



AGENDA

BLUFFDALE CITY BOARD OF ADJUSTMENT

May 3, 2016

Notice is hereby given that the Bluffdale City Board of Adjustment will hold a public meeting **Tuesday, May 3, 2016**, at the **Bluffdale City Public Works Building, 14175 South Redwood Road**, Bluffdale, Utah. Notice is further given that access to this meeting by Board members 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.

BUSINESS MEETING (6:30 p.m.):

1. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on a requested variance from section 12-5-3, O.2 of the Bluffdale City Land Use Ordinance pertaining to centerline distances of intersections that coincide on opposite sides of a street from 150' to distances up to 36.1', Ken Milne, applicant (clarification of previously approved variance).
2. Motion to approve minutes of the May 3, 2016, meeting of the Board of Adjustment via e-mail correspondence.
3. Adjournment.

Dated: April 27, 2016

A handwritten signature in blue ink that reads '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.

Present:

Members: **Jim Shaw, Chair**
 Van Neilson
 Colleen Dansie

Others: **Jennifer Robison, Senior Planner**
 Paul Douglass, Associate Planner

Chair Jim Shaw called the meeting to order at 6:37 p.m.

1. **PUBLIC HEARING, CONSIDERATION, and VOTE on a Requested Variance from Section of 12-5-3.02 of the Bluffdale City Land Use Ordinance Pertaining to Centerline Distances of Intersections that Coincide on Opposite Sides of a Street from 150' to 36.1', Ken Milne, Applicant (Clarification of Previously Approved Variance).**

Associate Planner, Paul Douglass, presented the staff report and indicated that the above agenda is intended to provide clarification on a variance that was approved by the Board of Adjustment on February 2, 2016. Mr. Douglass gave a brief overview of the location of the subject property and the nature of the variance that was previously granted. The applicant, Ken Milne, is proposing the creation of a six-lot subdivision across 14400 South from Frost Court. In order to properly develop his subdivision, Mr. Milne needed a variance from the required 150-foot offset of his street from Frost Court. The Board of Adjustment approved a 36.1-foot offset of the opposite street, however, with the design Mr. Milne is proposing, in collaboration with staff and the City Engineer, he wanted clarification that the offset would need to be “up to” 36.1 feet instead of exactly 36.1 feet. The centerlines are currently 27 feet.

Mr. Douglass then displayed an overhead picture of how the two roads would appear. He showed the street view from Frost Court to identify where the proposed road will be located. The difference from the last Board of Adjustment Meeting is nine feet, thus necessitating the clarification that the distance would be “up to” 36.1 feet.

At the previous Board of Adjustment Meeting, traffic studies indicated that having two left-handed turns would create a safety hazard. As a result, the proposed road would have a right-out only egress, which would be ensured by a raised curb at the intersection.

In response to Colleen Dansie’s question regarding the requested change, Mr. Douglass explained that at the previous Board of Adjustment Meeting, the center line to center line that was approved was 36.1 feet. The proposed distance for the center line of Frost Court to the center line of the proposed street is currently at 27 feet. Thus, the request is to make the variance request “up to 36 feet.” The offset cannot be zero because Mr. Milne does not own the property directly across from Frost Court.

In response to Colleen Dansie’s question regarding the best scenario from a design and safety standpoint, Mr. Douglass responded that he did not know because he is not a Traffic Engineer.

However, on the basis of the traffic studies conducted, the City Engineer determined that since the proposed road will be a right-out only, the safety concerns will be negated.

Van Neilson sought to clarify that the Board of Adjustment had originally approved the offset at 36.1 feet. The offset has changed to 27 feet because of the proposed lot configuration. Thus, 27 feet will be more or less the same as 36.1 feet. Mr. Douglass confirmed Van Neilson's summary of the applicant's request and the recommendation from staff and the City Engineer. Van Neilson then asked if the offset could potentially be 15 feet since the requested language change is "up to 36 feet." Mr. Douglass stated that in order to get the correct center line, he assumed that 27 feet would be accurate. However, he deferred Mr. Milne to provide further clarification on Van Neilson's question.

The applicant, Ken Milne explained that he originally requested a 36.1-foot offset; however, the City is now considering widening 14400 South. As a result, Mr. Milne changed his plans to accommodate the City's request that the distance north of the center line of 14400 South be changed from 33 feet to 40 feet. The City still does not know what the exact distance will be. Mr. Milne further explained that he planned to build a full City standard 52-foot wide road, including curb, gutter, sidewalk, and park strip on both sides of the road.

In order to accommodate what the City wants, Mr. Milne stated that the road had to be moved to the east slightly. He did so by removing the sidewalk and park strip out of the east side of the road. He left in the curb and gutter and maintained the full road width. Mr. Milne stated that he subsequently changed his request, as previously noted, from 36.1 feet to "up to 36.1 feet." He did not want to have the hard number because he needs to have flexibility as he develops the final design. The offset will not exceed the 36.1 feet the Board of Adjustment granted at the previous meeting because a greater offset would be worse. Mr. Milne confirmed that the "pork chop" will still be included to ensure right-out only egress from his proposed street.

Mr. Douglass noted that condition number three specified that the right-of-way along the property should be 40 feet at final build out. He requested that the recommendation be changed to specify "at the recommendation of the City Engineer" because the City is still in the design process for 14400 South.

Chair Shaw opened the public hearing. There were no comments. Chair Shaw closed the public hearing.

Miscellaneous discussion ensued among the Board of Adjustment Members on the application.

Colleen Dansie moved to approve the variance that allows an offset intersection of up to 36.1 feet subject to the following:

Conditions:

- 1. That the variance allows an offset intersection of up to 36.1' (as previously approved in the original variance).**

2. That the curb and gutter along the property on 14400 South should be placed at final or ultimate built-out.
3. That the ROW along the property should be at final or ultimate built-out as recommended by the City Engineer.
4. That Taylor Ridge Lane be constructed as a ¾ intersection, prohibiting left turn egress movements onto 14400 South, while permitting right-turn egress and left- and right-turn ingress.
5. That a raised island at the entrance to the subdivision preventing any left movement would be required.
6. That the applicant follow all other requirements/recommendations included in the Traffic Impact Study for the subdivision.

Van Neilson seconded the motion. Vote on the motion: Colleen Dansie-Aye; Van Neilson-Aye; Jim Shaw-Aye. The motion passed unanimously.

2. Motion to Approve Minutes of the May 3, 2016, Meeting of the Board of Adjustment via Email Correspondence.

Van Neilson moved to approve the minutes of the May 3, 2016, Meeting of the Board of Adjustment via email correspondence. Once the minutes are prepared, they shall be emailed to the Members of the Board. The Board Members shall then have ten (10) days to review the minutes and submit any changes to the Secretary. If after ten (10) days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement. Colleen Dansie seconded the motion. Vote on the motion: Van Neilson-Aye; Colleen Dansie-Aye; Jim Shaw-Aye. The motion passed unanimously.

3. Adjournment.

The meeting adjourned at 6:55 p.m.



Gai Herbert
Community Development Assistant

Approved: _____ May 24, 2016