



**BLUFFDALE CITY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, January 5, 2022**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, January 5, 2022, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting may also be broadcast live to the public on the City's website [www.bluffdale.com](http://www.bluffdale.com). Notice is further given that access to this meeting by Commission members may be by electronic means via telephone conference call.

**PLANNING COMMISSION BUSINESS MEETING 6:00 PM**

1. Roll Call.
2. Approval of the Planning Commission meeting minutes on December 1, 2021.

**Administrative Item:**

3. **CONSIDERATION AND VOTE** on the Quail Ridge at Bluffdale Phase 1 2<sup>nd</sup> Amended Plat for 1.98 acres located at approximately 14600 South 1695 West to amend three (3) residential lots and create six (6) residential lots in the R-1-10 Infill Overlay Zone, Applicant – Joe Wilkins (Application 2021-09) – Staff Presenter, Ellen Oakman.

**Legislative Items:**

4. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a General Plan Land Use Map Amendment Application for 2.91 acres located at approximately 13820 South 2700 West from Very Low Density Residential to Neighborhood Commercial, Applicant – Ryan Arnold (Application 2021-46) – Staff Presenter, Ellen Oakman.
5. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a Zoning Map Amendment Application for 2.91 acres located at approximately 13820 South 2700 West from R-1-43 Residential to Neighborhood Commercial, Applicant – Ryan Arnold (Application 2021-46) – Staff Presenter, Ellen Oakman.

**Discussion Items:**

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

**Dated: December 29, 2021**

**Grant Crowell, AICP  
City Planner/Economic Development Director**

# Minutes

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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- 1  
2 **Present:**  
3  
4 **Members:** Debbie Cragun, Chair  
5 Kory Luker  
6 Johnny Loumis, Jr. (recused himself at 6:40 p.m.)  
7 Steve Walston  
8 Ulises Flynn  
9  
10 **Staff:** Grant Crowell, City Planner/Economic Development Director  
11 Todd Sheeran, City Attorney  
12 Jennifer Robison, Senior City Planner  
13 Ellen Oakman, Associate City Planner  
14 Courtney Armstrong, Accounting Technician  
15  
16 **Public:** Dan Cloward  
17 Eric Miartz  
18 Ryan Arnold  
19 Bryan Coulter  
20 Kim Coulter  
21 Carlene Sommer  
22 Steve Showell  
23 Tejay Griffiths  
24 Ron Dorion  
25 Frank Humphreys  
26 Julie Humphreys  
27 Casey Forbush  
28 Mervyn Arnold  
29 Steve Smith  
30 Darin Giles  
31 Charles Ingram  
32 Susan Ingram  
33 Jeremy Bitner  
34 Amy Wright  
35 Trudy Broadbent  
36 Clair Broadbent  
37 Jay Broadbent  
38 Tod Kirton  
39 Erik Swanson  
40 Andy Evans  
41 Anna Kelsch  
42 Mindy Kelsch  
43 Jenn Golesis  
44 Sandra Hottel

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1 Nate Monson  
2 Steve Johns  
3 Don Stewart  
4 Richard Salvitti  
5 Dale Johnson  
6 Gary Jumper  
7 Glenda Anderson  
8 Russ Anderson  
9

10 Chair Debbie Cragun called the meeting to order at 6:00 p.m.

11  
12 **PLANNING COMMISSION BUSINESS MEETING**

13  
14 **1. Roll Call.**

15  
16 All members of the Planning Commission were present.

17  
18 **2. Approval of the Planning Commission Meeting Minutes of November 3, 2021.**

19  
20 **Kory Luker moved to approve the Planning Commission Meeting minutes of November 3,**  
21 **2021, as written. Steve Walston seconded the motion. Vote on motion: Steve Walston-Aye;**  
22 **Ulises Flynn-Aye; Kory Luker-Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Aye. The**  
23 **motion passed unanimously.**

24  
25 **Administrative Items:**

26  
27 **3. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary Subdivision**  
28 **Plat for Banner Hill 1A to Create Four (4) Residential Townhome Units including**  
29 **Associated Streets and Open Space in the MU Mixed-Use Zone located at**  
30 **approximately 1090 West Heritage Crest Way. Applicant – Banner Hill, LLC.**  
31 **(Application 2021-41) – Staff Presenter, Jennifer Robison.**  
32

33 Senior City Planner, Jennifer Robison, presented the staff report and stated that the above project  
34 was a continuation of the project underway at Independence at the Point, where plats have  
35 previously been approved. She identified the location of the subject property. The area allowed for  
36 189 units for townhomes and other product types. With the approval of the proposed townhome  
37 units, the current total will be 154. She next identified the plats that have already been recorded and  
38 the location of the proposed four new townhome units. She also pointed out the existing streets and  
39 site elevations.

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1  
2 The applicant, Casey Forbush gave his address as 4894 West Mossley Bend Drive in Herriman. He  
3 looked forward to building the proposed townhome units.

4  
5 Citing concerns about access to Porter Rockwell Boulevard that have been expressed in other  
6 instances, Commissioner Walston sought to confirm that the addition of four more townhome units  
7 would not exacerbate the traffic issues. Mr. Forbush stated they would not be a problem.

8  
9 Chair Cragun opened the public hearing. There were no public comments. The public hearing was  
10 closed.

11  
12 **Ulises Flynn moved to approve the Banner Hill 1A Preliminary Subdivision Plat Application**  
13 **Application 2021-41 subject to the following:**

14  
15 **Conditions:**

- 16  
17 **1. That all requirements of the City Codes, adopted ordinances, and the**  
18 **Independence at the Point Project Plan are met and adhered to for the**  
19 **applications.**
- 20  
21 **2. That the preliminary plat complies with the Bluffdale City Engineering**  
22 **Standards and Specifications and recommendations by the City Engineer and**  
23 **Public Works Department for all relevant construction and plat drawings.**
- 24  
25 **3. That all construction drawings be approved and stamped by the City Engineer**  
26 **prior to any construction of improvements.**
- 27  
28 **4. That the applicant provides a design of the proposed retaining wall that is**  
29 **stamped by a Utah Licensed Professional Engineer with the Final Plat approval.**
- 30  
31 **5. That the project adheres to all requirements of the International Fire Code.**

32

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1           **6. That all private open space, landscaping, parking areas, and alleys be owned**  
2           **and maintained by the Homeowners Association and improvements installed as**  
3           **per the approved plan.**

4  
5           **7. That the applicant receives Final Subdivision Plat and Site Plan approval for**  
6           **the project prior to the recordation of the Final Plat.**

7  
8           **Johnny Loumis, Jr. seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Ulises**  
9           **Flynn-Aye; Steve Walston-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed**  
10           **unanimously.**

11  
12           **4. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary Subdivision**  
13           **Plat for Ingram Estates Subdivision for 2.48 Acres to Create One (1) New Residential**  
14           **Lot in the R-1-43 Residential Zone located at approximately 2603 West 14400 South.**  
15           **Applicants – Charles and Susan Ingram (Application 2021-39) – Staff Presenter,**  
16           **Jennifer Robison.**

17  
18           Mrs. Robison presented the staff report and identified the location of the subject property. She  
19           stated that the subject property underwent a lot line adjustment earlier in 2021. That change  
20           allowed for the creation of a one-acre lot, which allowed for a subdivision of the 2.48 acres into two  
21           lots of at least one acre each. The new lot would be 1.479 acres in size. It would be accessed as the  
22           result of a 25-foot easement. City Code allows for a shared driveway. The proposed driveway,  
23           with some modifications, would meet the requirements specified in City Code. The one-acre lot  
24           that currently has a home on it has direct access to 14400 South. The easement for the shared  
25           driveway would extend to 14400 South. Mrs. Robison confirmed that the proposed lot would meet  
26           all requirements of the R-1-43 zone, including setbacks. Mrs. Robison also confirmed that the  
27           proposed lot would have the needed secondary water shares.

28  
29           The applicant, Charles Ingram, gave his address as 2603 West 14400 South.

30  
31           Chair Cragun opened the public hearing. There were no public comments. Chair Cragun closed the  
32           public hearing.

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1 Steve Walston moved to approve the Ingram Estates Preliminary Subdivision Plat  
2 Application 2021-39 subject to the following:

3  
4 **Conditions:**

- 5  
6 1. That all requirements of the City Codes and adopted ordinances are met and  
7 adhered to for the applications.
- 8  
9 2. That the preliminary plat complies with the Bluffdale City Engineering  
10 Standards and Specifications and recommendations by the City Engineer and  
11 Public Works Department for all relevant construction and plat drawings.
- 12  
13 3. That all construction drawings be approved and stamped by the City Engineer  
14 prior to any construction of improvements.
- 15  
16 4. That prior to a building permit being issued, the proof of sewer service from  
17 South Valley Sewer District be provided to the City.
- 18  
19 5. That prior to a building permit being issued, the acceptance of mailbox location  
20 from the United States Postal Service be provided to the City.
- 21  
22 6. That prior to a building permit being issued, the building permit applicant fully  
23 execute a Stormwater Maintenance Agreement with the City of Bluffdale that  
24 ensures the designed stormwater system is kept in place and maintained  
25 properly by the property owner.
- 26  
27 7. That the applicant provides a stormwater and drinking water easement for all  
28 City-owned infrastructure.
- 29  
30 8. That the applicant provides the required canal water shares in compliance with  
31 City requirements.
- 32

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- 1           **9. That the shared driveway will be provided in compliance with City**  
2           **requirements and constructed prior to the issuance of a building permit and**  
3           **will be private and maintained by the property owners.**

4  
5 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Steve Walston-Aye; Johnny**  
6 **Loumis, Jr.-Aye; Ulises Flynn-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion**  
7 **passed unanimously.**

8  
9 **Legislative Items:**

- 10  
11 **5. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a General**  
12 **Plan Land Use Map Amendment Application for 5.59 Acres located at approximately**  
13 **13855 and 13937 South 2950 West from Very Low-Density Residential to Commercial.**  
14 **Applicant – D&H Stewart Family Holdings, LLC. (Application 2021-43) – Staff**  
15 **Presenter, Jennifer Robison.**

16  
17 Chair Cragun reported that agenda items 5, 6, and 7 were all interrelated and would be considered  
18 together with separate motions.

19  
20 Mrs. Robison reported that the proposals under consideration were a continuation of the  
21 November 3, 2021, Planning Commission Meeting. She provided an overview of the General Plan  
22 and Zoning Map, how they relate to each other, and the things that have occurred with the subject  
23 property during the past year. She pointed out on a map the location of the subject property. The  
24 areas indicated in the General Plan in orange had been designated as Commercial. The area  
25 indicated in yellow was designated as Very Low-Density Residential. The subject properties are  
26 currently located in an area designated as Very Low-Density Residential and zoned as R-1-43.

27  
28 Mrs. Robison stated that dating back to 2013, the City Council has been looking carefully at  
29 enhancing commercial development in Bluffdale. As part of that process, the City has looked at  
30 identifying areas where commercial development would best be facilitated. Some properties along  
31 2700 West have been identified as a location for having a commercial “node,” particularly in light  
32 of the fact that a future freeway interchange was slated for that area. The commercial development  
33 along 2700 West would ostensibly end at about 14400 South.



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1 Mrs. Robison reported that in recent months, the City Council has approved the rezoning of other  
2 parcels of property to GC-1. The property on the east side of 2700 West is already zoned GC-1.  
3 The City Council has not yet discussed what they envisioned for the subject property under  
4 consideration. The General Plan states that for areas that are projected as commercial development,  
5 there needs to be clarification of what that commercial development would look like. The General  
6 Plan is fairly general; however, specific decisions need to be made with regard to zoning. The  
7 question now before the City is to determine whether the time is right to change the General Plan to  
8 now put more commercial in the subject area that has been typically residential. The Planning  
9 Commission and City Council have broad discretion in the General Plan and zoning findings if they  
10 deem the time is right to make the change.

11  
12 Mrs. Robison next addressed the issue of a road connection on the City’s Master Transportation  
13 Plan. There was a road connection, 13900 South, anticipated from 2700 West to 2950 West. That  
14 road will help service future commercial development to come into the area. The road connection is  
15 currently on the City’s Master Transportation Plan. Mrs. Robison next showed the alignment  
16 design for the subject properties.

17  
18 Mrs. Robison commented that the proposed zoning clearly matched the General Master Plan in  
19 most cases. A determination would have to be made regarding the potential impact and viability of  
20 rezoning the property to GC-1.

21  
22 Mrs. Robison referenced the previous meeting’s discussion on the appropriate uses for the subject  
23 property. Some of the uses allowed in the GC-1 zone might be too intensive for the subject  
24 property. To allay this concern, the idea of creating a Development Agreement was suggested to  
25 specify the uses that would be allowed for the subject property in spite of what is listed in the Land  
26 Use Table for the GC-1 zone. The applicant was amenable to negotiating a Development  
27 Agreement with the City Council. A draft of that document was included in the meeting packet for  
28 the Planning Commission’s review and comment. In the past, the Planning Commission would not  
29 be very involved in the vetting process for Development Agreements. However, state law now  
30 requires the Planning Commission to review drafts of Development Agreements.

31

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1 Mrs. Robison acknowledged that City Attorney, Todd Sheeran, and City Planner/Economic  
2 Development Director, Grant Crowell, would assist with the discussion of the draft of the  
3 Development Agreement. First, Mrs. Robison reviewed some of the uses that would be allowed,  
4 along with building heights, design standards, and the road reimbursement for the applicant's  
5 portion of 13900 South.

6  
7 Mrs. Robison reviewed the use table that staff had proposed in the Development Agreement. The  
8 more impactful uses would be businesses that would be open 24 hours per day, have lighting all the  
9 time, and otherwise impact the residents that are nearby. Businesses that generate a lot of traffic  
10 would not be allowed. The draft provided in the meeting packet listed the uses that would be  
11 allowed. Uses not enumerated, of which there were many, would not be allowed.

12  
13 Commissioner Walston asked about the question mark placed next to Restaurant. Mr. Crowell  
14 observed that the Planning Commission asked Staff to ask the applicant if they would be willing to  
15 create a Development Agreement. They were willing to do so; therefore, they crafted a draft. The  
16 applicant committed to not including uses that would be louder, later, and brighter. Restaurants are  
17 often open late, so it was a question mark for the Development Agreement. Once an official  
18 Development Agreement is negotiated, the Permitted Uses would run with the property and would  
19 be the basis for the creation of business licenses. Mr. Crowell noted that Staff did not spend a lot of  
20 time with the design guidelines. Another issue to be determined was the level of detail that would  
21 be necessary for the Concept Plan when making a zoning decision.

22  
23 Mrs. Robison stated that the current building height allowance is 35 feet. The applicant was  
24 proposing to go up to 47 feet. The design standards for the GC-1 zone has a provision that calls for  
25 the use of brick. The applicant would like to expand that requirement to include natural stone. The  
26 draft also addresses the matter of road reimbursement. That amount falls within the purview of the  
27 City Council, so it was not included in the current draft. Mr. Crowell added that efforts were being  
28 made to keep the cost reasonable and fair for both the City and the applicant.

29

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1 Mrs. Robison next reviewed the concept drawings provided by the applicant. The Development  
2 Agreement would have to include some reliable renderings of the appearance of the buildings on the  
3 property.

4  
5 Chair Cragun asked where in the drawings the request for a height of 47 feet was reflected.  
6 Mr. Crowell commented that Development Agreements can be very detailed and it will be up to the  
7 Planning Commission and City Council to determine the level of detail required. Since Staff has  
8 not done a site plan review yet, the building heights still need to be considered. Mr. Crowell stated  
9 that the applicant has done what the Planning Commission asked of them at the November 3, 2021,  
10 meeting. The applicant plans to have office buildings, so the Concept Plan depicts office buildings.

11  
12 In response to a question raised, Mr. Crowell confirmed that a 47-foot height allowance would  
13 likely allow for a third story. A pitched roof would not be included in the height calculation.

14  
15 Mrs. Robison stated that with the addition of the Development Agreement to the meeting agenda,  
16 the application had been re-noticed to include a public hearing.

17  
18 Chair Cragun asked Mr. Sheeran to provide guidance to the Planning Commission regarding how to  
19 vet the draft of the Development Agreement since this is a new experience for the Planning  
20 Commission. Mr. Sheeran stated that general guidelines would be the best option. The City  
21 Council is the negotiating authority for a Development Agreement, so the Planning Commission  
22 would give general guidance and defer to the City Council for the details of the negotiated contract  
23 with the applicant. Mr. Sheeran commented that the most helpful guidance the Planning  
24 Commission could give to the City Council would be the permitted uses enumerated in the draft  
25 document, along with the concept plan, which does not reach the level of detail of a site plan  
26 review.

27  
28 The applicant's representative, Steve Johns, gave his address as 78 West 13775 South, Suite 1, in  
29 Draper. He stated that he and his team have done what they were asked to from the previous  
30 Planning Commission Meeting.

31  
32 Commissioner Loumis recused himself from the meeting at 6:40 p.m.

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1  
2 Chair Cragun opened the public hearing.

3  
4 *Gary Jumper* gave his address as 13824 South Asherwoods Cove and noted he was present at the  
5 previous Planning Commission Meeting when this application was first considered. He clarified  
6 that he was not opposed to a zone change. He was opposed to the fact that there is no transitional  
7 zoning to secure the residential properties to the west and south of the subject property. He opined  
8 that a Development Agreement without a zone does not make sense. He also felt the contract was  
9 one-sided. He said he had asked if a traffic impact study had been conducted, and he was told there  
10 had not been one. He said the only access would be off of 2950 West, which he could not  
11 understand. He added that no actual date had been set to complete 13900 South, so that road was  
12 hard to count on. He did not like the verbiage stating that the Development Agreement could be  
13 amended because the anticipated tenants could well change their minds. He also had concerns with  
14 the 10-year duration of the Development Agreement years. He opined that the developer was  
15 getting what he wants but there is no provision for a public hearing if the Development Agreement  
16 changes. He was opposed to the height allowance being requested.

17  
18 *Jay Broadbent* gave his address as 132 East 13065 South in Draper and identified himself as the  
19 owner of Alpine Home Medical and the building that will be at Bangerter Highway on the 3.6-acre  
20 north parcel. Alpine Home Medical has been in business for 25 years. Mr. Broadbent planned to  
21 purchase the property from the developer but if the zoning is not changed, it would be too  
22 expensive. He confirmed that the developer was stating a financial reality as part of the due  
23 diligence process. The Alpine Home Medical Building will be an office building. They are  
24 currently in Draper and have outgrown their building and are trying to find a place where they can  
25 expand the business and move into a 60,000 square-foot building. He commented that he has no  
26 intention of selling the company. There has been discussion of opening a store that would be open  
27 during regular business hours. The lighting would comply with the specifications set forth by the  
28 Fire Department. He commented that the building would be a great buffer between the commercial  
29 and residential areas. Tri-City Construction would likewise be a good buffer. They want to be  
30 great neighbors to the residents in the area and the community. Mr. Broadbent urged a favorable  
31 consideration for the requests being made.

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1  
2 *Tejay Griffiths* gave his address as 13943 South Kailye Lane in Bluffdale and had a lot of respect  
3 for Alpine Home Medical. They have outgrown their Draper office and could very well outgrow  
4 their office in Bluffdale. He felt the zoning should be considered independent of anything else that  
5 is being asked. He stated that the decision must be based on zoning and plans can change. If  
6 commercial is pushed further west, he would have concerns. When he moved to Bluffdale, the  
7 Mayor at the time said that if a land use was approved for a zone, people could engage in that land  
8 use without getting into trouble. He liked that philosophy, so the change from one-acre residential  
9 lots to commercial was significant. Mr. Griffiths looked at the Land Use Table for the GC-1 zone  
10 and agreed that some items would need to be removed if the zoning was changed. He suggested  
11 that the Land Use Table be considered.

12  
13 *Nate Monson* gave his address as 2435 North 3130 West in Lehi and identified himself as the  
14 commercial real estate agent representing the owners of the subject property. He is also the agent  
15 representing the landowners who are trying to sell the property in the middle. The property was  
16 under contract as of two weeks ago with another commercial user. Therefore, the Planning  
17 Commission would soon be considering a request to rezone that property to GC-1, as well. The  
18 parcel to the east of the southern parcel of the subject property is being marketed specifically to  
19 commercial developers. Mr. Monson noted that he deals only in commercial real estate and wanted  
20 to put to rest any insinuations that spot zoning was taking place. The entire block is slated for  
21 commercial development.

22  
23 *Russ Anderson* gave his address as 13827 South Asherwoods Cove and stated that most of his  
24 neighbors bought their property because it is low-density housing. He did not want to live in a  
25 high-density area, which is what the area seemed to be turning into. When the school is in session,  
26 the parking on the street causes serious congestion. He hoped to see the subject property continue  
27 to be low-density residential.

28  
29 *Julie Humphreys* gave her address as 13921 South Kailye Lane to the west of the subject property.  
30 She agreed that zoning is the main concern. There are many neighborhood children who attend the  
31 nearby elementary school and their safety was of significant concern. She acknowledged that

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1 growth needs to occur, but it needs to be the right kind of growth. She felt that the meetings with  
2 developers, realtors and builders were premature because the zoning issue had not been resolved.

3  
4 *Sandra Hottel* gave her address as 13839 South Asherwoods Cove and stated that she moved to  
5 Bluffdale in 2016. She purchased the property for horses and running. Her biggest concern was  
6 traffic and safety around the school. If and when 13900 South goes in, it would be right behind her  
7 barn. The roads as they are currently cannot support the development that is proposed.

8  
9 *Ron Dorion* gave his address as 13907 South Kailye Lane and indicated that he purchased his home  
10 for the same reason as Ms. Hottel. He did not support the proposal and was concerned about traffic  
11 congestion and speeds.

12  
13 *Jennifer Golexis* gave her address as 13817 South Asherwoods Cove and indicated that they built  
14 their home 15 years earlier. They have horses and dogs and her children attend North Star  
15 Academy. Double parking on the road is a reality and the school does nothing about it. There is no  
16 sidewalk, and 13800 South cannot handle the current traffic load. She stated that the speed limit  
17 needs to be reduced.

18  
19 *Steve Smith* gave his address as 13830 South Asherwoods Cove and concurred with the previous  
20 comments. He liked the rural nature of his home and did not welcome encroachment of commercial  
21 development into the area. He commented on the traffic situation on 13800 South which was of  
22 concern. He recommended that the area be engineered correctly, especially with the traffic study.

23  
24 *Anna Kelsch* gave her address as 2998 West Warren Circle. Ms. Kelsch said it is indeed crazy  
25 when school begins and ends. Plus, when the park opens up, the crowding will be even worse. She  
26 expressed concern with the proposed height of the buildings because they will be so imposing. She  
27 also echoed the concern previously expressed about how far west the commercial development was  
28 anticipated to occur.

29  
30 *Tod Kirton* gave his address as 13775 South 78 West in Draper and identified himself as the  
31 developer of the subject property. He identified the parcels of property that are already owned by  
32 the Utah Department of Transportation (“UDOT”). The graphic misrepresented those parcels as

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1 residential when, in fact, they are already owned by UDOT. Bangerter Highway is expanding  
2 farther into the residential area and making it less desirable for residential development. The  
3 proposed buildings will serve as a sound barrier between the residential area and the other  
4 commercial area. Mr. Kirton opined that the concerns expressed regarding the road pertained  
5 primarily to the existing conditions of the road and not the future use. The double parking that is  
6 taking place is because of the school, and not because of the proposed future use of the road. Mr.  
7 Kirton stated that Hales Engineering conducted a Traffic Study and rated each of the intersections  
8 on a scale of A (perfect) to F (failing). The intersection at 13900 South and 2950 West received an  
9 A score from 2021 to 2026. The intersection at 2950 West and 14000 South also received an A  
10 score from 2021 to 2026. These scores denote the impact of the proposed construction on the  
11 subject property beyond the existing conditions of those intersections.

12  
13 *Steve Showell* gave his address as 45683 Cottonwood Hills Drive in Parker, Colorado. Mr. Showell  
14 disclosed that he was one of three landowners of the two properties. He grew up in Riverton but  
15 left because he knew growth was coming. The area residents purchased here because of the rural  
16 nature of the area. When Bangerter Highway was built it changed the conditions drastically. His  
17 family has owned land in Bluffdale since 1957 and has seen a lot of change over the years. The  
18 proposed zone change was precipitated ultimately because of the impact Bangerter Highway has  
19 had on the area and the opportunity for commercial development. He stated that commercial  
20 development will significantly enhance the City's tax base. Mr. Showell hoped the proposal would  
21 be viewed positively as an opportunity for Bluffdale.

22  
23 *Richard Salvitti* gave his address as 2973 West 13800 South and asked that a buffer wall be built  
24 along the property line if the zone change is approved. He also expressed concerns about traffic.  
25 He works at the nearby treatment facility 80 hours per week and is well acquainted with the existing  
26 conditions. The additional employees at the office building will further exacerbate the traffic  
27 situation. He asked that the speed limit also be reduced.

28  
29 *Glenda Anderson* gave her address as 13827 South Asherwoods Cove and asked why the subject  
30 property could not be accessed from 2700 West.

31

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, December 1, 2021**

1 *Jeremy Bitner* gave his address as 2938 West Country Classic and identified himself as the owner of  
2 properties at 13930 South 2700 West and 13912 South 2700 West, which are already zoned GC-1.  
3 He clarified that he does not own the subject property and did not object to an office building. An  
4 office building could be built in a lower zone, so he was not sure why the applicant was asking for  
5 GC-1 zoning. In January 2020, Mr. Crowell visited with the landowners impacted by the future  
6 construction of 13900 South. Everyone collaborated and the road was progressing. A buffer of a  
7 lower residential zone to serve as a buffer was rejected by the City Council. Therefore, commercial  
8 development had been the prevailing assumption, as evidenced by the proposal on 13900 South.  
9 After visiting with the Mayor and City Council, Mr. Bitner had been told many times that Bluffdale  
10 needs a more robust commercial tax base and the subject property is a good place for it.

11  
12 *Richard Salvitti* sent an email reiterating the buffer wall request that he commented on earlier in the  
13 meeting.

14  
15 *Melissa Fannesbeck* also emailed the City and gave her address as 3007 West 13800 South. She  
16 stated the proposed commercial buildings will have a significant impact on her residential  
17 neighborhood. She asked that the Planning Commission determine whether the proposed  
18 development is something they would want in their neighborhood.

19  
20 *Carleen Sommer* gave her address as 4949 South 2925 West in Roy and stated that her father  
21 purchased the property many years ago and used it to graze cattle. His dream was to someday build  
22 a home there. She stated that she would not want to build a home near Bangerter Highway and that  
23 Utah cannot ever be the way it used to be. She urged those involved to cooperate with each other.

24  
25 There were no further public comments. Chair Cragun closed the public hearing.

26  
27 Mr. Crowell reported that there were around 30 topics brought up. One direct question was where  
28 the west line for commercial is located. He displayed the General Plan map and identified where  
29 the City Council set the line. The City Council is in the process of developing a new General Plan,  
30 which would include the Land Use Map. The City Council adopted the road to go through to  
31 connect to Bangerter Highway, which will take a few years to achieve.

32



**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
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1 Another question involved why the subject property could not be accessed from 2700 West.  
2 Mr. Crowell stated that the applicant does not have frontage on 700 West but they do on 2950 West.

3  
4 Mr. Crowell explained that the Traffic Study was received by the Engineering Department earlier in  
5 the day. He had only skimmed the document. He stated that the City’s Master Transportation Plan,  
6 2950 West was designated as a collector road, which means it is intended to handle more traffic  
7 than a local road. Sidewalks often come with new development but there is currently a lack of  
8 sidewalks. Transactions were still in progress to acquiring the necessary property for 13900 South.

9  
10 In response to Commissioner Flynn’s question regarding the tax revenue generated by an office  
11 building, Mr. Crowell stated that a typical office building generates an increased level of assessed  
12 value. Taxes from electrical bills are also a factor. Office buildings generate other businesses as  
13 well, such as restaurants with daytime populations.

14  
15 Commissioner Walston asked Messrs. Crowell or Sheeran to address the comment regarding  
16 combining a zoning proposal with a Development Agreement. His understanding was that the  
17 purpose of the Development Agreement was to constrain the zoning. Mr. Sheeran concurred with  
18 and added that it is also common to combine a Development Agreement with a rezone so that what  
19 is presented is what will be built. The Land Use Table and Design Guidelines can be modified by a  
20 Development Agreement. In this instance, the permitted uses for a GC-1 zone could be trimmed  
21 per the Development Agreement. Chair Cragun noted that the Planning Commission requested a  
22 Development Agreement to mitigate some of the concerns voiced at the previous Planning  
23 Commission Meeting. If only the zoning was considered, the developer would be able to do  
24 everything that is permitted on the GC-1 Land Use Table. The Planning Commission wanted to  
25 limit the permitted uses.

26  
27 Mr. Sheeran next addressed the comment made about amending the Development Agreement. He  
28 stated that any amendment to a Development Agreement that touches on the zoning issues would  
29 have to go back to the City Council. According to Utah State Law, that would be tantamount to a  
30 text amendment and would require a public hearing.

31

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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1 Chair Cragun asked how traffic studies are calculated. Mr. Crowell explained they typically do not  
2 compare the time of year and instead look at peak hours. The office building's afternoon traffic  
3 peak will be almost two hours after the school afternoon traffic peak.

4  
5 With regard to the timing of 13900 South, Mr. Crowell expected it to be done in phases because of  
6 the acquisition of property by UDOT. In addition to Mr. Bitner's property, there are three other  
7 property owners the City would need to negotiate with.

8  
9 As to whether sidewalk, curb, and gutter could be included as part of the proposed project,  
10 Mr. Crowell stated that the developer would be required to have street improvements on their  
11 frontage. Consequently, the frontage along 2950 West will have curb, gutter, and sidewalk that  
12 meet Bluffdale City's standards. With regard to 13900 South, Mr. Crowell stated that collector and  
13 arterial roads include reimbursement to the developer from impact fees. He noted that the design of  
14 2950 West still needs to occur.

15  
16 Discussion ensued on the consensus of the zone and Development Agreement. The zone cannot be  
17 changed unless it is requested. Chair Cragun stated that the subject area has been discussed for two  
18 years. She also opined that people do not want to build homes on one-acre lots at that location,  
19 especially since there will be an interchange off of Bangerter Highway. Chair Cragun liked the idea  
20 of considering the zoning and Development Agreement concurrently to restrict the uses that would  
21 be permitted on that specific property that would be zoned GC-1.

22  
23 Commissioner Flynn commented that it would be an easier issue for him if the property were on  
24 2700 West instead of being tucked off of 2700 West on 2950 West. Chair Cragun and  
25 Commissioner Walston reiterated that higher density residential was emphatically rejected by the  
26 City Council as a buffer option. Commissioner Walston noted that the Planning Commission's task  
27 was just to make a recommendation. The City Council would make the final decision.  
28 Commissioner Walston opined that the subject area would inevitably be commercial of some sort,  
29 and not residential. Commissioner Luker concurred. Multiple Planning Commissioners observed  
30 that as far as they knew, 2950 West was as far west as commercial development would go.

31

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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1 Commissioner Walston acknowledged that his cycling experience in the area confirmed the traffic  
2 congestion issue. Commissioner Luker expected 13900 South to mitigate the traffic problem. In  
3 addition, he felt that having office buildings with large parking areas would help by getting cars off  
4 the street.

5  
6 Chair Cragun preferred to see office buildings on the subject property rather than multi-family  
7 housing, which will exacerbate the crowding and traffic problem.

8  
9 Commissioner Flynn asked about the timing of the process. He wondered if the road should be  
10 finished before the zone change takes place. Commissioner Walston stated that the road would not  
11 go in without the development of the property. Chair Cragun remarked that logic and reality are not  
12 what one might think when it comes to the timing of projects.

13  
14 Commissioner Walston was of the opinion that a restaurant use should be removed as a permitted  
15 use. He would also have concern with an urgent care clinic.

16  
17 Other zoning options were discussed. Mr. Crowell stated that the PO Professional Office zone was  
18 a possibility. Mrs. Robison indicated that the PO zone exists in the City Code but it has not been  
19 applied in the City. The best remedy was to adjust the Land Use Table in the Development  
20 Agreement. Commissioner Flynn next addressed the height limit. Both Commissioners Flynn and  
21 Walston felt that 35 feet was adequate and that a three-story building was too tall.

22  
23 Commissioner Flynn wondered how many employees might be in a 60,000-square-foot building but  
24 did not feel the need to have the applicant address that question. Commissioner Walston reiterated  
25 his objection to a 47-foot height allowance, as well as a three-story building. Commissioner Flynn  
26 felt that a 35-foot height limit would make for a better buffer transition. Discussion ensued on  
27 height limits, especially along frontages.

28  
29 With regard to the wall that was suggested, Mr. Crowell stated that a buffer is needed along a  
30 property line and a fence of some sort could be included in the Development Agreement. The  
31 consensus was that landscaping would be a better buffer than a wall. Mr. Crowell commented that  
32 the site plan is very detailed and would be very specific if the proposal goes forward.

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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1  
2 Commissioner Flynn stated that the consensus seemed to be the height and keeping it at 35 feet. In  
3 terms of the design standards, Chair Cragun stated that the brick requirement was the subject of  
4 extensive discussion. Commissioner Walston indicated that the Development Agreement could be  
5 articulated to ensure design consistency. He was not a fan of brick and the City had also approved  
6 metal. The buffer requirement would be part of the detailed site plan review process.

7  
8 A general review of the Land Use Table ensued to determine what should stay and what should be  
9 removed. Mr. Crowell commented that the key to interpreting a Land Use Table is to consider the  
10 definitions that have been codified in Chapter 2 of the City Code. The Development Agreement  
11 would provide the City some protection from eliminating uses that are legally allowed in the GC-1  
12 zone but not deemed appropriate for the subject property, given its location. Commissioner Luker  
13 felt that the job of the Planning Commission was to make a recommendation to the City Council.  
14 Everything considered by the Planning Commission would be reviewed by the City Council.

15  
16 **Kory Luker moved to forward a positive recommendation to the City Council for the General**  
17 **Plan Land Use Map Amendment (2021-43) for 5.9 acres located at approximately 13855 and**  
18 **13937 South 2950 West from Very Low Density Residential to Commercial based on the**  
19 **following:**

20  
21 **Findings:**

- 22  
23 **1. That future large-lot residential development may be less desirable in proximity**  
24 **to Bangerter Highway and future commercial uses within this area.**
- 25  
26 **2. That 2950 West is a buffer or appropriate transition from commercial uses to**  
27 **residential uses.**
- 28  
29 **3. That commercial uses may provide a balance of retail, office, employment or**  
30 **services uses to this area.**
- 31  
32 **4. That higher development standards for commercial development have been**  
33 **created to enhance the neighborhood character.**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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- 1  
2           **5. That the terms of the Development Agreement to modify the requirements of**  
3           **the proposed GC-1 Zone are consistent with the project desires and agreeable to**  
4           **the City.**

5  
6 **Steve Walston seconded the motion. Vote on motion: Kory Luker-Aye; Steve Walston-Aye;**  
7 **Ulises Flynn-Nay; Debbie Cragun-Aye. The motion passed 3-to-1.**

8  
9 Chair Cragun explained that her vote of support was one of the hardest decisions she has ever made.  
10 She said she felt there was no other purpose for the subject property. She did not believe people  
11 will want to build houses there, so commercial of some sort was the only viable option. She  
12 reiterated that the City Council would make the final decision.

- 13  
14 **6. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Zoning**  
15 **Map Amendment Application for 5.59 Acres located at approximately 13855 and**  
16 **13937 South 2950 West from R-1-43 Residential to GC-1 General Commercial.**  
17 **Applicant – D&H Stewart Family Holdings, LLC. (Application 2021-43) – Staff**  
18 **Presenter, Jennifer Robison.**

19  
20 **Kory Luker moved to forward a positive recommendation to the City Council for the Zoning**  
21 **Map Amendment (2021-43) from R-1-43 Residential to GC-1 Commercial for the land located**  
22 **at approximately 13855 and 13937 South 2950 West. Steve Walston seconded the motion.**  
23 **Vote on the motion: Kory Luker-Aye; Steve Walston-Aye; Ulises Flynn-Nay; Debbie Cragun-**  
24 **Aye. The motion passed 3-to-1.**

25  
26 Chair Cragun explained that her vote was contingent upon the approval of the Development  
27 Agreement. Commissioner Walston concurred with Chair Cragun’s comment.

- 28  
29 **7. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a**  
30 **Proposed Development Agreement to Modify Various Requirements in the GC-1**  
31 **General Commercial Zone for the Tri-City Center Development Proposed by D&H**  
32 **Stewart Family Holdings, LLC, Property located at approximately 13855 and 13987**  
33 **South 2950 West.**

34  
35 **Kory Luker moved to forward a positive recommendation to the City Council on a proposed**  
36 **Development Agreement to modify various requirements in the GC-1 General Commercial**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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1 for the Tri-City Center development proposed by D&H Stewart Family Holding, LLC,  
2 property located at approximately 13855 and 13987 South 2950 West, with the following:

3  
4 **Recommendations:**

- 5  
6 1. That the height allowance be set at 35 feet.  
7  
8 2. That the brick building standard be adhered to.  
9  
10 3. That the road reimbursement be set.  
11  
12 4. That restaurants be removed from the GC-1 Land Use Table.  
13

14 Steve Walston seconded the motion. Vote on motion: Kory Luker-Aye; Steve Walston-Aye;  
15 Ulises Flynn-Aye; Debbie Cragun-Aye. The motion passed unanimously.

16  
17 Commissioner Flynn clarified that he voted against the previous two motions because he felt the  
18 time was not right yet. But he was supportive of a Development Agreement because it would limit  
19 what could happen on the subject property.

20  
21 **Discussion Items**  
22

23 **8. Planning Commissioners HB 409 Training Status – Staff Presenter, Grant Crowell.**  
24

25 Mr. Crowell reported that the required training was completed for 2021. The incoming Planning  
26 Commissioners will need to complete their one-hour General Duties Video Training to participate  
27 in Planning Commission Meetings. The appointment of the New Planning Commissioners was on  
28 the consent agenda for the December 8, 2021, City Council Meeting. The new appointees were  
29 identified as Erik Swanson as Planning Commission Member and Tina Griffis as an Alternate  
30 Planning Commissioner. Mr. Crowell invited the Planning Commissioners to submit their topic  
31 suggestions for training.

32  
33 **9. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**  
34 **Etc.)**  
35

36 The General Plan chapters were under review. The Perry Commercial mixed-use project will have  
37 its own zone, so it is not technically a text amendment that needs to come to the Planning

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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Wednesday, December 1, 2021**

1 Commission. It has been a complex project for Staff and the City Council. It’s an amendment of an  
2 existing Development Agreement.

3  
4 Mrs. Robison updated the Planning Commission on Day Ranch Park and stated that the City  
5 Council is reviewing construction drawings so that the project can go out to bid.

6  
7 Chair Cragun asked about a celebration regarding the naming of the Wardle Regional Park.  
8 Mrs. Robison stated that Staff asked Arctic Circle if they would provide an easement for a sign of  
9 some sort. Mr. Crowell commented that marketing and branding are important but they have  
10 limited funding sources. Arctic Circle is moving forward but the shipping shortage is making it  
11 difficult to bring in equipment.

12  
13 Accounting Technician, Courtney Armstrong, announced that there will be a Retirement Party for  
14 Terri Bawden. Ms. Bawden has worked for Bluffdale City for 19 years. There will be an  
15 Appreciation Open House for outgoing Mayor Timothy on January 4, 2022, as well. Mayor-Elect,  
16 Natalie Hall will be sworn in on January 4, 2022.

17  
18 Commissioner Walston was vacating his position at the end of the year and expressed his  
19 appreciation for the opportunity to have served. Chair Cragun thanked Commissioner Walston for  
20 his service.

21  
22 **10. Adjournment.**

23  
24 The Planning Commission Meeting adjourned at 8:45 p.m.

25  
26  
27  
28 \_\_\_\_\_  
29 Pauline Matagi, Development Coordinator

30  
31 Approved: \_\_\_\_\_

**Item 3**





2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200  
Community Development Department  
Planning Division

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STAFF REPORT  
3 January 2022

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

Re: Quail Ridge Ph. 1 2<sup>nd</sup> Amended- Plat Amendment Application

Application No: 2021-09  
Applicant(s): Joe Wilkins  
Address: 14600 S 1695 W  
Zoning: R-1-10 Infill Overlay (IO)  
Acreage: 1.98 acres  
Request: To approve the application to amend Quail Ridge at Bluffdale Ph. 1 to create (6) six lots from existing (3) three lots

**SUMMARY**

The applicant wishes to amend the original subdivision, north of 14600 S, from 3 lots to 6 lots, amending Quail Ridge Ph.1 Subdivision. This subdivision, Quail Ridge at Bluffdale Ph. 1 2<sup>nd</sup> Amended, consists of 6 lots, which is the northern portion of the original plat. There was a previous Infill Overlay Zone modification approved on August 26, 2020, for the subject property. The IO zone change consisted of design modifications to allow integral sidewalks and setback modifications. These changes were originally proposed due to steep topography and for ability of custom home design in the existing R-1-10 (IO) Infill Overlay Zone. The original subdivision, Quail Ridge Ph. 1 had been rezoned to R-1-10 (IO) Infill Overlay from R-1-10 on September 12, 2018. This plat amendment is an action item before the Planning Commission acting as the Land Use Authority to review compliance with zoning and applicable ordinance requirements.

**ANALYSIS**

*Anticipated Uses, Layout and Access.* The proposed amended plat provides for 6 lots from the original 3 lots, north of 14600 S. These lots are zoned R-1-10 (IO) Infill Overlay with the General Plan land use designation as Commercial. The 6 lots will be accessed from the public road, Elora Circle.

The underlying zone, R-1-10 requires a minimum lot size of 10,000 square feet. The Infill Overlay allows additional design and setback modifications. Otherwise, all lots meet all other R-1-10 Zone standards, as well as other development standards required in the code. Residential structures will also be required to meet other building code standards.

Lot Requirements. The size of the lots, setbacks and other development standards are required to meet the requirements for the R-1-10 (IO) Infill Overlay Zone, which are as follows:

Lot Area	10,000 sq. ft. minimum
Setbacks:	
Front	20 ft. minimum
Side	10 ft., 8 ft. minimum
Rear	20 ft. minimum

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

**DRC REVIEW AND COMMENTS**

On behalf of the City Manager, the City’s staff involved in development review meets together as a Development Review Committee (DRC). The DRC generally consists of the City Manager, City Attorney, Fire Chief, Administrative Services Director, City Engineer, Public Works Director, 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 outstanding requirements by the City Engineer and Public Works Department are included in the recommended conditions of approval. The layout, design and construction of all subdivisions are subject to the Bluffdale City Engineering Standards and Specifications.

Fire Chief. There are no outstanding requirements from the Fire Chief.

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

**DRC STAFF RECOMMENDATION FOR QUAIL RIDGE AT BLUFFDALE PH. 1 2<sup>ND</sup> AMENDED PLAT APPLICATION:**

DRC Staff recommends that the Planning Commission approve the application with the following conditions:

1. That all requirements of the City Code and adopted ordinances are adhered to for the application.
2. That the applicant provides approval from Salt Lake County Flood Control for the stormwater discharge associated with this project.
3. That the applicant provides approval from South Valley Sewer District for this project.

**MODEL MOTION – FOR QUAIL RIDGE PHASE 1, 2<sup>ND</sup> AMENDED PLAT APPLICATION:**

Motion for Approval – “I move we approve the Quail Ridge Phase 1, 2<sup>nd</sup> Amended Plat Application 2021-09 subject to the conditions and based on the findings presented in the staff report dated January 3, 2022, (or as modified by the conditions below):”

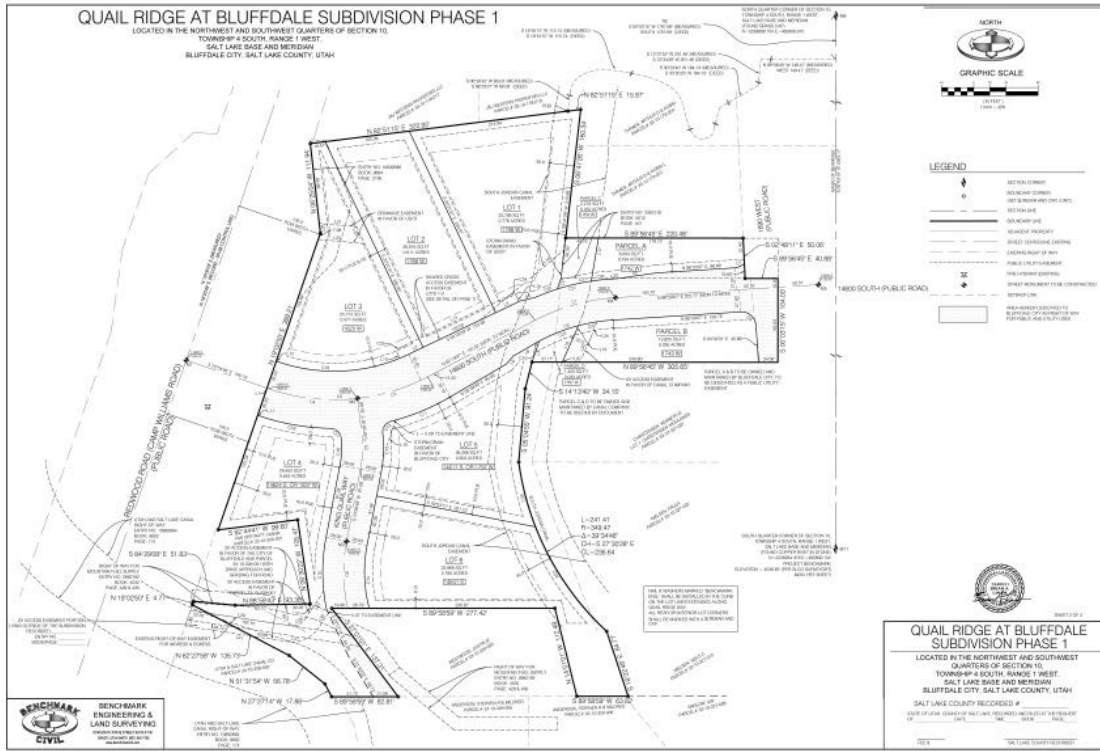
1. List any additional findings and/or conditions...

**EXHIBITS: Aerial Map, Amended Plat Maps: Original and Proposed Amended**

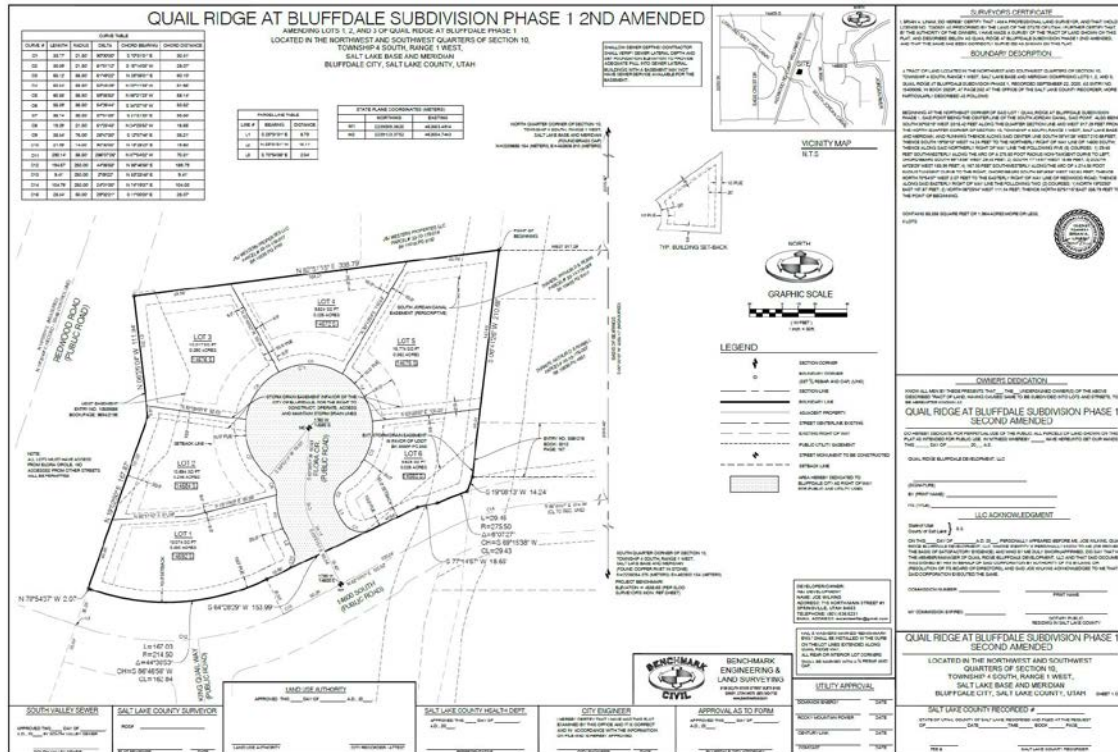
# Aerial Map



Original Plat



Proposed Amended Plat





## **Memo**

**Date:** December 22, 2021

**From:** Dan Tracer, Assistant City Engineer

**To:** Grant Crowell, Zoning Administrator

**CC:**

**RE:** Elora Circle at Quail Ridge – Plat Amendment Engineering Approval

---

In an effort to ensure all Plat Amendments are compliant with City standards and ordinances, the City Engineering Department conducts a review of all Plat Amendment applications. We have completed our review of the Elora Circle at Quail Ridge Plat Amendment and recommend approval be granted with the following conditions:

- The applicant provide approval from Salt Lake County Flood Control for the stormwater discharge associated with this project.
- The applicant provide approval from South Valley Sewer District for this project.

Please contact me directly with any questions or concerns you may have.

A handwritten signature in blue ink that reads 'Dan Tracer'.

Dan Tracer, P.E. – Assistant City Engineer  
City of Bluffdale

**Item 4**



2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200  
Community Development Department  
Planning Division

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STAFF REPORT  
3 January 2022

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

Re: General Plan Land Use and Zoning Map Amendments Application to Neighborhood Commercial (NC)

Application No: 2021-46  
Applicant(s): Ryan Arnold, Mervyn Arnold  
Project Location: Approximately 13820 S 2700 W  
General Plan: Very Low Density Residential  
Current Zoning: R-1-43 Single-Family Residential  
Acreage: 2.91 acres  
Request: The Applicant requests consideration of amendments to the General Plan Land Use and Zoning Maps to NC, for the development of a proposed assisted living facility and to provide a recommendation to the City Council.

**SUMMARY**

The subject property of 2.91 acres is located near Bangarter Highway, between 2700 W and 2950 W. It is adjacent to property in the R-1-43 Single-family residential zone and the GC-1 General Commercial zone. The applicant proposes that the subject property be amended in the General Plan Land Use Map and the Zoning Map. They request to amend the General Plan Land Use Map to the Neighborhood Commercial Land Use from the Very Low Density Residential Land Use. They also propose to amend the Zoning Map to the Neighborhood Commercial (NC) zone from the existing R-1-43 Single-Family Residential zone.

The applicant desires to develop an assisted living facility to allow the older population of the community a place to live, to meet the unique needs that come with aging – in regards to physical and mental limitations. Currently in the NC zone, *assisted living facilities* are classified as Conditional Uses (as per the land use table in 11.350.020). The Planning Commission is the Land Use Authority for conditional use permits.

**ANALYSIS**

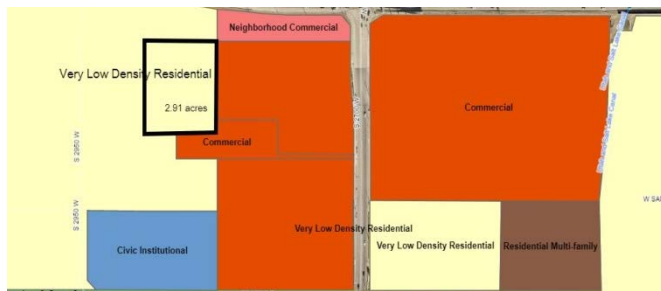
General Plan

**Existing:** *Very Low Density Residential*

The City General Plan provides a land use area identified as *Very Low Density Residential*. *This land use*

consists of Large-lot residential and agricultural properties. Development may be clustered pursuant to applicable zoning regulations to avoid environmental constraints (e.g., floodplain), protect sensitive features (e.g., critical wildlife habitat), or create shared public or private open space.

### Existing Land Use



### **Proposed:** Neighborhood Commercial (NC)

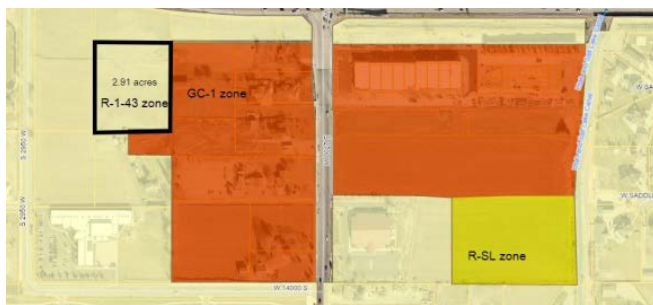
The City General Plan provides a land use type identified as *Neighborhood Commercial*. This land use consists of low intensity neighborhood support uses, such as small-scale and convenience retail, professional office, personal service, child care,

educational, business service, medical offices, assisted living, and other “nine-to-five” uses that are compatible with adjacent residential use.

### Zoning Map.

**Existing:** R-1-43 Single-Family Residential

### Existing Zoning



### **Proposed:** Neighborhood Commercial (NC)

Amending the subject property zoning to NC would be consistent with the proposed land use of NC, if approved, as defined in the General Plan. The subject property is adjacent to the north of the R-1-43 Residential zone, with an existing residence, and

GC-1 General Commercial is adjacent to the east. R-1-43 zoning is currently adjacent to the west, but an application with a potential rezone to GC-1 zoning, and associated development agreement for office uses is on the City Council agenda in January 2022, and which has already received a positive recommendation from the Planning Commission, which will place the subject property between GC-1 on the east and west.

The proposed zoning, Neighborhood Commercial would be less intensive, with less uses permitted than the adjacent GC-1 zone.



NC and GC-1 differ in intensity in many uses, but have similarities as well.

(P = Permitted, C = Conditional, N = Not Permitted)

Excerpt from BCC Table 11.350.020

Proposed Uses	GC-1	NC
Assisted living facility	N	C
Automobile and recreational vehicle sales	P	N
Automotive service	P	N
Car wash	P	N
Commercial vehicle and equipment rental or sale	P	N
Convenience store/gas station	P	P
Hospital	C	N
Hotel	P	N
Movie theater	P	N
Nursing home	P	P
Office, general	P	P
Personal instruction service	P	P
Personal service establishment	P	P
Preschool/daycare center	P	P
Reception center	P	N
Recreation and entertainment (indoor)	P	N
Repair service	P	P
Research and development laboratories	P	N
Restaurant	P	P
Retail, general	P	P
Trade or technical schools	P	N
Veterinary service	P	P

**APPROVAL CRITERIA FOR THE APPLICATION:**

Land Use and Zoning Map amendments are a legislative decision of the City Council, after receiving a recommendation from the Planning Commission. Broad discretion is given to the City’s Land Use Authorities when making these policy decisions. Considerations for amending the Zoning Map may include, but not limited to: opportunities for future development to balance the goals of the City and property owners, adequate infrastructure, and meeting the overall needs of the community for future economic growth. The Planning Commission should establish adequate findings in support of a positive or negative outcome and forward those findings to the City Council.

**RECOMMENDATION OF POSSIBLE FINDINGS:** The following are possible findings the Planning Commission could include as a recommendation to the City Council for the rezone of the subject property:

1. That the zoning amendment provides the scale and types of businesses that contributes to neighborhood character.
2. That the zoning amendment will provide low intensity neighborhood uses, such as assisted living.

**MODEL MOTIONS FOR THE APPLICATION:**

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Zoning Map Amendment (2021-46) based on the findings by the Planning Commission which are (and including the following additional findings):”

1. List all findings for approval...

Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Zoning Map Amendment (2021-46) based on the following findings:”

1. List all findings for denial...

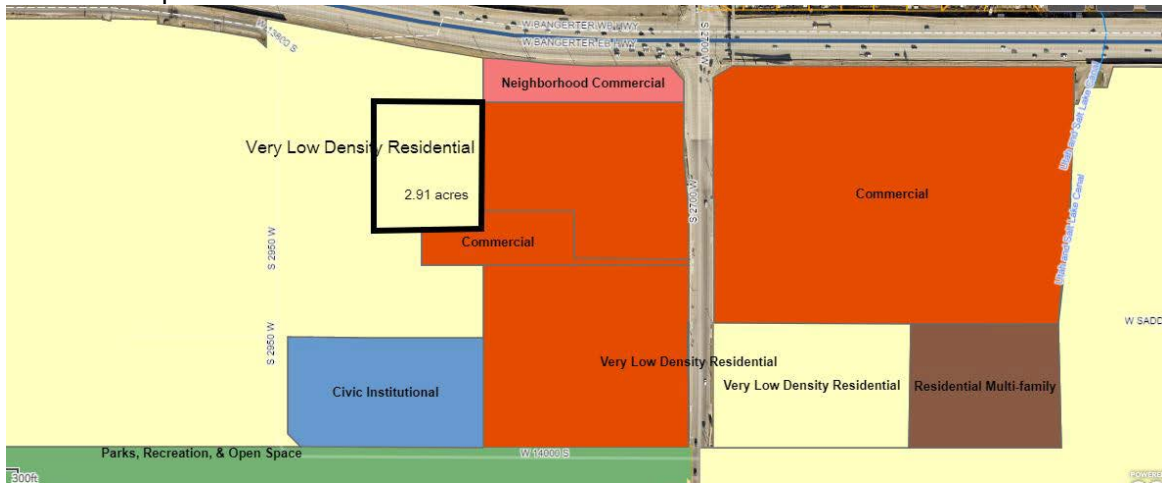
**ATTACHMENTS**

1. Aerial map of subject property
2. General Plan Land Use Map of subject property
3. Zoning Map of subject property

Aerial Map



Land Use Map



Zoning Map



# **Planning Commission Business**