: November 4, 2016

Grant Crowell

Grant Crowell, AICP
City Planner/Economic Development Director

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.*Contact Gai Herbert if you desire to give the Invocation.

Minutes

DRAFT – FOR DISCUSSION PURPOSES ONLY

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 5, 2016

Present:

Members: **Brad Peterson, Chair**
Connie Pavlakis
Nick Berry
Johnny Loumis, Jr.
Von Brockbank

Others: **Grant Crowell, City Planner/Economic Development Director**
Jennifer Robison, Senior Planner
Courtney Lemperle, Development Coordinator

Excused: **Kory Luker**

BUSINESS MEETING

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

1. Invocation and Pledge.

Connie Pavlakis offered the invocation. The Pledge of Allegiance was recited.

2. Public Comment.

There were no public comments.

3. Approval of Minutes from the September 7, 2016, Meeting of the Planning Commission.

The minutes were reviewed and corrected.

Connie Pavlakis moved to approve the minutes from the September 7, 2016, meeting of the Planning Commission, as amended. Johnny Loumis, Jr., seconded the motion. Vote on the motion: Nick Berry-Aye; Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye; Von Brockbank-Aye, Chair Brad Peterson-Abstained. The motion passed unanimously with one abstention. Brad Peterson abstained from the vote as he was not present at the September 7, 2016 meeting.

4. PUBLIC HEARING, CONSIDERATION AND VOTE on a Preliminary and Final Subdivision Plat Application for 10.41 Acres Known as The Preserve at Springview Farms for 18 Residential Lots in the R-1-10 (I-O) Zone Located at Approximately 1650 West 14500 South, Ken Olson, Applicant.

Commissioner Loumis noted for the record that the property is in Springview Farms but is not his project. Therefore, he stated that he has no conflict of interest.

Senior Planner, Jennifer Robison, presented the staff report and noted that in April and May of this year, the applicant, Ken Olson, came before the Planning Commission and City Council to present his concept to rezone the subject property, which had previously been owned by the Jordan School District. At the time, the subject property was zoned Civic Institutional. The zoning was changed to R-1-10 with an Infill Overlay, which allows the development to be unique and have some different characteristics as part of the plan. The proposal under consideration is to review the plat in response to the rezone approval.

Mrs. Robison reviewed a vicinity map of the subject property. She identified the location of the future Wood Duck Hollow Subdivision and the area that has been constructed. The subject property is about 10.41 acres in size and is a continuation of the Wood Duck Hollow project.

Mrs. Robison next reviewed the concept that was adopted in May of 2016 after lengthy discussions about the concept and access. There is a right-of-way that goes out to 14600 South and the plat has 18 proposed lots for new homes. There is also a parcel labeled as Parcel A that has an existing home. That parcel will continue to be accessed from 14600 South but it is the only lot that will do so. All other lots will be accessed through the Wood Duck Hollow project. One of the provisions of the area is that there will be some phasing. The phases have been identified and when they are proposed to take place. All of the street improvements will be part of the first phase, but the development will have three phases. Although the overall plat is under consideration, the project will be implemented in phases. Mrs. Robison identified the locations of the lots of the different phases.

Mrs. Robison reviewed the items the infill overlay allows for the project. The first proposal was to put in a private street. The City Council determined that the project would be best served by having a private road. The cross-section of the private road is 29 feet, including the asphalt, curb, and gutter. There is an additional 15-foot Public Utility Easement (PUE) to create a meandering sidewalk on one side of the road. Mrs. Robison identified where the sidewalk will be located and the location of a roundabout that will be built to City standards.

The Infill-Overlay also allows some setbacks that are different from the R-1-10 zoning. The setbacks are 25 feet in the front, 10 feet on each side, and 25 feet from the rear. There are also some architectural design guidelines that will be reviewed by the developer. The applicant is proposing a 10-foot trail access, which Mrs. Robison identified on the diagram. The access will be open to the public during the daylight hours, but the homeowners will own and maintain it.

Mrs. Robison noted that the homeowners will own and maintain the private road. Thus, one of the conditions of approval is that the applicant needs to include in the plat an explanation of how that requirement will be implemented so that the homeowners know about their responsibility for the private road.

There will need to be an easement for the culinary water that will serve the area in addition to fire hydrants and street lights. Any easements that are needed for those items should be included on the plat for the City. Another condition of approval included work on some drainage concerns. The applicant was working with the City Engineer to resolve the drainage issues, which include a drainage pond and the overall drainage for the whole subdivision.

In response to Chair Peterson's question regarding the memo on easements that was included in the meeting packet, Mrs. Robison indicated that the applicant will be required to provide secondary water shares. A secondary water system was provided for Sage Estates that includes the subject property.

In response to Chair Peterson's question about how street lighting works on a private road, Mrs. Robison stated that the applicant would be able to put in his own street lights instead of having the City do it. The only thing the applicant is requesting of the City is water and the fire hydrants.

The applicant, Ken Olson, gave his address as 10299 Spring Crest Lane and indicated that he had no issues with any of the conditions enumerated in the staff report.

In response to Commissioner Brockbank's question regarding the water drainage, Mr. Olson stated that there is an existing pond in the back of Lot 104 that can accommodate substantial storage. A pipe runs under the road and will turn into a water feature that will include a waterfall. The storm drain will be in that same system. That will be retention and is currently being examined by the engineers. Mr. Olson added that the neighboring developer, Chris McCandless, plans to put a detention pond in the open space, but he will eliminate some pipe to create a larger pond that will be all retention. If there was ever a 100-year overflow, the water would go into the wetlands area.

In response to Commissioner Loumis' question regarding the lighting system, Mr. Olson stated that his recollection was that there are four lights. There is not a light in the center of the cul-de-sac. The lighting is based on the City standard. Mr. Olson added that if he can get City staff to approve his idea, he would like to install lights that are rustic looking.

In response to Commissioner Pavlakis' question regarding the neighbors to the west and on the hill, Mr. Olson stated that the property has been staked according to the survey. He met with the neighbors who had no objection to the stakes marking the property line.

In response to Chair Peterson's question as to whether Mr. Olson still plans to build on the east end, Lots 302 and 303, Mr. Olson replied in the affirmative. He added that his plan is to keep the lots, but he was undecided as to whether he will keep them as two lots or one.

Chair Peterson opened the public hearing.

<u>Pete Robinson</u> gave his address as 14642 South 1630 West and asked if the use of LED lights has been discussed. Chair Peterson stated that City Ordinance addresses that but the lights at the end

will not be required by City Ordinance. Mr. Robinson stated that LED lights conserve electricity and have a longer bulb life, so he urged the Commission to consider LED fixtures. Chair Peterson stated that Bluffdale City has been changing out street lights to LED bulbs throughout the community, which is a trend. Mr. Robinson next asked if there is any provision for solar energy. City Planner/Economic Development Director, Grant Crowell, stated that the City receives many building permits from people who wish to install solar panels; however, the City does not require or prohibit the use of solar powered electricity.

It was noted that all of the materials reviewed tonight are available on the City's website.

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

Commissioner Pavlakis asked about the Fire Code. Mrs. Robison stated that when the City Council looked at the project, they considered the issue because there were 31 lots. Consequently, Chris McCandless was willing to reduce the number of lots to 12 so that Mr. Olson could reach his proposed 18 lots. Therefore, when Mr. McCandless seeks approval for Wood Duck Hollow, he will be allowed 12 lots instead of 13. Mr. Crowell clarified that the agreement included the one-lot reduction and counting the lot off the top corner as being accessed off of Redwood Road. When Commissioner Pavlakis sought to confirm that the home accessed off of 14600 South was not part of the lot count, Chair Peterson confirmed that it was not part of the count.

Johnny Loumis, Jr., moved to forward a positive recommendation to the City Council for The Preserve at Springview Farms Preliminary and Final Subdivision Plat Application #2016-31 subject to the following:

Conditions:

1. **That all requirements of the City Code and adopted ordinances or modifications by the Infill Overlay zoning requirements approved by City Council are met and adhered to for the proposed subdivision.**

2. **That the final plat and all relevant construction drawings comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department prior to recordation of the final plat.**

3. **That all requirements identified in the memo dated 9/30/16 by Dan Tracer be complete and approved by the City Engineer prior to any construction activities on the property.**

4. **That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief.**

5. **That all private and public easements be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat(s).**

6. **That information regarding drainage systems be included on the final plat drawings and approved by the City Engineer prior to recordation of the final plat.**

7. **That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer's Office.**

8. **That adequate secondary water shares be provided to the City prior to recordation of the final plat.**

9. **That an ownership and maintenance plan for the private right of way be provided to the City prior to recordation of the final plat.**

Nick Berry seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; Nick Berry-Aye; Von Brockbank-Aye; Connie Pavlakis-Aye; Brad Peterson-Aye. The motion passed unanimously.

Chair Peterson complimented Mr. Olson on the conceptual design of the project and was confident that it will be a great addition for Bluffdale.

5. City Council Report.

Mr. Crowell stated that Ken Milne's Highlands Subdivision proposal was approved by the City Council. Mr. Milne was still working out the easements with the neighbors. He clarified that the subdivision in question is the one that consists of four lots off of 14132 South 1850 West.

Taylor Acres is also under construction, which is the subdivision is across from Frost Court. Plat J that is on the DAI property south of Bluffdale Heights and was approved to be rezoned as GC-1. It was noted that it will likely still be used for storage units.

There was a great deal of discussion on the Simple Products Rockwell Ridge Business Park and was continued for further negotiations. The meeting room was full to overflowing because of the concerns of area residents.

In response to Commissioner Loumis' question regarding the progress on the Smith's project, Mr. Crowell stated that Kroger has opted not to spend any money on new stores until the next fiscal year, which is February 1st.

The City Council looked at the Porter's Point Townhomes project, which consists of 32 lots on 1000 West north of Westgate and was continued. It was noted that the canal poses a challenge that needs to be resolved.

Chair Peterson commented that some work has begun on the roundabout. Mrs. Robison stated that a portion will be paved by the end of the week.

Chair Peterson stated that it was his understanding that the City acquired a portion of 14600 South in an exchange with the State. In response to Chair Peterson's question as to whether there are any future plans to straighten out the road, Mr. Crowell explained that there is a period of time where the City and State take care of property they don't actually own. The details of the agreement are complicated. The City has the opportunity to spend a lot of money, which will come from different sources, on 14600 South. The City currently does not have the funds to do anything major with the

trestle. There will be a stop light there to allow more than one car to go through and sensors for the height warning. The work will be done in phases.

Discussion took place on the pros and cons of the current status of the entry into Bluffdale and future development. It was noted that rush hour traffic causes major congestion on the current roads.

6. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, Etc.).

Commissioner Pavlakis observed that the Planning Commission used to see preliminary plats in one meeting and final plats in a subsequent meeting. DAI asked if both could be considered together. It seemed to Commissioner Pavlakis that the process is taking place for all proposals coming to the City. Mrs. Robison stated that City Ordinance allows for that to take place for any subdivision proposal, as requested by the applicant. She added that staff tries to front load the preliminary plat as much as possible, so it doesn't leave a lot of error for the final plat proposal. Commissioner Loumis believed that doing both results in less confusion because the Commissioners don't have to try to remember what they considered at the previous meeting. Commissioner Pavlakis stated that the Planning Commission overlooked an important detail with the Summit Academy site plan. Mrs. Robison stated that a plat proposal was not required for Summit Academy, just a site plan.

7. Adjournment.

The Planning Commission Meeting adjourned at 7:51 p.m.

_____
Gai Herbert
Community Development Secretary

Approved: _____

Item 4

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

STAFF REPORT
November 4, 2016

To: City of Bluffdale Planning Commission
Prepared By: Caitlyn Miller, Associate Planner

Re: Text Amendments to SD-R Independence Village Zone

Application No.:	2016-40
Applicant:	TPB147, LLC
Property Location:	14774 S Noell Nelson Drive
Acres Affected:	34.58
Zone(s) Affected:	SD-R Zone
Requests:	To amend specific sections the City of Bluffdale Land Use Ordinance 2016-12 (Independence Village SD-R Zone), including a revised project plan.

SUMMARY & BACKGROUND

The Applicant owns approximately 34.58 acres located at 14774 S Noell Nelson Drive. The property was rezoned from Heavy Commercial (HC) to the Independence Village Residential Special District (SD-R) in July 13, 2016. A project plan was submitted to the Planning Commission and City Council for review as part of this rezoning and was adopted as a component of the land use ordinance. The project plan depicted 181 detached single family residential lots, 4 acres of open space, and approximately 1.28 acres which are intended to be donated to the City for the construction of a fire station. When it was adopted the SD-R zone established the zoning regulations for the property including standards for lot size, density, permitted uses, setbacks, etc. The project plan depicted the layout of the open space and residential development; two sizes of detached single family lots and a privately owned and maintained park and trail connected to the city-wide trail system were included.

The Applicant is requesting an amendment to the SD-R zone to increase the variety of detached single family residential lot sizes and the amount of open space in the project. Instead of the original two lot sizes the Applicant has proposed five lot sizes for the residential development. Following the variety of lot sizes, the Applicant designed a retention pond to manage drainage from the development's streets. Because the streets of this development will be public streets this retention pond (and an easement over the storm drains) will be donated to the City. The Applicant has also increased the size of the HOA owned and maintained park from 1.35 acres to 2.42 acres. Additionally, the Applicant

will donate approximately 1.28 acres to the City for the purposes of constructing a fire station, which is consistent with the originally-approved project plan.

ANALYSIS

Proposed Changes:

1) Increased variety of detached single family lot sizes: the originally-approved project plan listed two detached single family home lot sizes. The Applicant has proposed a variety of five detached single family lot sizes which may be found in Table 1 of the Applicant's supporting documents. While there would be a greater assortment of lot sizes there would still be a total of 181 detached single family lots, so there is no increase in residential unit density.

2) Increased amount of open space: the Applicant has proposed an increase in the amount of open space in this development. In the original plan the development included 4.00 acres of open space; the proposed amendments would increase the open space to 5.51 acres. As part of the total 5.51 acres, the HOA owned and maintained park would increase from 1.35 acres to 2.42 acres.

3) Configuration of streets: the cul-de-sac, which was originally located at the southern end of the property, has been relocated more closely to the private HOA park. McKenna Road (the southernmost road) originally curved to meet Rutledge road, but now will continue through the project and connect with the easternmost road as it runs north and south. The HOA trail will still run adjacent to the HOA park and will cross two street segments. (See Figure 2, attached)

4) Retention pond: a retention pond has been added at the eastern end of Ellsworth Street to manage drainage from this development. The retention pond will be 0.44 acres in size and will be donated to Bluffdale City (along with an easement along the storm drain).

5) Fire station land donation: the Applicant still intends to donate the 1.28 acres for the fire station site. A time frame for the donation has been proposed in staff's recommendations for approval in the Preliminary Subdivision Application which was submitted concurrently with this Application.

6) Irrigation and secondary water: the Applicant discussed the need for the installation of irrigation systems supplied by secondary water on single family lots with staff. The Applicant and staff agreed the amount of irrigable land on each of the single family lots is insufficient to warrant putting in a secondary water irrigation system. The Applicant has proposed irrigating single family lots with culinary water. The HOA owned and maintained park and trail will still be irrigated with a secondary water system.

Items consistent with previously-approved plan:

1) Density: the previously approved project plan had a density of 5.23 dwelling units per acre (DU/ac). The Applicant is proposing a new project plan which also has a density of 5.23 DU/ac.

2) Number of lots: the original project plan proposed 181 detached single family lots. The newly proposed project plan also shows 181 detached single family lots of varying size.

3) Land use: there are no amendments proposed to change the land use within this development. The Applicant has proposed a development of detached single family homes with open space and a fire station site.

4) Fire station land donation: the SD-R Independence Village Ordinance states the Applicant's intention to donate a minimum of 1.15 acres to Bluffdale City to construct and operate a fire station. The Applicant lists the size of the intended fire station site as 1.28 acres. In the proposed amendments the Applicant states their continuing intent to donate the 1.28 acres for the fire station site. Staff has requested (in the recommendations of approval for the Preliminary Subdivision Application submitted concurrently with this Application) that the donation be made prior to the recordation of the Phase 1 plat.

General Plan and Existing Zoning. The Applicant's site is in the SD-R zone, which was approved by the City Council in July 13, 2016. Prior to being rezoned to the SD-R zone this property was zoned Heavy Commercial (HC). The General Plan listed this area as Mixed Use, which is why the area was approved as a residential development. The proposed amendments are consistent with the previously approved project plan and the General Plan.

Criteria for Approval. Modifications to the land use ordinance are a discretionary approval, which have no required findings. Broad discretion in interpreting the General Plan and the community's goals are given to the legislative body in amending the zoning ordinance. Public hearings are required at both the Planning Commission and City Council, before the Council decides to formally approve, deny, or modify the request. Findings are always suggested so the record can reflect the context of the decision.

RECOMMENDATION ON PROPOSED TEXT CHANGE

Staff recommends if the proposal is acceptable and for good cause the Planning Commission should forward a positive recommendation to the City Council for the SD-R Independence Village text amendment, application 2016-40. The Planning Commission should create findings to forward to the City Council. Findings which may be appropriate for a positive recommendation could include:

1. That the proposed amendments will not be detrimental to the health, safety, or general welfare of persons of property within the community.
2. That the proposed amendments will not change the previously approved land uses.

3. That the proposed amendments will not increase the residential density (dwelling units per acre).
4. That the proposed amendments will result in a better design of the project.
5. That the proposed amendments meet all statutory requirements for land use ordinance text amendments.

MODEL MOTIONS

Sample Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the proposed text amendments for the Independence Village SD-R zone, application 2016-40, based on the following findings:"

1. List all findings...

Sample Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for the proposed text amendments to the Independence Village SD-R zone, application 2016-40, based on the following findings:"

1. List all findings …

CITY OF BLUFFDALE, UTAH

Exhibit A – Proposed Changes to Ordinance 2016-12 (Independence Village SD-R)

ORDINANCE NO. 2016-18

AN ORDINANCE AMENDING THE INDEPENDENCE VILLAGE RESIDENTIAL SPECIAL DISTRICT (SD-R INDEPENDENCE VILLAGE), WHICH REVISES ORDINANCE TEXT AND ADOPTS A REVISED ACCOMPANYING PROJECT PLAN.

WHEREAS the City of Bluffdale Land Use Ordinance has adopted a Special District special purpose and overlay zone chapter which allows property owners to propose specific zoning regulations and plans for their properties;

WHEREAS an applicant and property owner representative have made a previous application to create the Independence Village Special District (Independence SD-R) which presented specific zoning regulations and plans to govern the subject property's development;

WHEREAS an applicant and property owner representative have made an application to amend the Independence Village Special District (SD-R) and associated project plan;

WHEREAS the proposed amendments and development project plan set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance and Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

Section 1. Text Amendments and Project Plan Approval. The City Council hereby amends the chapter in the City's Land Use Ordinance entitled SD-R Independence Village Project Plan, which includes the project plan requirements for Independence Village to Title 11 of the Bluffdale City Code, as indicated in Exhibit 'B'

See Exhibit 'B'

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

EXHIBIT B

ARTICLE I. SD-R INDEPENDENCE VILLAGE PROJECT PLAN

11-111-1: PURPOSE:
11-111-2: EXISTING CONDITIONS
11-111-3: CONCEPTUAL SITE PLAN:
11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

11-111-1: PURPOSE:

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

11-11-1-2: EXISTING CONDITIONS

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

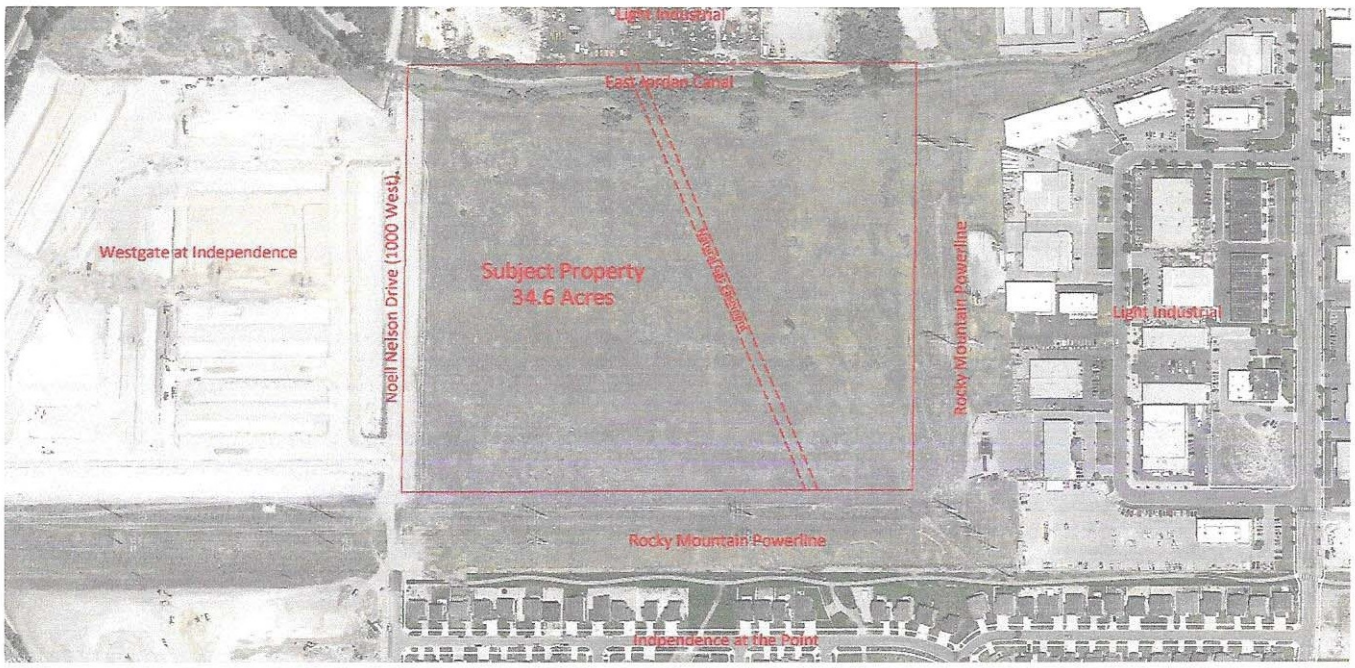


Figure 1

Table 1

Independence Village
Concept Plan Statistical Summary

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

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

Land Use	Acres	Residential Density (DU/Ac)	No. of lots
40'x90' SFD Lots	8.61	9.87	85
45'x108' SFD Lots	.56	8.92	5
50'x90' SFD Lots	9.95	7.63	76
55'x90' SFD Lots	1.61	8.07	13
60'x95' SFD Lot	.38	5.26	2
Public Dedicated Streets	5.88		
Residential subtotal	**26.99**	**6.70**	**181**
Fire Station Dedication	**1.28**		
Private Active Trail	.66		
Private Active (HOA Park)	2.42		
Private Passive (Canal)	1.99		
Detention Pond Dedication	.44		
Open Space subtotal	**5.51**		
1000 West Dedication	.80		
TOTALS	**34.58**	**5.23**	**181**

11-11-1-3 Conceptual Site Plan

1. Conceptual Site Plan

Figure 2 is the Independence Village Conceptual Site Plan.

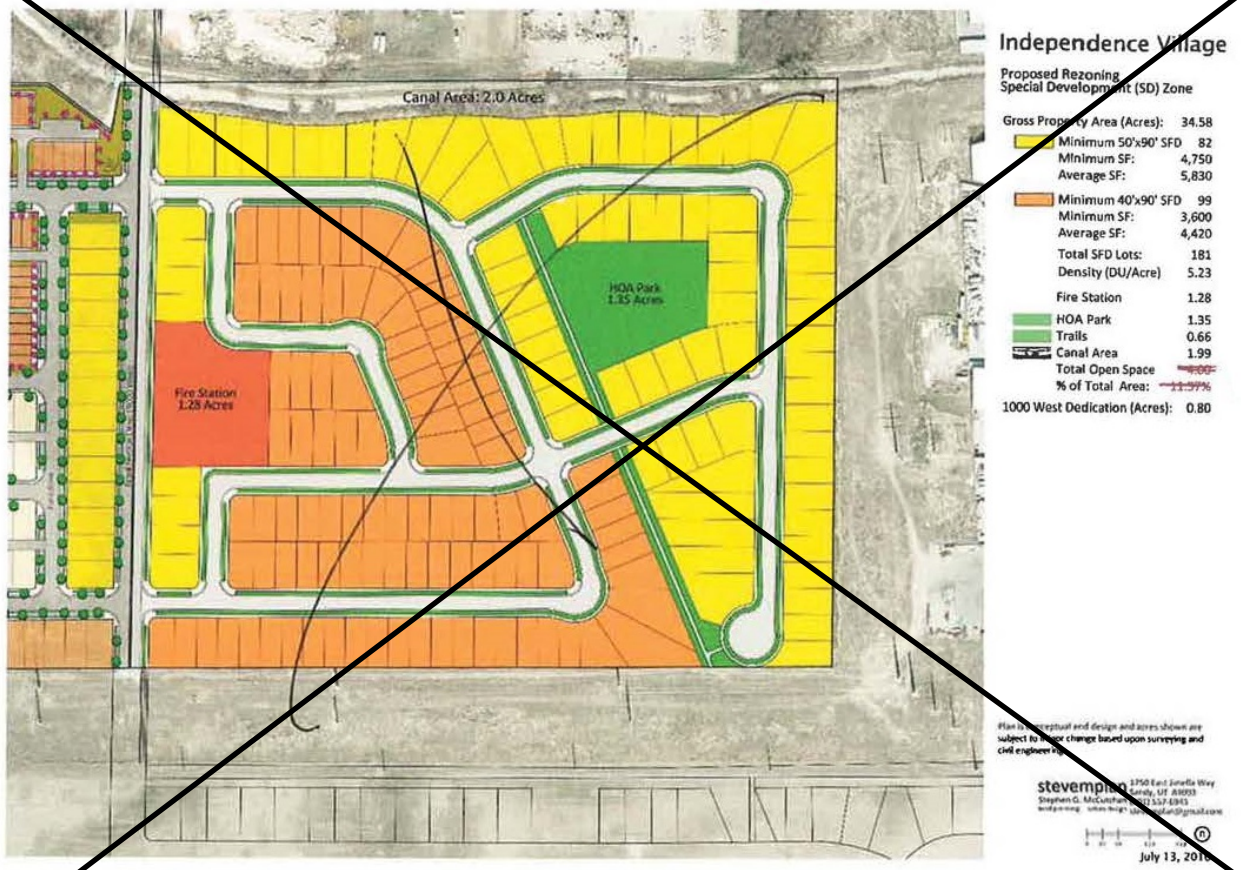
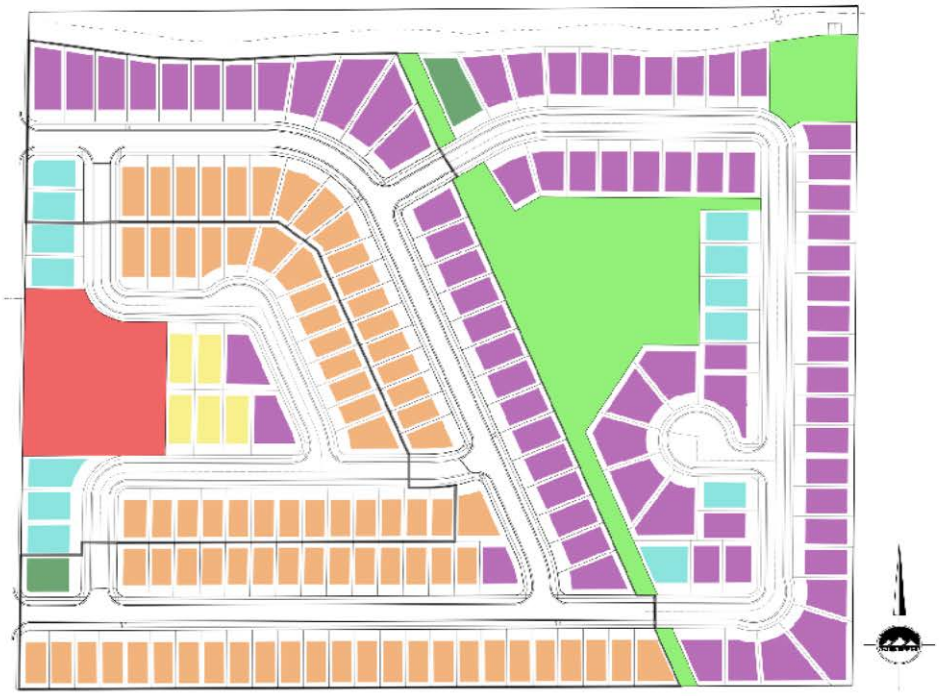

Canal Area: 2.0 Acres
HOA Park
1.35 Acres
Fire Station
1.28 Acres
Independence Village
Proposed Rezoning
Special Development (SD) Zone
Gross Property Area (Acres): 34.58
Minimum 50'x90' SFD 82
Minimum SF: 4,750
Average SF: 5,830
Minimum 40'x90' SFD 99
Minimum SF: 3,600
Average SF: 4,420
Total SFD Lots: 181
Density (DU/Acre) 5.23
Fire Station 1.28
HOA Park 1.35
Trails 0.66
Canal Area 1.99
Total Open Space
% of Total Area:
1000 West Dedication (Acres): 0.80
July 13, 2016

Figure 2

Figure 1 – Concept Project Plan



Independence Village
Special Development (RD) Zone

Gross Property Area (Acres)	34.58
Fire Station (Dedicated)	1.28
Trails	.66
HOA Park	2.42
Canal Area	1.99
Retention Pond (Dedicated)	.44
Total Open Space	5.51
1000 West Dedication	.80
Density (DU/Acre)	5.23

Minimum 60'x124' Average SF: 8432 Minimum SF:8432	2 lots
Minimum 55'x80' Average SF: 5421 Minimum SF: 4400	13 lots
Minimum 50'x85' Average SF: 5709 Minimum SF 4250	76 lots
Minimum 45'x108' Average SF: 4941 Minimum SF: 4860	5 lots
Minimum 40'x90' Average SF: 4420 Minimum SF: 3600	85 lots

Figure 2 - Lot sizes

Independence Village
Bluffdale, Utah

Gross Property Area 34.58 Acres
Total 181 Lots in 3 Phases

Land Use	Lot Size & Type	Qty	Phase 1	Phase 2	Phase 3
	Minimum 60'x95' SFD	2	1		1
	Minimum 55'x95' SFD	13	2	5	6
	Minimum 50'x95' SFD	76	27	2	47
	Minimum 45'x108' SFD	5		5	
	Minimum 40'x95' SFD	85	58	27	
Total		181	88	39	54

HOA Park	2.42 Acres
Private Trails	0.66
Canal	1.99
Detention Pond	0.44
Open Space Total	5.51
Fire Station	1.28

2. Fire Station Dedication

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

3. Parks, Open Space and Trails Plan

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

Independence Village's active open space includes a 0.66-acre private trail and a ~~1.35~~ 2.42-acre private park. The 0.44 acre detention pond shall be dedicated to the City of Bluffdale along with an easement along the storm drain.

The trail will connect with the City owned and maintained trail along the north side of Independence at the Point. Independence Village ~~will work with Rocky Mountain Power~~

shall obtain a permit from Rocky Mountain Power to permit the trail extension and connection across the powerline easement. The trail connection will allow Independence Village residents to access both park and school facilities within all of Independence. As a private HOA owned and maintained trail, the developer will not request City reimbursement for the value of the trail land and the improvements.

Independence Village proposes a privately owned and maintained HOA park of approximately ~~1.35~~ 2.42 acres. It is anticipated that the park will be an informal play area that includes turf, trees and an automatic irrigation system supplied by a secondary water system. As a privately owned and maintained park, the developer will not request reimbursement for the value of the park land and the improvements.

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

The total active and passive parks, trails and open space areas are approximately ~~4.00~~ 5.51 acres. This is ~~11.6%~~ 15.9% of the gross site area and ~~12.0%~~ 16.3% of the net site area, not including the Noell Nelson Drive 0.80-acre dedication.

4. Street Cross Sections

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

11-111-4: DEVELOPMENT STANDARDS AND DESIGN GUIDELINES:

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

1. Permitted, Conditional and Accessory Uses

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

Single-family dwellings, detached.

Childcare facilities (less than 6 children).

Parks and recreational facilities.

Public or private rights of way.

Public schools.

Public uses.

Public or private utilities and maintenance facilities.

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

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

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

Religious buildings and structures.

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

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

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

Home occupations pursuant to chapter 23 of Title 11.

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

2. **Lot Areas, Widths and Depths**

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

   - Minimum lot area: 3,600 Square Feet

   - Minimum lot width: 40 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

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

   - ~~Minimum lot area: 4,500 Square Feet~~

   - ~~Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.~~

   - ~~Minimum lot depth: There is no minimum lot depth.~~

2. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as 45'x108' SFD"**

   - Minimum lot area: 4,860 Square Feet

   - Minimum lot width: 45 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

   - Minimum lot depth: There is no minimum lot depth.

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

- Minimum lot area: 4,500 Square Feet

- Minimum lot width: 50 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac,the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

4. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "55'x90' SFD".**

- Minimum lot area: 4,950 Square Feet

- Minimum lot width: 55 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks; provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

5. **Lots designated on Figure 1: Independence Village Conceptual Site Plan as "60'x95' SFD".**

- Minimum lot area: 5,700 Square Feet

- Minimum lot width: 60 Feet (for all of the area within the required front setback. If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to the width of the building, plus side yard setbacks;

provided, that the requirement is satisfied at the building setback line.

- Minimum lot depth: There is no minimum lot depth.

6. Setbacks

1. Main Building

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

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

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

2. Accessory Buildings

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

3. Projections into Setbacks

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

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

Appropriate landscaping.

Utility service boxes or similar structures.

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

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

Awnings, decks and planter boxes.

4. **Minimum Building Separations**

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

5. **Minimum and Maximum Building Heights**

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

6. **Minimum Standards for Parking**

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

7. **Public Utility Easements**

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

8. **Minimum Standards for Architectural Design, Streetscape, Fencing and landscaping**

a. **Independence Village Architectural Review Committee {IVARC)**

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

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

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

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

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

b. Architectural Design Guidelines

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

Stucco, masonry, fiber cement siding and / or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted

A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.

Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.

A front facade shall include either masonry or fiber cement siding that covers a minimum of 30% of the facade not including the area of the garage door.

Windows and doors on the front facade shall be trimmed with wood or a wood-like product that is a minimum six inches (6") in width.

Covered porches shall be supported by a minimum six inch (6") wood or wood-like post that extend from a minimum thirty-six inch (36") and 12 inch (12") width based covered by the same

masonry or fiber-cement siding used on the front facade.

Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of 24 inches.

Rooflines shall not be flat or at a low angle, generally described as less than a 6:12 pitch.

Front facing garages shall be placed in line with the front elevation, be extended no more than five feet in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.

Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front facade wainscoting down the visible side facade, additional fiber cement siding, additional windows, pop-outs and window or door wood or wood-like trims a minimum of six inches (6") in width.

c. **Streetscape Design, Street Trees and Front Yard Landscaping**

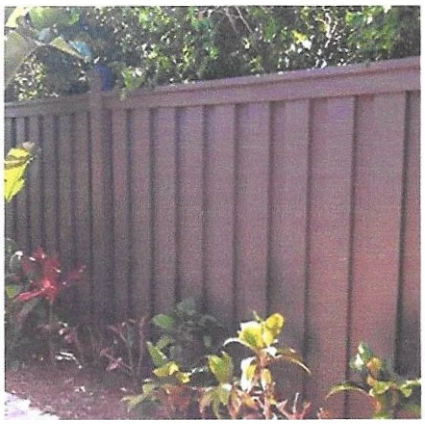
Independence Village streets will be public streets designed to the City's "Standard Residential A" street standard. The standard provides a 7.5 foot park strip and a 5 foot concrete sidewalk between the back of curb and the right of way / property line. To create a more cohesive neighborhood appearance,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

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

Street trees shall be planted and maintained in compliance with City Code Title 7 Chapter 4. A licensed landscape architect shall ~~prepare a list of shade trees to be planted by street and the list shall be provided to the City Planner with each plat application. This list of trees shall be used as a requirement in assigning street trees.~~ select three trees from the City approved street tree list and submit these choices with the landscape plan in each plat application. These trees shall be installed by the home builder according to City guidelines and

maintained by the adjacent property owner.

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



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

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

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

e. Fencing

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

Figure 3 shows the location of required fencing that will be installed by the home builder, except that the developer will install the fencing along the rear lot line of the lots adjacent to the

canal and along the east property line of the detention pond. The home builder will also be required to construct the thematic fencing between homes (interior side yard) no more than five (5) feet behind the house corner. The homeowner may choose to install additional thematic fencing along other lot lines not noted on Figure 3.

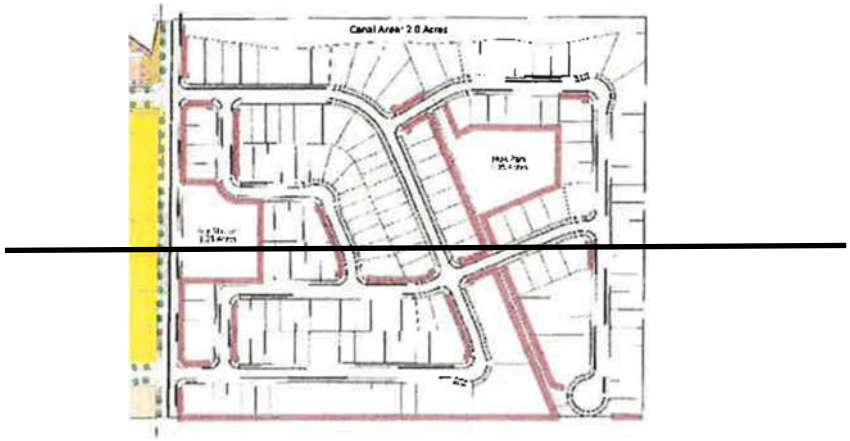
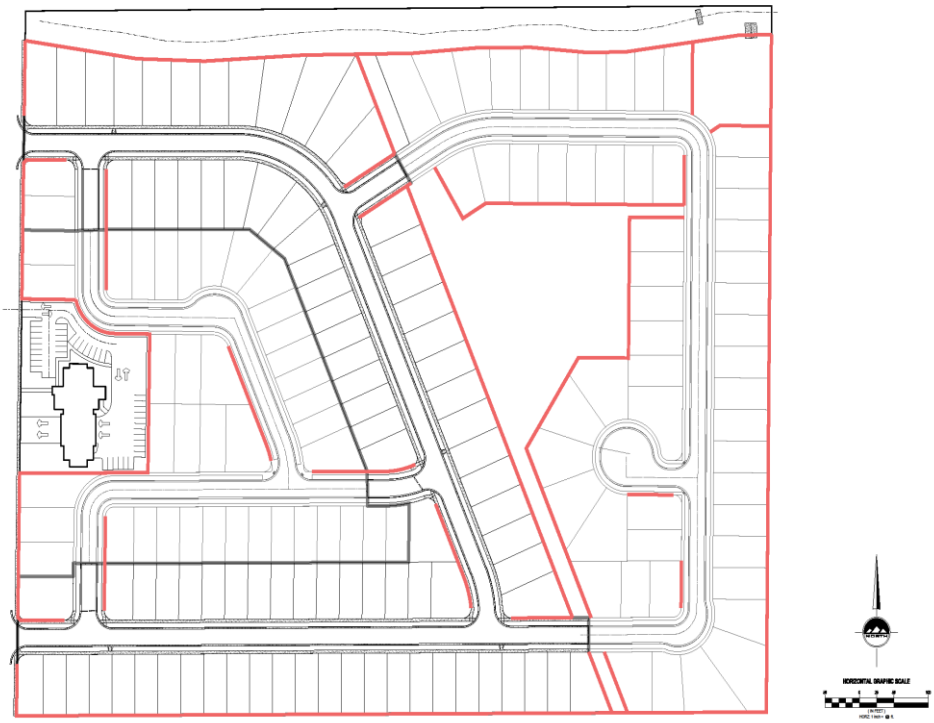


Figure 3 – Fencing Plan



APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council,

this ___ Day of _____, 2016.

CITY OF BLUFFDALE

_____

Mayor

ATTEST: [SEAL]

_____

Wendy Deppe

Bluffdale City Recorder

Council members Voting:

	AYE	NAY
Alan Jackson	___	___
Ty Nielsen	___	___
Boyd Preece	___	___
Justin Westwood	___	___
James Wingate	___	___

Item 5

Development Review Committee
14175 South Redwood Road
Bluffdale, UT 84065
801.254.2200(p) 801.446.8642(f) TTY 7-1-1

DRC STAFF REPORT
November 4, 2016

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

Re: Independence Village Phase 1 Preliminary and Final Subdivision Plat
Application No.: 2016-40
Applicant(s): TPB147, LLC
Gregory Haerr
Project Location: 14774 South Noell Nelson Drive
General Plan: Mixed Use
Zoning: SD-R Independence Village
Acreage: Approximately 10.55 acres
Request: Recommendation of Preliminary and Final Subdivision Phase 1 Plat approval for 88 detached single family lots.

SUMMARY

The Applicant desires the Planning Commission and City Council to consider the Preliminary and Final Plat for Phase 1 of the Independence Village subdivision consisting of 88 detached single family lots. The property is located at 14774 South Noell Nelson Drive in the SD-R zone. The project plan included in the SD-R zone provided for 181 detached single family lots to be completed in three phases. Phases 2 and 3 will follow this application at a later date.

ANALYSIS

General Plan and Zoning. The proposed subdivision complies with the General Plan as Mixed Use and the zoning is SD-R, which is a special district zone. When this zone was established zoning regulations such as lot size, frontage, and setbacks were determined concurrently with the project's concept plan. If approved, there will be one hundred eighty-one detached single family lots for future homes, an HOA owned and maintained park and trail, and a new fire station site.

Anticipated Uses and Layout.
The lots in the subdivision will have frontage along public streets. Access is provided by two points of ingress and egress along Noell Nelson Drive (1000 West). The Independence Village development will consist of detached single family homes, an HOA owned and maintained park and trail, and site for a future Bluffdale City fire station.

Width and Cross Section. Title 2016-12 addresses the required right of way width and construction materials as follows: "*All of the streets in Independence Village are designed to be public streets constructed to the City's " Standard Residential A" street standard, generally described a 55 foot right of way, 25 feet of asphalt, 2.5-foot concrete curb and gutters, a 7.5 foot landscaped parkstrips and a 5 foot concrete sidewalks*."

Adequate Public Facilities and Infrastructure. All adequate public facilities exist or will be created with the project construction for each phase of this project.

Lot Sizes, Setbacks. Lot sizes within this development vary: 60'x95', 55'x95', 50'x95', 45'x108', and 40'x95'. The Applicant has proposed these five lot sizes with a minimum front and rear setback of ten feet (10') and side setback of five feet (5'). Garages shall be setback twenty feet (20') from the front lot line or street side lot line. None of the lots have a depth requirement.

Design/Architecture. The City's role in architectural review of the future homes is generally limited to verifying that the Independence Village Architectural Review Committee (IVARC) approves the home and site plan design prior to building permit submittal.

Secondary Water Shares. City ordinance requires secondary water shares to be provided in the name of the City and subdivision. Water share certificates with the adequate water requirement of 3 acre feet per gross acre of real property developed shall be acquired and provided to the City by the applicant prior to the recordation of the final plat. The Applicant has proposed through Ordinance 2016-18 that single family lots in this development may be irrigated using culinary water. The Applicant and staff discussed the requirement of an irrigation system supplied by secondary water and found that the small lot sizes in this development (and minimal irrigable land therein) did not warrant the installation of a secondary water system on each lot. The HOA owned and maintained park and trail will still be irrigated with secondary water.

DRC REVIEW AND COMMENTS

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

City Engineer. The subdivision is subject to the Bluffdale City Engineering Standards and Specifications or recommendations of the City Engineer. Requirements for construction by the City Engineer and Public Works Department are included as conditions of approval.

Fire Chief. Fire Chief Roberts requires two (2) additional fire hydrants for approval. These will be listed as a conditional of approval.

City Planner. The Planning Division is recommending approval with the recommended conditions.

DRC STAFF RECOMMENDATION FOR THE INDEPENDENCE VILLAGE PRELIMINARY AND FINAL PLAT APPLICATION:

DRC Staff recommends that the Planning Commission forward a positive recommendation to the City Council for The Independence Village Preliminary and Final Phase 1 Subdivision Plat Application subject to the following conditions:

1. That all requirements of the City Code and adopted ordinances or modifications made by the Planning Commission and City Council are met and adhered to for the proposed subdivision.
2. That the final plat and all relevant construction drawings comply with the Bluffdale City Engineering Standards and Specifications and all recommendations by the City Engineer and Public Works Department prior to recordation of the final plat.
3. That the project adheres to all requirements of the International Fire Code and requirements of the City Fire Chief (i.e. the installation of two additional fire hydrants).
4. That all private and public easements be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat.
5. That the donation of the fire station site and the retention pond (along with any required associated easements) be conveyed in a form acceptable to the City Attorney prior to the recordation of the final plat.
6. That prior to any grading of property or construction, a Land Disturbance Permit and SWPPP Permit be approved and construction activities be coordinated with the City Engineer's office.
7. That adequate secondary water shares for the purpose of irrigating the HOA owned and maintained park be provided to the City prior to recordation of the final plat.
8. That access is obtained from Rocky Mountain Power in the name of Bluffdale City for trail access through RMP's power corridor.
9. That an approved permit is obtained from Salt Lake County Flood Control accepting storm water discharge into the East Jordan Canal.
10. That a letter is obtained from the East Jordan Canal owner accepting discharge into the canal.

MODEL MOTIONS FOR THE INDEPENDENCE VILLAGE PHASE 1 APPLICATION:

Motion for a Positive Recommendation – "I move we forward a positive recommendation to the City Council for the Independence Village Phase 1 Preliminary and Final Subdivision Plat Application 2016-40 subject to the conditions and based on the findings presented in the staff report dated November 4, 2016, (or as modified by the conditions below):"

1. List any additional findings and/or conditions.

Motion for a Negative Recommendation – "I move we forward a negative recommendation to the City Council for Independence Village Phase 1 Preliminary and Final Subdivision Plat Application 2016-40 based on the following findings:"

1. List all findings for denial…

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

INDEPENDENCE VILLAGE

14774 SOUTH NOELL NELSON DRIVE
BLUFFDALE, UTAH

ENSIGN

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 2, 2016

INDEPENDENCE VILLAGE
FOR REVIEW - OCTOBER 31, 2016

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C-201	GRADING PLAN
C-300	DRAINAGE PLAN
C-301	DRAINAGE PLAN
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C-500	EROSION CONTROL PLAN
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PP-6	PLAN AND PROFILE
PP-7	PLAN AND PROFILE
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
L-200	LANDSCAPE DETAILS

Received
NOV 04 2016
Bluffdale City

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS " THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

DEVELOPER:

TP DEVELOPMENT INC.
5469 WALKER ESTATES CIRCLE
HOLLADAY, UT 84117

GREGORY HAERR
801-634-8000
greg@haerr.com

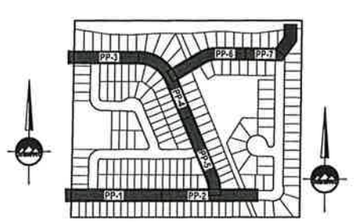
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

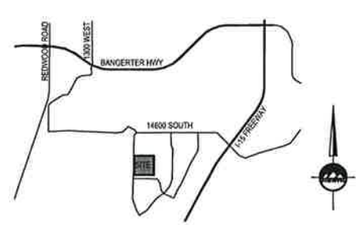
KEY MAP



KEY MAP
NO SCALE

NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO BLUFFDALE CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = SOUTH QUARTER CORNER SECTION 11, T4S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4496.02

ENGINEER:

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

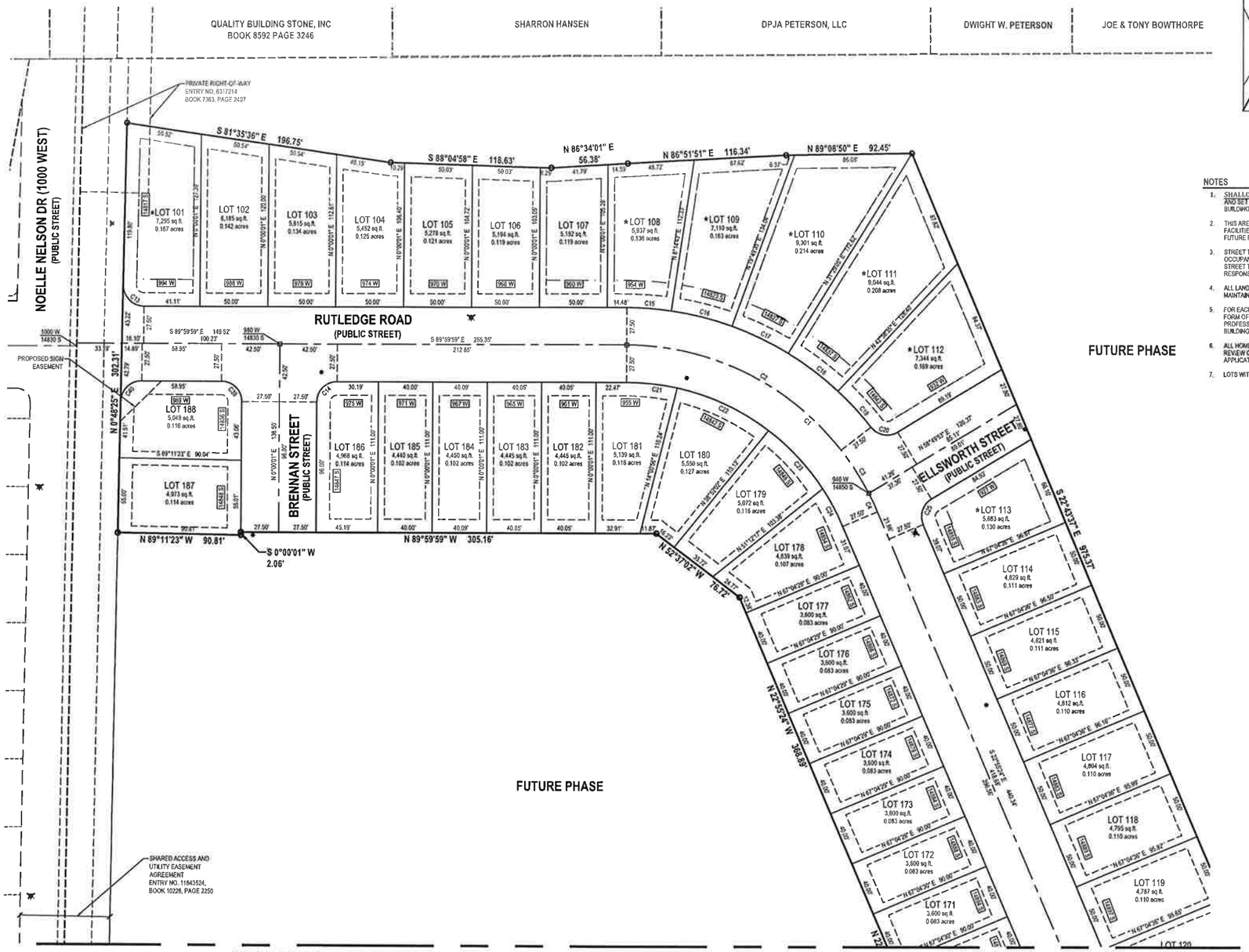
CEDAR CITY
Phone: 435.865.1453

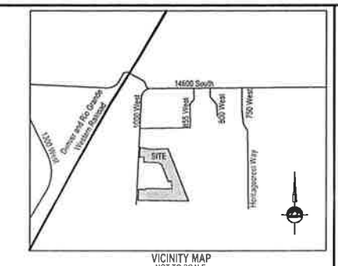
RICHFIELD
Phone: 435.896.8548

COLORADO SPRINGS
Phone: 719.575.9110

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH





VICINITY MAP
NOT TO SCALE

NOTES

1. SHALLOW SEWER DEPTHS!!! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SITES, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
3. STREET TREES TO BE INSTALLED IN THE PARKSTRIP PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ALL DWELLINGS IN ACCORDANCE WITH THE APPROVED STREET TREE PLAN. ALL PARKSTRIP LANDSCAPING, IRRIGATION AND MAINTENANCE IS THE RESPONSIBILITY OF ADJACENT HOME OWNER OR HOME OWNERS.
4. ALL LAND DRAINS AND STORM DRAINS LOCATED ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOA.
5. FOR EACH BUILDING PERMIT SUBMITTAL, THE CITY REQUIRES A CERTIFICATION IN THE FORM OF A GRADING AND DRAINAGE PLAN FOR EACH LOT, STAMPED AND CERTIFIED BY A PROFESSIONAL ENGINEER. THIS SHOULD BE SUBMITTED WITH THE SITE PLAN AND BUILDING PERMIT. NO BUILDING PERMIT WILL BE ISSUED WITHOUT THIS.
6. ALL HOMES SHALL BE APPROVED BY THE INDEPENDENCE VILLAGE ARCHITECTURAL REVIEW COMMITTE (IVARC) AND APPROVAL SHALL BE INCLUDED WITH BUILDING PERMIT APPLICATION.
7. LOTS WITH * NEXT TO NUMBER MEET BUILDING SETBACKS AT 20 FEET BACK.

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

SURVEYOR'S CERTIFICATE

I, KAREN F. WHITE, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 191326 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point being North 89°40'00" East 2,563.87 feet along the section line and North 189.33 feet from the Southwest Corner of Section 11, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence North 00°48'25" East 222.19 feet;
thence North 89°42'53" East 150.77 feet;
thence North 00°48'37" East 20.18 feet;
thence North 89°44'42" East 529.90 feet;
thence North 00°48'37" East 94.06 feet;
thence North 11°04'12" West 55.00 feet;
thence Southwesterly 32.56 feet along the arc of a 972.50 foot radius curve to the right (center bears North 11°04'12" West and the chord bears South 84°20'15" West 32.51 feet with a central angle of 10°48'54");
thence South 89°44'42" West 30.97 feet;
thence North 22°55'24" West 368.89 feet;
thence North 52°37'02" West 76.72 feet;
thence North 89°59'59" West 305.16 feet;
thence South 00°00'01" West 2.06 feet;
thence North 89°11'23" West 90.81 feet;
thence North 00°48'25" East 302.31 feet;
thence South 81°35'36" East 196.75 feet;
thence South 88°04'58" East 118.63 feet;
thence North 86°34'01" East 56.38 feet;
thence North 86°51'51" East 116.34 feet;
thence North 89°08'50" East 92.45 feet;
thence South 22°43'37" East 975.37 feet;
thence South 27°27'06" East 61.79 feet;
thence South 22°43'37" East 105.20 feet;
thence South 89°44'07" West 1,039.15 feet to the point of beginning.

Contains 547,185 square feet or 12.562 acres and 88 Lots

DATE

KAREN F. WHITE
P.L.S 191326

LICENSED PROFESSIONAL LAND SURVEYOR No. 191326 KAREN F. WHITE State of Utah

OWNER'S DEDICATION

Known all men by these presents that I / we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. Owner(s) hereby agree to warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20_____.

By:

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20 _____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF _____ WHO BEING DULY SWORN, DID SAY TO ME THAT ____ IS THE _____ OF _____ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS; AND SAID _____ DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES _____
NAME: _____
NO: _____
A NOTARY PUBLIC COMMISSION IN UTAH

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LENDER'S CONSENT

The described tract of land hereon is subject to a Deed of Trust in favor of Zions First National Bank. By the lender's signature below, the lender consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.

ZIONS FIRST NATIONAL BANK

By: _____

Its: _____

LENDER'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

On this ____ day of _____ 20____, personally appeared before me _____ Who being by me duly sworn did say that he/she is the _____ of Zion'sFirst National Bank, a national banking association, and that the foregoing instrument was signed in behalf of said national banking association and he/she acknowledged to me that said national banking association executed the same.

NOTARY PUBLIC _____
My Commission Expires: _____
Residing in _____ County.

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   2.4. ANY OTHER PROVISION OF LAW.

QUESTAR NOTE:
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

CONTACT
TP DEVELOPMENT, INC
5469 WALKER ESTATES CIRCLE
HOLLADAY, UTAH 84117

ROCKY MOUNTAIN POWER _____ DATE _____
QUESTAR _____ DATE _____
COMCAST CABLE _____ DATE _____

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 2
PROJECT NUMBER: 5719D
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY*: PMH
DATE: 11/07/16

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.253.4449
WWW.ENSIGNENG.COM
LAYTON Phone: 801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.
SALT LAKE COUNTY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT
APPROVED THIS _____ DAY OF _____, 20_____, BY THE SOUTH VALLEY SEWER DISTRICT
SOUTH VALLEY SEWER DISTRICT, MANAGER

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
BLUFFDALE CITY ENGINEER DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20_____, BY THE BLUFFDALE CITY ATTORNEY.
BLUFFDALE CITY ATTORNEY

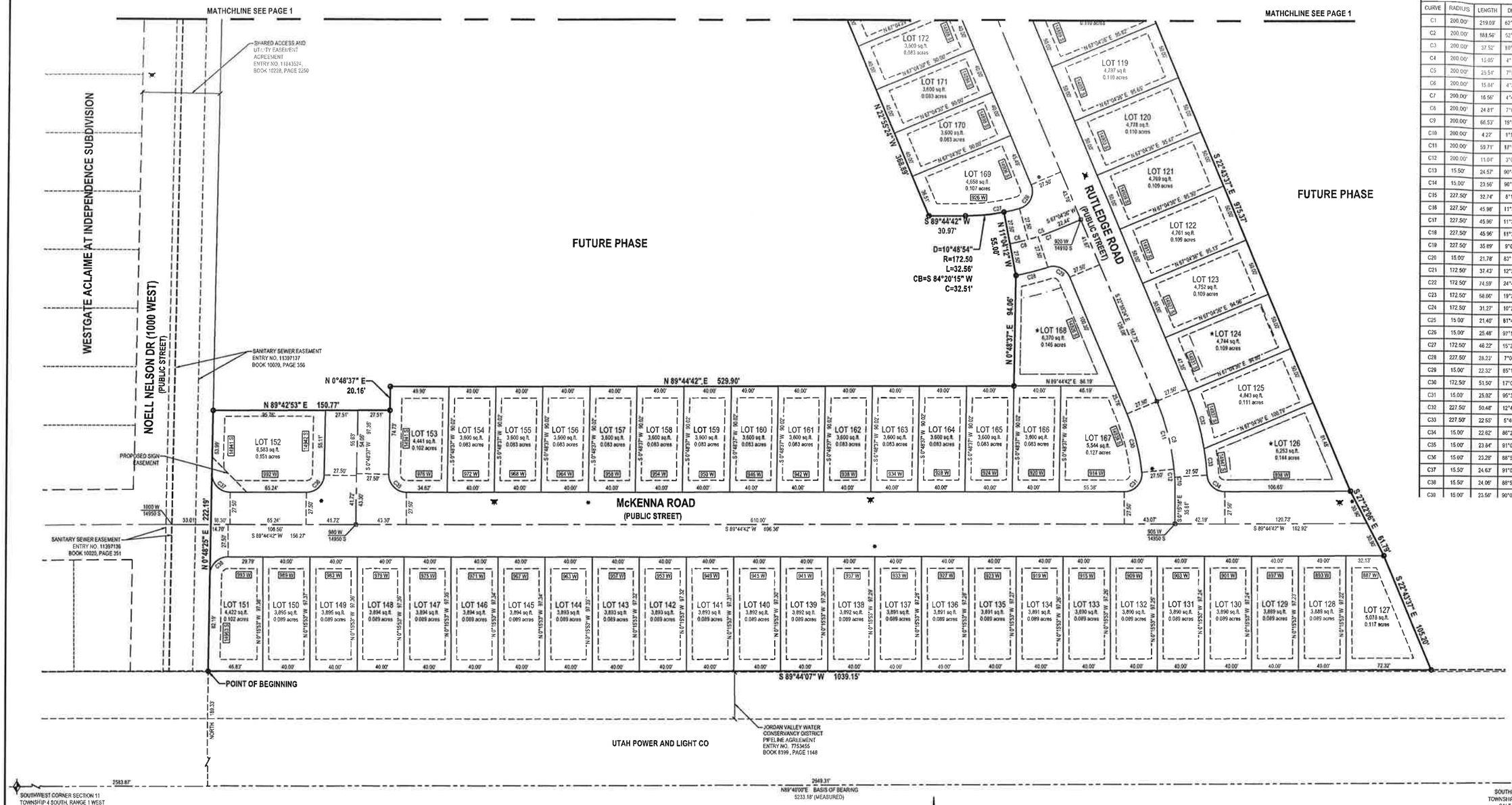
PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20_____, BY THE BLUFFDALE CITY PLANNING COMMISSION.
CHAIR, BLUFFDALE CITY PLANNING COMMISSION

CITY COUNCIL APPROVAL
PRESENTED TO THE MAYOR AND BLUFFDALE CITY COUNCIL THIS _____ DAY OF _____, A.D., 20 _____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER MAYOR

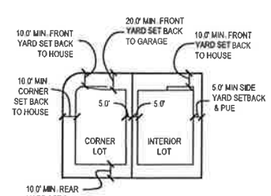
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES
DEPUTY SALT LAKE COUNTY RECORDER

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	219.09'	62°45'49"	N58°37'04"W	208.30'
C2	200.00'	183.56'	52°00'52"	N63°39'33"W	175.39'
C3	200.00'	37.52'	10°44'58"	N32°36'38"W	37.47'
C4	200.00'	15.05'	4°18'45"	N25°01'47"W	15.05'
C5	200.00'	25.54'	7°19'00"	N70°44'05"E	25.52'
C6	200.00'	15.84'	4°32'13"	N76°39'42"E	15.83'
C7	200.00'	16.56'	4°44'40"	N69°26'56"E	16.56'
C8	200.00'	24.81'	7°06'32"	N75°22'32"E	24.80'
C9	200.00'	66.53'	19°03'31"	N13°23'39"W	66.22'
C10	200.00'	4.22'	1°12'33"	N3°15'37"W	4.22'
C11	200.00'	59.71'	17°06'19"	N14°22'15"W	59.49'
C12	200.00'	11.04'	3°09'45"	N4°14'13"W	11.04'
C13	15.50'	24.57'	90°48'24"	S44°35'47"E	22.07'
C14	15.00'	23.56'	90°00'00"	S45°00'01"W	21.21'
C15	227.50'	32.74'	8°14'42"	N85°52'38"W	32.71'
C16	227.50'	45.98'	11°34'52"	N75°57'51"W	45.91'
C17	227.50'	45.96'	11°34'30"	N64°23'10"W	45.88'
C18	227.50'	45.96'	11°34'30"	N52°48'40"W	45.88'
C19	227.50'	35.89'	9°02'18"	N42°30'16"W	35.85'
C20	15.00'	21.76'	83°11'06"	S79°34'37"E	19.91'
C21	172.50'	37.43'	12°25'52"	N83°47'03"W	37.35'
C22	172.50'	74.59'	24°48'30"	N65°10'52"W	74.01'
C23	172.50'	58.66'	19°29'02"	N43°03'06"W	58.38'
C24	172.50'	31.27'	10°23'11"	N28°07'00"W	31.23'
C25	15.00'	21.40'	81°45'17"	S17°57'14"W	19.63'
C26	15.00'	25.48'	97°19'00"	N25°44'06"E	22.52'
C27	172.50'	46.22'	15°21'06"	N82°04'09"E	46.08'
C28	227.50'	28.23'	7°06'32"	N75°22'32"E	28.21'
C29	15.00'	22.32'	85°15'20"	N65°33'04"W	20.32'
C30	172.50'	51.50'	17°06'19"	N14°22'15"W	51.31'
C31	15.00'	25.02'	95°33'47"	N41°57'48"E	22.22'
C32	227.50'	50.48'	12°42'50"	N15°53'59"W	50.38'
C33	227.50'	22.55'	5°40'41"	N6°42'14"W	22.54'
C34	15.00'	22.62'	86°23'25"	S47°03'36"E	20.53'
C35	15.00'	23.84'	91°03'55"	S44°43'21"E	21.41'
C36	15.00'	23.28'	88°56'05"	N45°16'39"E	21.02'
C37	15.50'	24.63'	91°03'43"	S44°43'27"E	22.12'
C38	15.50'	24.06'	88°56'17"	S45°16'33"W	21.72'
C38	15.00'	23.56'	90°00'00"	N44°59'55"W	21.21'



TYPICAL LOT SET BACKS
NOT TO SCALE

LEGEND

- EXISTING STREET MONUMENT
- SECTION CORNER
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

CONTACT
TP DEVELOPMENT, INC
5469 WALKER ESTATES CIRCLE
HOLLADAY, UTAH 84117

SHEET 2 OF 2
PROJECT NUMBER: 5719D
MANAGER: RQE
DRAWN BY: KPW
CHECKED BY: PNH
DATE: 11/2/16

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.884.2983

ATTEST: CITY RECORDER MAYOR

INDEPENDENCE VILLAGE PHASE 1 SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

RECORDED #

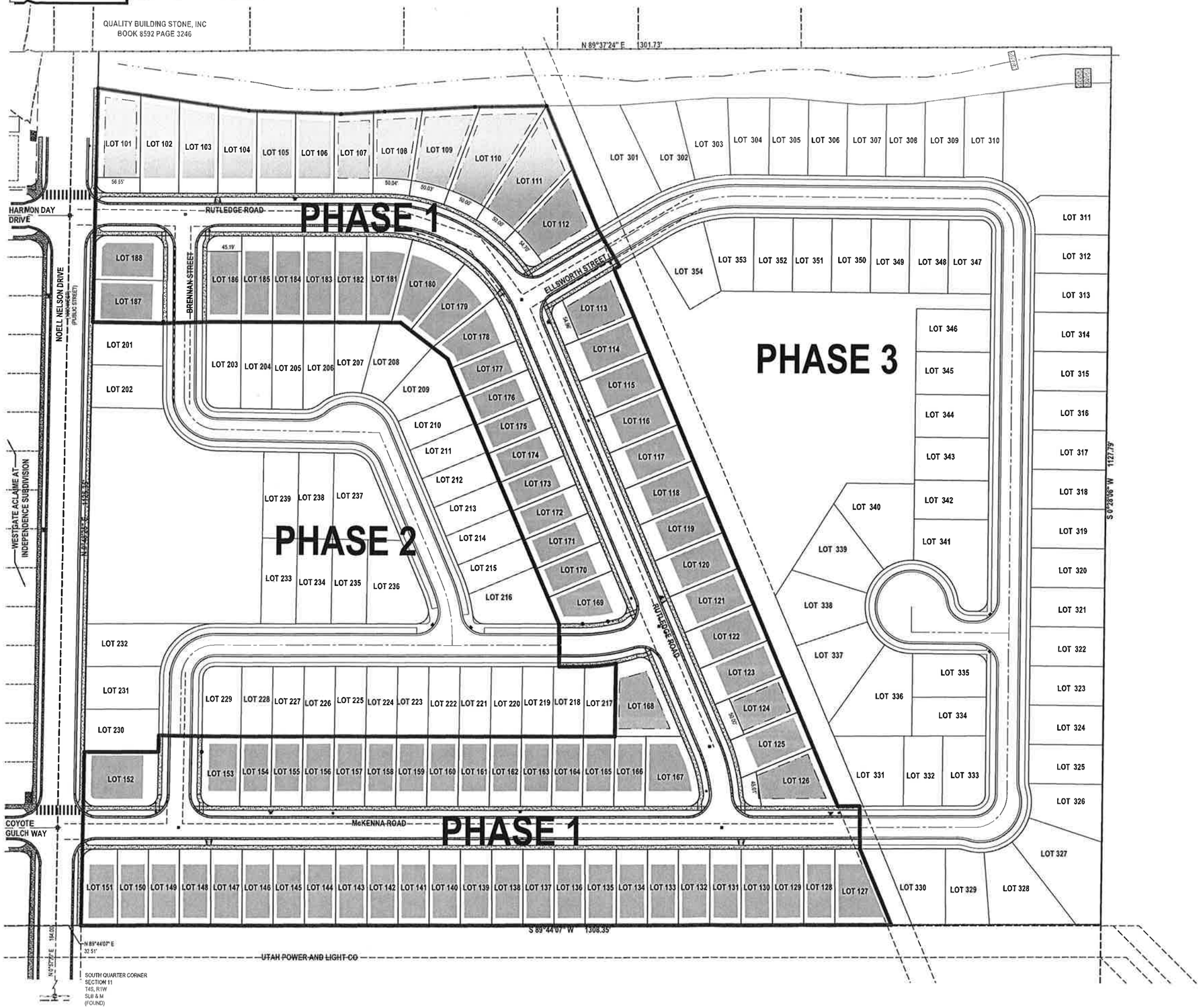
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES DEPUTY SALT LAKE COUNTY RECORDER

BENCHMARK
SOUTH QUARTER CORNER
SECTION 11, T4S, R1W
SLB &M
ELEVATION = 4496.02

811 Know what's below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
8. ALL SIGNAGE AND STRIPING TO COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, MUTCD.

HORIZONTAL GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
HORZ: 1 inch = 60 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TP DEVELOPMENT INC.
5460 WALKER ESTATES CIRCLE
HOLLADAY, UT 84117
CONTACT:
GREGORY HAERR
PHONE: 801-634-8000

INDEPENDENCE VILLAGE

14774 SOUTH NOELL NELSON DRIVE
BLUFFDALE, UTAH

LICENSED PROFESSIONAL ENGINEER
7690015
CHAD R. THOMAS
10-31-16
STATE OF UTAH

OVERALL SITE PLAN AND PHASING PLAN

PROJECT NUMBER 5719D	PRINT DATE 11/2016
DRAWN BY C. OESTREICH	CHECKED BY C. THOMAS
PROJECT MANAGER R. ELDER	

C-100

City Council Report

BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 12, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 12, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Approval of the September 14, 2016 meeting minutes.
   3.2 Approval of the September 21, 2016 meeting minutes.

4. Presentation and discussion regarding the City's involvement with the Summit High School Auditorium addition, presenter, Holly Brown.

5. Presentation and discussion of the final draft of the Drinking Water Master Plan, presenters, Michael Fazio, City staff, and Steve Jones, Hansen, Allen, and Luce.

6. Presentation and discussion on the GIS Strategic Plan work being performed for the City by Bio-West, presenters, Michael Fazio, City staff, and Glen Bush, Bio-West.

7. Consideration and vote on a Preliminary and Final Subdivision Plat Application for 10.41 acres known as The Preserve at Springview Farms for 18 residential lots in the R-1-10 (I-O) Zone, located at approximately 1650 West 14500 South, Ken Olson, applicant, staff presenter, Jennifer Robison.

8. Mayor's Report

9. City Manager's Report and Discussion

PLANNING SESSION

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

11. 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).

12. Adjournment

Dated this 7th day of October, 2016

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

Wendy L. Deppe, CMC
City Recorder

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

BLUFFDALE

EST 1848

BLUFFDALE CITY COUNCIL
MEETING AGENDA
Wednesday, October 26, 2016

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, October 26, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

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

1. Roll Call, Invocation, Pledge of Allegiance*

2. **PUBLIC FORUM –** (4-minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).

3. **CONSENT AGENDA –**
   3.1 Preliminary acceptance of the Sage Estates Phase 1-C Subdivision, and beginning the warranty period.

   3.2 Acceptance of Porter's Place Subdivision, ending the warranty period.

   3.3 Approval of a resolution declaring certain assets surplus and authorizing the sale of said assets.

   3.4 Approval of a resolution authorizing execution of a Pipeline Crossing Agreement between Union Pacific Railroad Company and the City of Bluffdale.

   3.5 Approval of a resolution repealing Resolution No. 2016-49 and approving an Amended Franchise Agreement between the City of Bluffdale, Utah, and Central Telcom Services, LLC, a voice and data service provider.

4. Discussion relating to the City's involvement with the Summit High School Auditorium addition, presenter, Mayor Timothy.

5. Mayor's Report

6. City Manager's Report and Discussion

PLANNING SESSION

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

7. Planning Session to review the Parks Concepts, staff presenter, Mark Reid.

8. 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).

9. Adjournment

Dated this 25th day of October, 2016

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

Wendy L. Deppe, CMC
City Recorder

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

Planning Commission Business