



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 29, 2021**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, September 29, 2021 at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting will also be broadcast live to the public on the City website 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 September 1, 2021.

Administrative Items

3. **PUBLIC HEARING, CONSIDERATION AND VOTE** on Preliminary Subdivision Application for Reagan Cove for 3 lots located at approximately 13987 South 2700 West, Howland Partners, Applicants (Application 2021-29) – Staff Presenter, Jennifer Robison.
4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on Preliminary Subdivision Application for Reagan Cove P.U.D. for 28 residential units in the R-SL Senior Independent Living Zone including private streets and common areas located at approximately 13987 South 2700 West, Howland Partners, Applicants (Application 2021-29) – Staff Presenter, Jennifer Robison.
5. **CONSIDERATION AND VOTE** on a Site Plan Application for Reagan Cove for 28 units in the R-SL Senior Independent Living Zone including building layout, materials, elevations, landscaping and other project amenities located at approximately 13987 South 2700 West, Howland Partners, Applicants (Application 2021-30) – Staff Presenter, Jennifer Robison.
6. **CONSIDERATION AND RECOMMENDATION** on a Zoning Map and Text Amendment Application to create the Centrum at Bluffdale Special District (SD), which is located at the SW Corner of 14600 South and Porter Rockwell Boulevard, which proposes amendments to the Bluffdale City Land Use Ordinance, Title 11, Chapter 11.110, Special Purpose and Overlay Zones, to create a new zoning ordinance chapter and map designation from Mixed Use (MU) to SD-X The Centrum at Bluffdale Special District for 236 residential apartment units along with various commercial uses, including the associated development and design standards for approximately 6.7 acres, LH Perry Investments LLC, Applicants (Application 2021-31) – Staff Presenter, Grant Crowell.
7. Planning Commissioners H.B. 409 Training on Subdivision regulations and improvement guarantees, Impact Fees, Ordinance and Code drafting in compliance with State Statutes - Staff Presenters, Grant Crowell, Zoning Administrator and Dan Tracer, Assistant City Engineer.

Discussion Items

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

Dated: September 24, 2021

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