



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, November 2, 2022**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, November 2, 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. 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. Invocation/Thought/Reading and Pledge of Allegiance.
3. Approval of the Planning Commission meeting minutes from October 19, 2022.
4. Planning Commissioners H.B. 409 Training, Staff Presenter, Grant Crowell, Zoning Administrator.

Discussion Items:

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

Dated: October 28, 2022

**Grant Crowell, AICP
Community and 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.

Minutes

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**BLUFFDALE CITY PLANNING COMMISSION
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1 **Present:**

2

3 **Members:** **Debbie Cragun, Chair**
4 **Kory Luker**
5 **Johnny Loumis, Jr.**
6 **Tina Griffis**
7 **Ulises Flynn (arrived at 6:09 p.m.)**

8

9 **Excused:** **Erik Swanson**

10

11 **Staff:** **Grant Crowell, City Planner/Economic Development Director**
12 **Jennifer Robison, Senior City Planner**
13 **Ellen Oakman, Associate City Planner**
14 **Pauline Matagi, Community Development Coordinator**
15 **Courtney Peterson, AV Technician**

16

17 **Public:** **Jeff Simmons**
18 **Stephanie Herrera**
19 **Gonzalo Calquin**
20 **Kaleb Larsen**
21 **Thomas Hunt**
22 **Leann Miller**
23 **Brian Hartman**
24 **Tyson Mellor**
25 **Dana Howland**
26 **Tod A. Kirton**

27

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

29

30 **PLANNING COMMISSION BUSINESS MEETING**

31

32 **1. Roll Call.**

33

34 All members of the Planning Commission were present with the exception of Erik Swanson who was
35 excused.

36

37 **2. Invocation/Thought/Reading and Pledge of Allegiance.**

38

39 Gonzalo Calquin offered the invocation and led the Pledge of Allegiance.

40

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1 **3. Approval of the Planning Commission Meeting Minutes from October 5, 2022.**

2
3 **Kory Luker moved to APPROVE the minutes of the October 5, 2022, Planning Commission**
4 **Meeting. Johnny Loumis, Jr. seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye;**
5 **Kory Luker-Aye; Tina Griffis-Aye, Chair Debbie Cragun-Aye. The motion passed**
6 **unanimously.**

7
8 **Administrative Items**

9
10 **4. CONSIDERATION AND VOTE on a Plat Amendment Application for The Ranch Lot 8**
11 **Amended Consisting of 25.80 Acres, Creating 13 Lots for Current and Future**
12 **Commercial Uses located at approximately 13901 South Redwood Road, Bluffdale**
13 **Market Place, LC, Applicant (Application 2022-22) – Staff Presenter, Ellen Oakman.**

14
15 Associate City Planner, Ellen Oakman, presented the staff report and stated that the applicant,
16 Woodbury Corporation, would like to amend the existing Ranch Commercial Subdivision, which was
17 originally to consist of nine lots. They were now seeking to subdivide the property into 19 lots and
18 specifically amend Lots 6, 8, and 9. The subdivision plat was originally approved by the City Council
19 in 2015 and revised in 2019. The design guidelines for the Gateway Redwood Zone (“GW-R”) were
20 approved in 2015 and amended in 2021. Ms. Oakman presented a diagram of the subject property,
21 which is near South Redwood Road and Bangerter Highway. There are current uses at The Ranch
22 and there will be future uses, such as offices, restaurants, retail services, entertainment, and recreation.
23 She reiterated that the property is 25.8 acres in size in the Special District Zone. She identified the
24 original nine lots and where the additional lots were being proposed. Private road easements will
25 ensure that all lots have access to Redwood Road and 14000 South.

26
27 In response to a question raised by Chair Cragun regarding the reason for the request to expand from
28 nine to 19 lots, Ms. Oakman stated that the original assumptions were that the uses of the lots would
29 require them to be larger. The uses have changed so the lots need to be smaller to accommodate the
30 uses.

31
32 Commissioner Griffis inquired about the traffic lights and traffic studies for the subject area since the
33 expansion of the number of businesses could have a significant impact on traffic. Ms. Oakman

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1 deferred to the applicant to answer that question. She stated, however, that the lots all have internal
2 access roads and connect to Redwood Road and 14000 South.

3
4 Leann Miller from Woodbury Corporation gave her business address as 2733 East Parleys Way in
5 Salt Lake City. She stated that they have specific clients who are looking at the lots that will be
6 subdivided. Some of the lots are proposed for specific uses but have no specific clients currently.
7 Most of the traffic on Lot 8 will be absorbed on the internal private streets, which will take traffic off
8 of 14000 South. There is a roundabout that will be able to accommodate a significant amount of
9 traffic. There will be three entrances along 14000 South to the majority of the lots east of the north-
10 south road. Detention ponds were identified on the map displayed.

11
12 Commissioner Flynn reported that his original question about the traffic flow for the additional 10
13 lots had been addressed. City Planner/Economic Development Director, Grant Crowell, commented
14 that Staff was excited about the proposal because it will increase the potential uses for The Ranch.
15 He noted that the City has already received site plans for the development.

16
17 **Ulises Flynn moved to APPROVE The Ranch Plat Amendment Application 2022-22, subject to**
18 **the following:**

19
20 **Conditions:**

- 21
22 **1. That all requirements of the City Code and adopted ordinances are adhered to**
23 **for the application.**
- 24
25 **2. That the applicant provide a storm drain easement in favor of the City of**
26 **Bluffdale for all private storm drain storage facilities via the Plat Amendment.**
- 27
28 **3. That the applicant update required drinking water easement description to meet**
29 **City Engineering Standards.**
- 30
31 **4. That the applicant submit to the City for review, recorded Access Easements**
32 **connecting each lot to the public Right-of-Way.**
- 33

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- 1 **5. That the applicant provide Plat Amendment approval from South Valley Sewer**
2 **District.**

3
4 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Ulises Flynn-Aye; Johnny Loumis,**
5 **Jr.-Aye; Kory Luker-Aye; Tina Griffis-Aye; Chair Debbie Cragun-Aye. The motion passed**
6 **unanimously.**

- 7
8 **5. CONSIDERATION AND VOTE on a Site Plan Application for the MWVS Animal**
9 **Hospital on 2.10 Acres located at approximately 13860 South 2700 West in the General**
10 **Commercial Zone (GC-1), Stephanie Herrera, Applicant (Application 2022-11) – Staff**
11 **Presenter, Ellen Oakman.**

12
13 Ms. Oakman presented the staff report and stated that 13900 South is being constructed below the
14 subject property. As a result, there will be access from a private road connecting to 2700 West from
15 13900 South. The zoning of the subject property is General Commercial (GC-1). She next reviewed
16 the proposed site plan and stated that the front entrance will face south. She then presented the
17 elevations. Ms. Oakman reported that the applicant was requesting that the parking be classified as a
18 hospital use rather than a medical office because they will provide emergency veterinary care for
19 animals. That will have to provide one stall per 400 square feet of office space. They anticipate 63
20 to 68 parking stalls during peak hours, which are the first two hours at the beginning and end of the
21 day. They have provided 79 stalls in the site plan, which is above the anticipated number of stalls
22 used during peak hours and exceeds the one-stall-per-400-square-foot requirement for a hospital. The
23 clinic will provide a wide range of care and be the first veterinary hospital in Bluffdale.

24
25 In response to Commissioner Flynn’s question regarding the responsibility for the private road,
26 Mr. Crowell stated that it is common in shopping center developments for private access ways
27 between properties. The master developer will create a Management Agreement to address the issue.
28 The private road in the area has been built and 13900 South, which is a public street, is being framed
29 in.

30
31 The applicant, Stephanie Herrera gave her address as 13860 South 2700 West and stated that there is
32 a Management Agreement in place for the private road where each owner has a percentage of the road
33 for which they are responsible.

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1
2 In response to Commissioner Loumis’ question regarding whether the Engineering Department
3 should be involved in determining where snow removal takes place, Mr. Crowell stated that it is not
4 typical for the City to get involved in that type of situation because it is a private matter. Ms. Herrera
5 stated that there are areas designated for the placement of snow.

6
7 Thomas Hunt identified himself as the Site Development Engineer and gave his address as 6619
8 Willow Creek Road in Mountain Green. He stated that there are specific areas dedicated to snow
9 removal. He coordinated with the Landscape Architect to ensure that no trees will be damaged by
10 snow removal. In response to a question raised by Commissioner Loumis’ regarding the length of
11 the private road from the property line to 2700 West, Mr. Hunt said it was about 500 or 600 feet.

12
13 In response to Commissioner Flynn's question regarding the hours of operation, beyond emergencies,
14 Ms. Herrera said that since it is a hospital, there were no official hours of operation because there are
15 no clinical visits. The business will focus on emergency services. Ms. Herrera stated that the hospital
16 will focus on dogs, cats, and pocket animals.

17
18 Senior City Planner, Jennifer Robison, explained that new development is required to include
19 provisions for secondary water shares that are based on the irrigable acres of the subject property.

20
21 **Ulises Flynn moved to APPROVE the Vet Hospital Site Plan Application 2022-11 subject to the**
22 **following:**

23
24 **Conditions:**

25
26 **1. That all requirements of the City Codes and adopted ordinances are met and**
27 **adhered to and the site plan complies with the Bluffdale City Engineering**
28 **Standards and Specifications and recommendations by the City Engineer and**
29 **Public Works Department for all relevant construction and plat drawings as**
30 **follows:**

31
32 **a. The applicant continue to revise the project plans and Drainage Report to**
33 **be compliant with City Engineering Standards.**

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- b. Dedicate the required amount of secondary water in accordance with City ordinances.
 - c. Provide all required drinking water and storm drain easements as required by the Engineering Department.
2. That the property owners are required to install and maintain landscaping including street trees for the site plan application.
 3. That the Planning Commission approves the Parking Ratio and explanation presented by the applicant as adequate parking.
 4. That all requirements of the City Codes and adopted ordinances are met and adhered to and the site plan complies with the Bluffdale City Planning Standards.
 5. That all future fire comments are resolved.

Tina Griffis seconded the motion. Vote on motion: Ulises Flynn-Aye; Tina Griffis-Aye; Kory Luker-Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Aye. The motion passed unanimously.

6. CONSIDERATION AND VOTE on a Site Plan Application for the Caddis Capital Office Building on 3.43 Acres located at approximately 13855 South 2950 West in the General Commercial Zone (GC-1), Tri-City Construction, Applicants (Application 2022-23) – Staff Presenter, Jennifer Robison.

Mrs. Robison presented the staff report and noted that the City Council approved a rezone and Development Agreement for the subject property in January 2022. The previous discussions addressed uses and design guidelines for the project. Mrs. Robison emphasized that the City Council wants to ensure that the applicant does what they proposed. The proposed site plan is consistent with the approved zoning.

Mrs. Robison next identified the location of the subject property and stated that the surrounding area includes various types of development. She noted that the parcel next to the subject property is zoned

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1 Neighborhood Commercial. It will be the site of the assisted living facility that was approved at the
2 October 5, 2022, Planning Commission Meeting. Mrs. Robison reiterated that the subject property is
3 also near the new 13900 South. The proposed site will also have access to 2950 West.

4
5 Mrs. Robison reviewed the layout of the site plan and the Caddis Capital Building. She identified the
6 location of the future 13900 South and 2950 West, along with Bangerter Highway to the north. The
7 assisted living facility is adjacent to the subject property. She stated that the properties to the north
8 are still owned and maintained by the Utah Department of Transportation (“UDOT”) to accommodate
9 future construction of the overpass on Bangerter Highway. There will be shared access to the
10 proposed building and the assisted living facility. There will be another access to 2950 West. The
11 proposed building will face north. The total square footage of the building will be 64,574 square feet
12 in size. It will be a two-story building, which will be office oriented.

13
14 Mrs. Robison next reviewed the elevations that are part of the site plan. The GC-1 zone requirements
15 have been met, including the unifying theme of brick in the area. The building will have brick and
16 stone in lighter colors. There will be enough windows to meet the City’s requirements. The walls
17 facing a public street need to have more brick. The building will face three streets and all three sides
18 will meet the design guidelines, including the fourth wall that does not face a street.

19
20 Mrs. Robison next reviewed the Landscaping Plan, which complies with the City’s landscaping
21 standards. There will be an internal trail and ample trees, which will benefit the users of the building.
22 The landscaping percentage is slightly below the requirement but is out of the control of the developer
23 because of the site constraints that have been placed upon them by UDOT. The developer will meet
24 all other landscaping requirements. The developer will also be responsible for improvements along
25 2950 West. On 13900 South, the developer will construct and install and maintain the park strip
26 landscaping. The City will provide a Landscaping Plan.

27
28 Mrs. Robison reviewed the conditions for which a landscaping deviation can be permitted. Primarily,
29 the landscaping needs to be consistent with the purposes of landscaping and the alternative methods
30 need to be deemed sufficiently attractive. The deviation must not adversely impact the site distance

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1 or diminish public safety. Also, the deviation must be justified by site constraints, such as the
2 previously noted constraints imposed by UDOT.

3
4 The applicant, Tod Kirton gave his address as 13775 South 78 West in Draper and identified himself
5 as a representative of Caddis Capital. He addressed a question previously raised by Commissioner
6 Flynn about crosswalks on the east and west. He stated that there are elevation differences. On the
7 west side of 2950 West, there is a three-foot retaining wall. On the east side, there is another retaining
8 wall because the assisted living facility property is lower than the Caddis Capital property. To
9 continue the trail from the west would require either steps or a steep incline.

10
11 Commissioner Loumis said he was amenable to accepting the landscaping deviations because UDOT
12 was the entity that placed the landscaping restraints on the applicant.

13
14 **Ulises Flynn moved to APPROVE the Caddis Capital Site Plan Application 2022-23 subject to**
15 **the following:**

16
17 **Conditions:**

18
19 **1. That all requirements of the City Codes and adopted ordinances are met and**
20 **adhered to and the site plan complies with the Bluffdale City Engineering**
21 **Standards and Specifications and recommendations by the City Engineer and**
22 **Public Works Department for all relevant construction and drawings as follows**
23 **and included in the memo:**

24
25 **a. That the applicant provide approval from South Valley Sewer District for**
26 **sewer services to this development.**

27
28 **b. That the applicant revises project plans to meet all ADA requirements.**

29
30 **c. That the applicant provides all required drinking water and storm drain**
31 **easements as required.**

32

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1 d. **That all construction drawings be approved and stamped by the City**
2 **Engineer prior to any construction activities.**

3
4 e. **That the required water shares for the development are provided by the**
5 **City.**

6
7 2. **That the property owners are required to install and maintain landscaping**
8 **including street trees in the adjacent park strips along 2950 West and 13900**
9 **South for the site plan application.**

10
11 3. **That all requirements of the Development Agreement approved by Resolution**
12 **2022-07 be adhered to and consistent with the site plan approval.**

13
14 4. **That the deviation to the minimum landscaping requirement is approved based**
15 **on the revisions that are justified by the site constraints and are consistent with**
16 **all other landscaping requirements. Furthermore, the constraints resulting from**
17 **UDOT's acquisition of adjacent property justify the deviation.**

18
19 5. **That the building elevations, materials, colors, and landscaping be constructed as**
20 **approved.**

21
22 **Kory Luker seconded the motion. Vote on motion: Ulises Flynn-Aye; Kory Luker-Aye; Johnny**
23 **Loumis, Jr.-Aye; Tina Griffis-Aye; Debbie Cragun-Aye. The motion passed unanimously.**

24
25 7. **CONSIDERATION AND VOTE on a Site Plan Application for the Saddleback Phase 3**
26 **on 7.96 Acres located at approximately 13927 South 2700 West in the General**
27 **Commercial Zone (GC-1), Howland Partners, Applicants (Application 2022-13) – Staff**
28 **Presenter, Jennifer Robison.**
29

30 Mrs. Robison presented the staff report and stated that the subject property and gave a historical
31 overview of the Saddleback development. Saddleback Phase 1 consisted of the Hobby Caves.
32 Saddleback Phase 2 became the site for the Taylor Recreation and Restoration facility. The applicant
33 and City have worked closely to ensure adequate traffic flow for both commercial and residential use.
34 Mrs. Robison said that since 2700 West is going to be busier and Bangerter Highway is going to get

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1 an overpass in the future, the criteria for accesses have had to be revised. The best option for access
2 was 13900 South.

3
4 Since the building is in the GC-1 zone, the design guidelines are more rigorous, both in terms of
5 aesthetics and height. The proposed buildings meet the design guidelines. There will be accesses for
6 large trucks and emergency vehicles. The aggregate square footage of the five buildings is 112,489
7 square feet of flex-retail commercial development. The landscaping and parking requirements will
8 be met. There will be 149 parking stalls. No parking will be allowed on 2700 West and will not spill
9 into any other area.

10
11 Mrs. Robison next reviewed the landscaping. She said they did not meet the 20% landscaping
12 requirement but they had alternate proposals for the Planning Commission’s consideration. The
13 irrigable areas are 13% and some proposed pervious pavers would get them to 18.5% for the entire
14 site.

15
16 Mrs. Robison reviewed the elevations and stated that the applicant has worked diligently to make the
17 buildings attractive and compliant with the City’s new design guidelines. The building will have
18 brick columns, ample glass, and attractive garage doors with glass, which will be visible from the
19 north and south elevations.

20
21 Mrs. Robison reviewed the south elevation for Building C and stated that the window requirement
22 will be met. On the north elevation, the window requirement will also be met. For the street-facing
23 façade, the 50% brick requirement will also be met. Building A, which will be across the street, will
24 be identical to Building C. Building D will be on the rear of the property and will be a bit larger. The
25 back side will have windows and dock bays. It will be facing the residential area on the east side of
26 the canal. The subject property has some elevation changes, so some stepping of the buildings will
27 be necessary.

28
29 Mrs. Robison verified that the proposed buildings meet the requirements for height and building
30 materials. Some of the windows will have opaque glass. There will be brick will be dark and will

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1 include some stone. The tilt-up will be painted and there will also be some pre-cast concrete elements
2 on top to enhance the aesthetics.

3
4 Mrs. Robison reviewed the Landscaping Plan for the subject property. Where landscaping cannot be
5 irrigable, the applicant is proposing the placement of pervious pavers along the parking areas.
6 Because the pavers are permeable, they will help with storm drainage. The pavers are very attractive
7 and set off the site. They will also separate the parking areas from the drive aisles. The median will
8 have some larger trees so that the entrance to the development has the appearance of a parkway. The
9 applicant will be required to put the landscaping on 2700 West, as well as park strips. The buildings
10 will have five feet of landscaping around them to meet the landscaping requirement.

11
12 There will be an ingress and egress access to Reagan Cove. The location of the access was determined
13 by a Traffic Study. Chair Cragun appreciated the developer’s willingness to place the access at a
14 location that will benefit Reagan Cove. It made her feel more amenable to approving the requested
15 landscaping deviation. Mrs. Robison commented that the applicant is striving to ensure that the access
16 meets everyone’s needs.

17
18 In response to Commissioner Griffis’ question regarding the size of the adjacent Reagan Cove
19 development, Mrs. Robison said there are 28 units. One access was approved along with other
20 provisions to enhance safety and fire suppression.

21
22 The applicant, Dana Howland, gave his address as 9450 South Redwood Road. He addressed the
23 access to the neighboring church and stated that the church has an easement into their property. They
24 sold four acres of land to Howland Partners as a means of paying off their mortgage. They also
25 wanted to expand their parking lot. When the church has the money, they will pave everything from
26 Reagan Cove to the existing parking lot. That will enhance the church’s ingress and egress to their
27 parking lot. The church’s goal is to have the road built in three or so years.

28
29 Mr. Howland next addressed the landscaping. Because they are falling short of the required
30 percentage, their Landscape Architect planned for trees down the center aisle to create a park-like
31 appearance. He explained that some land will be landscaped by the Taylor Boats facility to enhance

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1 the landscaping percentage. He felt that would bring the percentage up to at least 19%. He expected
2 the landscaping to be very attractive. There has been much interest expressed in the development.

3
4 In response to Commissioner Flynn’s question regarding the potential of adding some trees on the
5 east side by the canal, Mr. Howland stated that there are already trees along the canal. Mr. Howland
6 stated that the road behind Taylor’s Boats had been left open, which will help with traffic flow
7 between Taylor’s Boats and the Hobby Caves.

8
9 In response to Commissioner Luker’s question about the potential for large trucks that might come
10 around the south end of Building D, which would be by the senior living development, Mr. Howland
11 stated that it will be open but trucks will come between Saddlebacks 1 and 3. All of the units in
12 Buildings A and B are 2,100 square-foot units, so they will not have big trucks pulling up to them.
13 He did not anticipate any semis except at Buildings C and D.

14
15 Chair Cragun supported the requested deviation for the landscaping because Howland altered the
16 orientation of their buildings to accommodate the access into Reagan Cove. She felt that the pavers
17 and trees were a good-faith effort to increase the landscaping percentage. Commissioner Flynn
18 agreed, particularly with regard to the pavers.

19
20 **Ulises Flynn moved to APPROVE the Saddleback Phase 3 Site Plan Application 2022-13 subject**
21 **to the following:**

22
23 **Conditions:**

- 24
25 **1. That all requirements of the City Codes and adopted ordinances are met and**
26 **adhered to and the site plan complies with the Bluffdale City Engineering**
27 **Standards and Specifications and recommendations by the City Engineer and**
28 **Public Works Department for all relevant construction and drawings as follows**
29 **and included in the memo:**

- 30
31 **a. That the applicant provide approval from South Valley Sewer District for**
32 **sewer service to this development.**

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- 1
2 **b. That the applicant provides all required drinking water and storm drain**
3 **easements as required.**
- 4
5 **c. That all construction drawings be approved and stamped by the City**
6 **Engineer prior to any construction activities.**
- 7
8 **d. That the required water shares for the development be provided to the**
9 **City.**
- 10
11 **2. That the property owners are required to install and maintain landscaping**
12 **including street trees in the adjacent park strips along 2700 West.**
- 13
14 **3. That the deviation to the minimum landscaping requirement is approved based**
15 **on the revisions justified by the site constraints, the additional elements enhance**
16 **the overall site, and the remaining landscaping is consistent with all other**
17 **landscaping requirements.**
- 18
19 **4. That the building elevations, materials, colors, and landscaping be constructed as**
20 **approved.**

21
22 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Ulises Flynn-Aye; Johnny Loumis,**
23 **Jr.-Aye; Kory Luker-Aye; Tina Griffis-Aye; Debbie Cragun-Aye. The motion passed**
24 **unanimously.**

25
26 **Legislative Items:**

- 27
28 **8. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on Proposed**
29 **Ordinance Text Amendments to Bluffdale City Land Use Code Sections 11.20**
30 **(Definitions), 11.160 (Supplementary Provisions), and 11.80 (Residential Zones) to**
31 **Update the Standards Related to Allowed Locations for Small Accessory Buildings and**
32 **Structures. City Initiated (Application 2022-38) – Staff Presenter, Grant Crowell.**

33
34 Mr. Crowell reported that the above agenda item was a continuation from the Planning Commission
35 meeting of October 5, 2022. He reviewed the request from the City Council to come up with a means

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1 of adding flexibility for small accessory buildings. In 2017, the City Council created a Code that used
2 the term “portable buildings” of 400 square feet or less, and they had to be on skids. With that policy,
3 side and rear setbacks were set at two feet but they had to be behind the home in the backyard. The
4 proposed text amendment suggested a zero-setback requirement. Other changes, such as removing
5 the skids, were also considered.

6
7 Since the previous meeting, Mr. Crowell had visited with the Fire Department about the zero-foot
8 setback, either in the side yard behind the front line of the dwelling, or the backyard. The International
9 Fire Code does not necessarily prohibit buildings from being built close together because that
10 condition is common in urban settings. Firewalls and openings are essential. Having a setback is
11 valuable for enhancing mobility and maintenance around the structure. Sheds are storage areas for
12 flammable liquids.

13
14 Commissioner Flynn stated that in his discussions with Council Member Kallas, there was a desire to
15 stop having small accessory buildings that people just stick together as opposed to a structure that is
16 a bit larger and better constructed. Mr. Crowell received the same type of feedback. He stated that
17 at his home in Riverton, he has a 10’ x 12’ shed, and in that city, people can stack as many structures
18 as they want if the structure is smaller than 200 square feet. The setback requirement is just one foot
19 from the property line and five feet apart from each other. Once structures exceed 200 square feet,
20 more restrictions are imposed.

21
22 The proposed text amendments were an attempt to address a wide variety of issues and concerns. The
23 proposed document operates off the assumption that the structure is less than 400 square feet, with
24 two-foot setbacks from the property side and back property lines and ten-foot separations between
25 structures. He noted that in the R-1-10 zone, where lot sizes can be as small as 10,000 square feet,
26 the placement of a small structure might require more careful planning. If structures are attached to
27 a home, then the setback requirement associated with a house would also apply to the auxiliary
28 structure. Setbacks are a ubiquitous issue for aesthetics and safety. Setback and lot coverage
29 requirements are impacted significantly by the lot size requirement of the zone. Mr. Crowell noted
30 that if a building is over 200 square feet, a building permit must be obtained.

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 19, 2022**

1 Chair Cragun liked the two-foot setback and the 10-foot distance between a structure and a house. In
2 response to Commissioner Flynn’s question regarding the required distance between two auxiliary
3 structures, Mr. Crowell did not think the Code addressed that detail. Commissioner Loumis stated
4 that he would never support a proposal that does not require a two-foot setback. The property owner
5 needs to be responsible for the water that will run off their structures, so a two-foot setback would be
6 vital to meeting that obligation. The other Planning Commissioners agreed.

7
8 Chair Cragun added that keeping the area between buildings clean requires at least a two-foot
9 separation. Commissioner Luker stressed the importance of preserving the aesthetics of a
10 neighborhood to ensure that structures are not allowed in the same plane as the front of the home. It
11 should be at least 10 feet behind the front plane even though it is on the side of the house.

12
13 There was discussion regarding potential motion language. Commissioner Flynn suggested that
14 auxiliary buildings be at least two feet apart if there is more than one.

15
16 Chair Cragun reopened the public hearing. There were no new public comments. Chair Cragun
17 closed the public hearing.

18
19 **Ulises Flynn moved to forward a POSITIVE recommendation to the City Council on the**
20 **proposed Ordinance Text Amendments to Bluffdale City Land Use Code Sections 11.20**
21 **(Definitions), 11.160 (Supplementary Provisions), and 11.80 (Residential Zones) to update the**
22 **standards related to allowed locations for small accessory buildings and structures, Application**
23 **2022-38, with the following conditions:**

- 24
25 **1. That a two-foot separation be required between accessory buildings.**
26
27 **2. That accessory buildings that are placed in the side yard be at least 10 feet behind**
28 **the front vertical plane of the home.**

29
30 **Tina Griffis seconded the motion. Vote on motion: Ulises Flynn-Aye; Tina Griffis-Aye; Johnny**
31 **Loumis, Jr.-Aye; Kory Luker-Aye; Debbie Cragun-Aye. The motion passed unanimously.**

32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 19, 2022**

1 Mr. Crowell reported that the proposal would be placed on the November 9, 2022, City Council
2 agenda to allow for adequate public noticing.

3
4 **Discussion Items**

5
6 **9. Planning Commission Business (Planning Session for Upcoming Items, Follow-Up, Etc.)**

7
8 Ms. Oakman provided an update on the status of the Planning Commission training. She reported
9 that there are two more meetings in 2022 and some Planning Commissioners still need to attend
10 meetings to get to the 12-meeting attendance requirement. The one-hour Land Use Training needs to
11 occur again. The Planning Commission has reached 75 minutes of training so there should be some
12 training provided at the next meeting. For those who missed the training, Ms. Oakman provided land
13 use videos to compensate.

14
15 Mr. Crowell reported that his list of topics includes parking and traffic studies. Chair Cragun wanted
16 to learn about water rights, which is a very important topic. With the upcoming departure of
17 Commissioner Loumis, who has much expertise about water shares, it will be particularly important
18 for Planning Commissioners to be trained.

19
20 Mr. Crowell stated that a sub-committee of the Economic Development Committee has been formed
21 to work on the 2023 Economic Development Plan. From the Planning Commission, Commissioners
22 Swanson and Griffis will serve. Council Members Crockett, Aston, and Mayor Hall will represent
23 the City Council. The sub-committee will report to the City Council and Planning Commission at the
24 beginning of 2023. He noted that tonight’s meeting brought to fruition a lot of the economic
25 development effort that has been taking place. Development on 2700 West has been very robust.

26
27 The next joint meeting of the City Council and Planning Commission will take place in January. The
28 sub-committee will meet before that time. Some site plans should be ready for the next Planning
29 Commission Meeting.

30
31 Mr. Crowell reviewed the expiration of the terms of each Planning Commission Member.
32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 19, 2022**

1 **10. Adjournment.**

2

3 The Planning Commission Meeting adjourned at 8:00 p.m.

4

5

6

7

8 _____
9 Pauline Matagi, Development Coordinator

9

10 Approved: _____

11

Planning Commission Business