



**BLUFFDALE CITY PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, November 3, 2021**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, November 3, 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 may also be broadcast live to the public on the City 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 October 20, 2021.

**Discussion Item:**

3. Presentation related to the General Plan Update – Presenters, VODA Planning and Design – Staff Presenter, Grant Crowell.

**Administrative Item:**

4. **CONSIDERATION AND VOTE** on a Plat Amendment Application to amend lots 4 and 5 of the Reserve at Fireridge Subdivision Plat located at approximately 14580 South 3550 West, Applicant – Tyson Bigelow (Application 2021-33) – Staff Presenter, Ellen Oakman.

**Legislative Items:**

5. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a City initiated Zoning Text Amendment Application to amend Table 11.350, 11.120 and other related administrative items of the Bluffdale City Code to allow Automobile Sales in the Light Industrial Zone as a Permitted Use (Application 2021-44) – Staff Presenter, Ellen Oakman.
6. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a General Plan Land Use Map Amendment Application for 5.59 acres located at approximately 13855 and 13937 South 2950 West from Very Low Density Residential to Commercial, Applicant - D&H Stewart Family Holdings LLC (Application 2021-43) – Staff Presenter, Jennifer Robison.
7. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a Zoning Map Amendment Application for 5.59 acres located at approximately 13855 and 13937 South 2950 West from R-1-43 Residential to GC-1 General Commercial, Applicant - D&H Stewart Family Holdings LLC (Application 2021-43) – Staff Presenter, Jennifer Robison.

**Discussion Items:**

8. Planning Commissioners H.B. 409 Training on Vested Rights, Property Rights and Real Estate Procedures and Financing - Staff Presenters, Grant Crowell and Todd Sheeran.
9. Planning Commission Business (planning session for upcoming items, follow up, etc.).
10. Adjournment

**Dated: October 29, 2021**



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

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.

# **Minutes**

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 20, 2021**

1 **Present:**

2

3 **Members:** Kory Luker, Vice Chair  
4 Johnny Loumis, Jr.  
5 Steve Walston  
6 Ulises Flynn

7

8 **Excused:** Debbie Cragun

9

10 **Staff:** Grant Crowell, City Planner/Economic Development Director  
11 Jennifer Robison, Senior City Planner  
12 Ellen Oakman, Associate City Planner  
13 Dan Tracer, Assistant City Engineer  
14 Tiffini Shinsel, Community Development Coordinator  
15 Bruce Kartchner, Administrative Services Director  
16 Courtney Armstrong, Accounting Technician

17

18 **Public:** Kim Wiseman  
19 Dan Garcia  
20 Natalie Hall  
21 Matt Swain  
22 Tina Davis

23

24 In the absence of Chair Debbie Cragun, Vice-Chair Kory Luker called the meeting to order at  
25 6:03 p.m.

26

27 **PLANNING COMMISSION BUSINESS MEETING**

28

29 **1. Roll Call.**

30

31 All members of the Planning Commission were present with the exception of Debbie Cragun.

32

33 **2. Approval of the Planning Commission Meeting Minutes of September 15, 2021, and**  
34 **September 29, 2021.**

35

36 **Steve Walston moved to approve the Planning Commission meeting minutes of September 15,**  
37 **2021, and September 29, 2021. Ulises Flynn seconded the motion. Vote on motion: Johnny**  
38 **Loumis, Jr.-Aye, Steve Walston-Aye, Ulises Flynn-Aye, Kory Luker-Aye. The motion passed**  
39 **unanimously.**

40

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 20, 2021**

1 **Legislative Items**  
2

- 3 **3. CONSIDERATION AND RECOMMENDATION on a Zoning Map and Text**  
4 **Amendment Application to Create the Centrum at Bluffdale Special District (SD),**  
5 **which is located at the SW Corner of 14600 South and Porter Rockwell Boulevard,**  
6 **which Proposes Amendments to the Bluffdale City Land Use Ordinance, Title 11,**  
7 **Chapter 11.110, Special Purposes and Overlay Zones, to Create a New Zoning**  
8 **Ordinance Chapter and Map Designation from Mixed-Use (MU) to SD-X The**  
9 **Centrum at Bluffdale Special District for 236 Residential Apartment Units Along with**  
10 **Various Commercial Uses, Including the Associated Development and Design**  
11 **Standards for Approximately 6.7 Acres, LH Perry Investments LLC, Applicants**  
12 **(Application 2021-31) – Staff Presenter, Grant Crowell.**  
13

14 City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated  
15 that this is the third Planning Commission Meeting that this agenda item was being discussed. He  
16 provided a quick review of the previous discussion that had occurred. He noted that one change  
17 that was implemented was the removal by the applicant of the convenience store from the southeast  
18 corner of the subject property. Convenience stores and gas stations were ultimately removed from  
19 the Land Use Table. That change resulted in the availability of more commercial parking. There  
20 had also been discussion about the importance of making the distinction between a “conceptual  
21 plan” and a “site plan.”  
22

23 One of the major points of concern dealt with Rising Star Way. If additional rights-of-way are  
24 given to the project from the north side, the Perry property, a cross-section could be accommodated  
25 that could continue all on-street parking, plus address the striping at the intersection, which was at  
26 least 100 additional feet of an additional turn lane. There was discussion about the sufficiency of  
27 parking in Marketplace and the sufficiency of parking in the proposal. The applicant is attempting  
28 to demonstrate that those two concerns could be accommodated. However, there were questions as  
29 to which issues are related to the project and which are existing conditions of the neighborhood. A  
30 cross-section could be discussed and developed as part of the site plan process. Mr. Crowell stated  
31 that there are items in the packet that still need to be cleaned up but the City Council would review  
32 and revise the 2014 Development Agreement if they opt to let this project move forward.  
33

34 Commissioner Walston asked about the additional costs that would be associated with the revisions  
35 to the cross-section. Mr. Crowell stated that the developers would lose some of their real estate. If

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1 they argued that some of the changes were beyond the scope of the project, the City may need to  
2 cover some of the expenses with Impact Fees. Costs incurred would include moving the curb and  
3 gutter, widening roads, and moving utilities. Some might be development-related. The answers to  
4 those questions were still unknown. Mr. Crowell stated that the proposed plans meet the City Code  
5 standards for commercial and residential parking.

6  
7 In response to Commissioner Flynn’s question regarding the proposed changes to the right-of-way,  
8 Mr. Crowell stated that the curb, gutter, and sidewalk on the north side will move and the south side  
9 will remain the same. Mr. Crowell confirmed that the change would meet the requirements  
10 specified by the Fire Chief.

11  
12 Mr. Crowell emphasized that there are details that need to be deferred to the site plan design and  
13 approval process. Of immediate concern was parking and the intersection design on Rising Star  
14 Way. Commissioner Walston thanked the applicant for working with the neighboring residents and  
15 for meeting with the Planning Commission for the third time. Commissioner Loumis agreed.

16  
17 *Matt Swain* from Perry Commercial gave his address as 20 North Mountain Road, in Fruit Heights.  
18 He was very familiar with the processes involved with development and was confident that they  
19 will build something that will be both a functional and beautiful asset to Bluffdale. Mr. Swain  
20 stated that he and his team have taken comments from previous meetings and proposed a solution  
21 for Rising Star Way. Their engineer has been to the site to determine exactly where everything will  
22 be located. The resulting design will accommodate the parallel parking on the south side of Rising  
23 Star Way and widen the asphalt so that traffic can move efficiently in and out of Marketplace.  
24 Mr. Swain stated that Perry Commercial will give the land needed to increase the right-of-way on  
25 the north of Rising Star Way. The details of how all of that will take place will be negotiated as  
26 part of the revisions to the 2014 Development Agreement and the site plan process. Mr. Swain  
27 stated that they have worked diligently to be part of the solution to ensure a viable project.

28  
29 Commissioner Walston asked if Perry Commercial will charge Bluffdale City for the property that  
30 will be devoted to widening the north side of Rising Star Way. Mr. Swain stated that the details

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1 have not been worked out but the current proposal is for Perry Commercial to give the real estate  
2 and for the City to improve the right-of-way.

3  
4 Vice-Chair Luker re-opened the public hearing. There were no additional public comments. Vice-  
5 Chair Luker closed the public hearing.

6  
7 Commissioner Walston opined that the applicant had done a nice job of addressing the issues  
8 identified. Commissioner Flynn felt there had been good compromises made.

9  
10 **Steve Walston moved to forward a positive recommendation to the City Council for a Zoning**  
11 **Map and Text Amendment Application to create the Centrum at Bluffdale Special District**  
12 **(“SD”), which is located at the southwest corner of 14600 South and Porter Rockwell**  
13 **Boulevard, which proposes amendments to the Bluffdale City Land Use Ordinance, Title 11,**  
14 **Chapter 11.110, Special Purposes and Overlay Zones, to create a new Zoning Ordinance**  
15 **Chapter and Map Designation from Mixed-Use (MU) to SD-X The Centrum at Bluffdale**  
16 **Special District for 236 residential apartment units along with various commercial uses,**  
17 **including the associated Development and Design Standards for approximately 6.7 Acres, LH**  
18 **Perry Investments, LLC, applicants (Application 2021-31), subject to the following:**

19  
20 **Condition:**

- 21  
22 **1. All figures in the proposed Ordinance shall be updated and other requirements**  
23 **specified prior to construction.**

24  
25 **Johnny Loumis, Jr. seconded the motion. Vote on motion: Steve Walston-Aye, Johnny**  
26 **Loumis, Jr.-Aye, Ulises Flynn-Aye, Kory Luker-Aye. The motion passed unanimously.**

27  
28 Mr. Crowell reported that the item would be on the November 17 City Council agenda.  
29

**DRAFT – FOR DISCUSSION PURPOSES ONLY**

**BLUFFDALE CITY PLANNING COMMISSION  
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1 **Discussion Items**  
2

3 **4. Planning Commissioners HB 409 Training on Subdivision Regulations and**  
4 **Improvement Guarantees, Impact Fees, Ordinance and Code Drafting in Compliance**  
5 **with State Statutes – Staff Presenters, Grant Crowell, Zoning Administrator, and Dan**  
6 **Tracer, Assistant City Engineer.**  
7

8 Assistant City Engineer, Dan Tracer, addressed impact fees, which are a way to help the City pay  
9 for services and keep up with growth. He explained why they are charged and how they are used.  
10 He displayed a graph depicting the number of Building Permits that have been issued over the past  
11 20 years. He expects Bluffdale to be completely built out by about 2035 and 2045.

12  
13 Utah State Law allows a municipality to charge a fee to any new development that will pay for its  
14 impact on the City’s existing system. The impact fee can be applied exclusively to new growth.  
15 The fees cannot be used to fix any existing problems. A determination should be made regarding  
16 which one is derived from a massive written Master Plan for all construction and development that  
17 takes place in Bluffdale. The document identifies existing and future needs based on new growth.  
18 An Impact Fees Facilities Plan identifies issues resulting from new growth and its cost.  
19 Determinations need to be made to distinguish between new growth that can be paid from Impact  
20 Fees and current conditions that need to be paid from other funding sources.

21  
22 The Impact Fee Project Plan looks at a 10-year window of development. Some of the costs  
23 represent new growth and represent existing deficiencies. The existing deficiencies are paid from  
24 taxes and the General Fund. It was noted that road maintenance is not part of the Impact Fee  
25 although new lanes could come from Impact Fees. Inflation and market conditions were included in  
26 the projected cost estimates. Estimates are based on the best assumptions possible, which can be  
27 challenging due to market fluctuations.

28  
29 Mr. Tracer explained how the Impact Fee will be calculated per residential unit for the storm drain  
30 projects that are under consideration. Residential and commercial Impact Fees are calculated  
31 differently. Impact Fees are periodically adjusted as the development picture comes into clearer  
32 focus. Mr. Tracer showed a slide of what the Impact Fee would be for a typical single-family home  
33 in Bluffdale:



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- 1           • \$6,500 for Parks and Recreation;
- 2           • \$2,200 for Public Safety, Police, and Fire;
- 3           • \$600 for Storm Drains;
- 4           • \$4,200 for Transportation; and
- 5           • \$4,500 for Drinking Water.

6  
7 Mr. Tracer next showed a slide comparing the Impact Fees for Bluffdale with those of surrounding  
8 communities. In the aggregate, Bluffdale is about in the middle. Riverton is about 95% built-out,  
9 so their Impact Fees are naturally lower. Bluffdale is about halfway built out. Mr. Crowell noted  
10 that the Municipal Tax Rate for Bluffdale is considerably lower than surrounding communities.

11  
12 Mr. Crowell next addressed the Development Process. The Development Review Committee  
13 (“DRC”) works on behalf of the City Manager on details such as applications, policies, and other  
14 issues. The DRC is comprised of City Planners, the City Manager, the Public Works Director, the  
15 City Attorney, the Administrative Services Director, City Engineers, the Fire Chief, and sometimes  
16 developers. The DRC vets the viability of the different proposals that come before the City.

17  
18 Mr. Crowell reported that the Planning Commission was recently made the Land Use Authority for  
19 approving subdivisions and site plans, which entails only the application of the law. As such, they  
20 are administrative and not legislative decisions, which belong to the City Council. Plat review and  
21 approval are detailed and must occur before a pre-construction meeting can take place. Mr. Crowell  
22 described the lengthy process of getting approval to purchase a lot and then obtain a Building  
23 Permit and a Certificate of Occupancy. Mr. Crowell acknowledged it is a burdensome process but  
24 necessary to ensure that all details have been dealt with to ensure the safety of the homebuyer.  
25 Mr. Crowell stated that circumstances change, especially in the event of a recession. Some projects  
26 have been faced with challenges that have made it impossible to complete. Commissioner Loumis  
27 noted that sometimes people purchase property without doing their due diligence or they purchase  
28 high and sell low.

29  
30 In response to Commissioner Walston’s question regarding the hotel and the apartments,  
31 Mr. Crowell noted that was the Gateway Special District on the southwest corner of Pony Express

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1 Road and 14600 South. He said there had not been much activity on that project for some time.  
2 The COVID re-evaluation of the hospitality industry has had a huge impact and there was  
3 uncertainty as to where it was going to end up. It is still entitled and there was still value associated  
4 with the property. Mr. Crowell stated that some projects take longer to complete than anticipated.

5  
6 **5. Planning Commission Business (Planning Session for Upcoming Items, Follow Up,**  
7 **Etc.)**  
8

9 Mr. Crowell reported that he, the Mayor, and two City Council Members interview Tina Griffith as  
10 a potential alternate Planning Commission Member. If selected, she will have to complete the  
11 required training before participating in meetings. Ms. Griffith introduced herself and reported that  
12 she lives near City Hall and has been a Bluffdale resident for 21 years. She is married and has two  
13 children.

14  
15 Mr. Crowell stated that the remaining Planning Commission Meetings for 2021 are scheduled for  
16 November 3 and December 1.

17  
18 Associate Planner, Ellen Oakman, reviewed the training sessions that still needed to be completed  
19 by the Planning Commissioners. She said she would email each Planning Commissioner their  
20 individual status. Mr. Crowell asked the Planning Commissioners to suggest topics, especially for  
21 2022, when the training can be spread out over twelve months, and not the four months needed for  
22 2021.

23  
24 **6. Adjournment.**  
25

26 The Planning Commission Meeting adjourned at 7:05 p.m.  
27  
28  
29

30 \_\_\_\_\_  
31 Tiffini Shinsel, Development Coordinator  
32

33 Approved: \_\_\_\_\_

**Item 4**



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

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STAFF REPORT  
October 29, 2021

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

Re: Reserve at Fireridge - Plat Amendment Application

Application No: 2021-33  
Applicant(s): Tyson Bigelow  
Address: 14580 S 3550 W  
Zoning: R-1-43 Residential Single-Family  
Acreage: 2.08 acres  
Request: To approve the application to amend Reserve at Fireridge subdivision to amend lots 4 and 5

**SUMMARY**

The applicant wishes to amend the Reserve at Fireridge subdivision by amending lots 4 and 5. The applicant owns both lots and proposes to increase the size of lot 5 and decrease the size of lot 4, amending the lot line between both lots and leaving the other lots in the subdivision unaffected. He proposes to increase lot 5 to 47,204 sq. ft., and reduce lot 4 to 43,743 sq. ft., which meets the minimum lot size in the R-1-43 zone of 43,560 sq. ft. The original subdivision consists of 8 lots, and the plat amendment will not change the number of lots. The original subdivision was approved by the City Council on January 10, 2018. The plat was recorded with the County on April 19, 2018. All lots have access onto Fireridge Cove, a public street. The 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 2 revised lots, as part of the 8 lots of the Reserve at Fireridge subdivision. These lots are currently zoned R-1-43 Single-Family Residential, with the General Plan land use designation as Very Low Density Residential. The amended plat involves 2 residential lots adjusting in acreage.

All lots, including those being amended, can be accessed from Fireridge Cove. The zone, R-1-43 requires a minimum lot size of 1 acre. All lots meet all other R-1-43 zone standards as well as other development standards required in the code. Residential structures will also be required to meet other building code standards. The existing structure is also currently in compliance with setbacks and other development standards.

Lot Requirements. The size of the lots, dimensions, setbacks, and other development standards are required to meet the requirements for the R-1-43 Zone, which are as follows:

Lot Area	1 acre minimum
Lot Width	125 ft. for the area located in any required front setback area
Lot Frontage	125 ft. to abut a public st./right-of-way
Setbacks:	
Front	30 ft.
Side	20 ft.
Rear	30 ft.

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 RESERVE AT FIRERIDGE 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 signature boxes be corrected and finalized before final plat can be recorded.

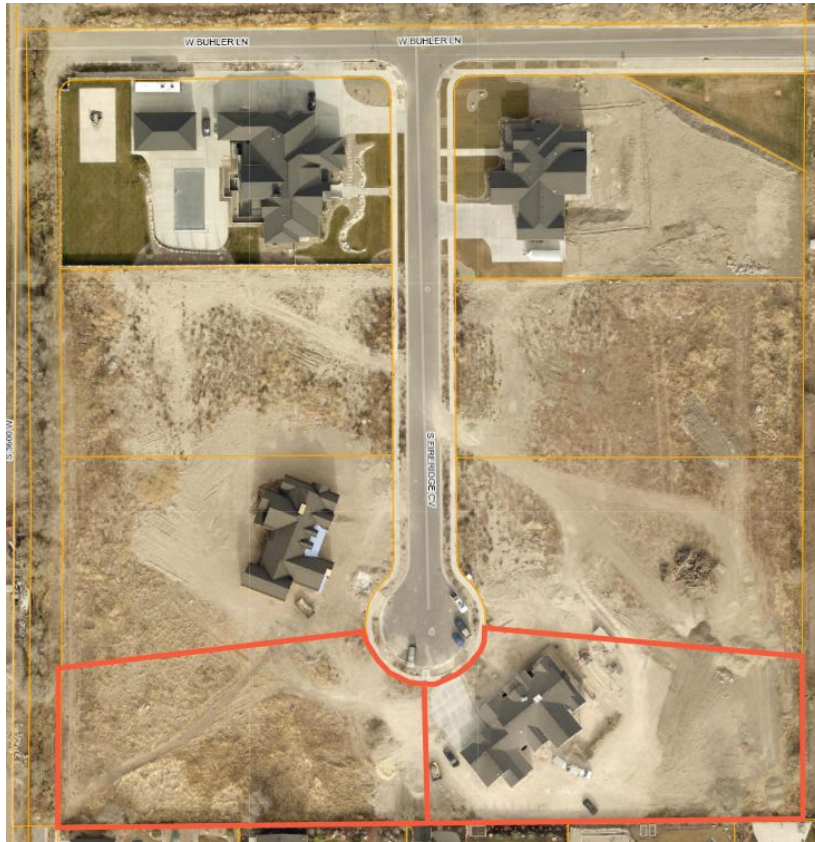
**MODEL MOTION- FOR RESERVE AT FIRERIDGE AMENDED PLAT APPLICATION:**

Motion for Approval – “I move we approve the Reserve at Fireridge Plat Amendment Application 2021-33 subject to the conditions and based on the findings presented in the staff report dated October 29, 2021, (or as modified by the conditions below):”

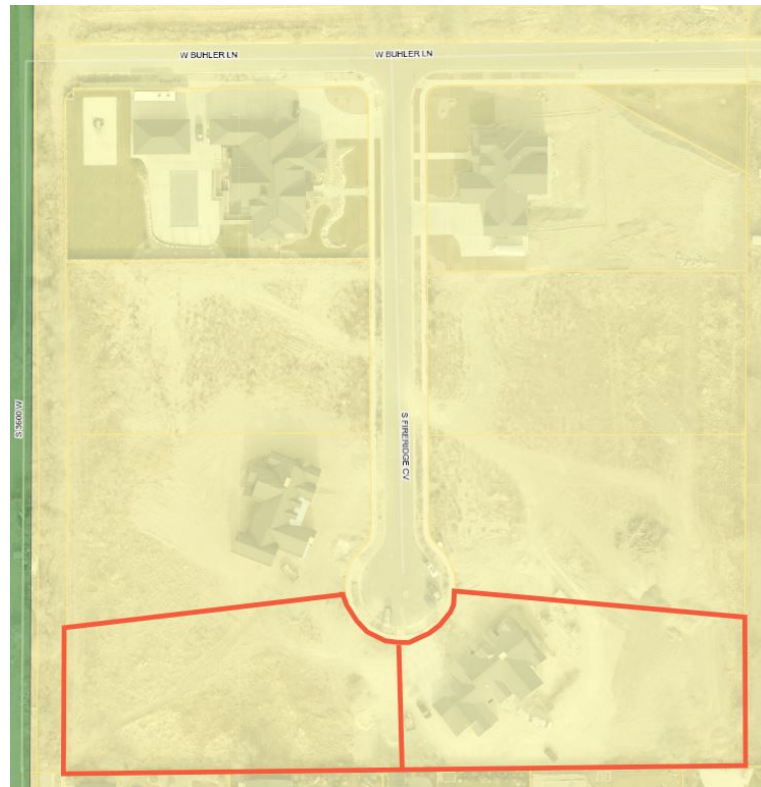
1. List any additional findings and/or conditions...

**EXHIBITS: Aerial Map, Zoning Map, Original Recorded Plat, Proposed Amended Plat**

# Aerial Map



# Zoning Map



# Original Plat

## THE RESERVE AT FIRERIDGE

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE  
BASE AND MERIDIAN  
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

LOT #	LENGTH	WIDTH	AREA	PERCENTAGE
1	118.00	144.00	16,992.00	12.50
2	118.00	144.00	16,992.00	12.50
3	118.00	144.00	16,992.00	12.50
4	118.00	144.00	16,992.00	12.50
5	118.00	144.00	16,992.00	12.50
6	118.00	144.00	16,992.00	12.50
7	118.00	144.00	16,992.00	12.50
8	118.00	144.00	16,992.00	12.50

**WILDING ENGINEERING**

1000 S. 1000 E. SUITE 100  
BLUFFDALE, UT 84015  
TEL: 313-888-1111  
WWW.WILDINGENGINEERING.COM

**APPROVALS:**

**BLUFFDALE CITY ENGINEER:** [Signature] DATE: 10/29/21

**BLUFFDALE CITY RECORDER:** [Signature] DATE: 10/29/21

**BLUFFDALE CITY MAYOR:** [Signature] DATE: 10/29/21

**BLUFFDALE CITY PLANNING:** [Signature] DATE: 10/29/21

**APPROVAL AS TO FORM:** [Signature] DATE: 10/29/21

# Amended Plat

## THE RESERVE AT FIRERIDGE SUBDIVISION AMENDED

AMENDING LOTS 4 & 5 OF THE RESERVE AT FIRERIDGE SUBDIVISION  
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE  
BASE AND MERIDIAN  
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

LOT #	LENGTH	WIDTH	AREA
4	145.84	145.84	43,743.00
5	145.84	145.84	47,204.50

**WILDING ENGINEERING**

1000 S. 1000 E. SUITE 100  
BLUFFDALE, UT 84015  
TEL: 313-888-1111  
WWW.WILDINGENGINEERING.COM

**APPROVALS:**

**CITY ENGINEER:** [Signature] DATE: 10/29/21

**APPROVAL AS TO FORM:** [Signature] DATE: 10/29/21

**LAND USE AUTHORITY:** [Signature] DATE: 10/29/21

**SALT LAKE COUNTY SURVEYOR:** [Signature] DATE: 10/29/21



## ***Memo***

**Date:** October 20, 2021

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

**To:** Grant Crowell, Zoning Administrator

**CC:**

**RE:** Reserve at Fire Ridge – Plat Amendment Engineering Approval

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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 Reserve at Fire Ridge Plat Amendment and recommend approval be granted without conditions.

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

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



**Item 5**



2222 West 14000 South  
Bluffdale, UT 84065  
801.254.2200(o) 801.446.8642(f) TTY 7-1-1

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STAFF REPORT  
October 29, 2021

**To:** City of Bluffdale Planning Commission  
**Prepared By:** Ellen Oakman, Associate Planner

**Re: Text Amendment to allow Automobile Sales in the I-1 Light Industrial Zone**

Application No.: 2021-44  
Applicant: Antonio Gomez  
Request: That the Planning Commission review the proposed text amendment to add Automobile Sales to the I-1 Light Industrial Zone and make a recommendation to the Bluffdale City Council.

**SUMMARY**

Staff received an application to amend the existing section in Title 11.350.020 of the Bluffdale City Code, by allowing the use, automobile sales, as a permitted use in the I-1 Light Industrial Zone. The proposed revisions amend the land use table in 11.350 of the BCC as well as add Automobile Sales to the parking table, with updated standards, in 11.120

Currently, the use Automotive Services is permitted in the I-1 zone but Automobile Sales is not permitted. In the parking table, Automobile Repair Facilities currently exists. This amendment will provide a necessary update to the parking table, to reflect the use, automobile sales and will also allow the I-1 zone, similar in intensity to the HC Heavy Commercial zone, to allow automobile sales and increase consistency across similar zones.

The proposed amendment to add a permitted use to the I-1 Zone will allow for more business flexibility in an area with the intent to allow uses which are consistent with the intent of the zone, and to that of similar commercial zones, such as GC-1 General Commercial and HC Heavy Commercial. This amendment will allow the I-1 Zone to better meet its intent for a wide variety of commercial uses. This code amendment is consistent with the stated purposed of the I-1 zone and is a policy decision of the City Council.

Existing Zoning

Zone	I-1	HC	GC-1
Automobile and recreational vehicle sales	N	P	P

The proposed use to be permitted is *Automobile and Recreational Vehicle Sales*. It is an existing use in the Bluffdale City Code. It is defined as follows:

*Automobile and Recreational Vehicle Sales* - An establishment engaged in the retail sale or wholesale from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, boat sales, recreational vehicle sales, and motorcycle sales.

**ANALYSIS**

The proposed amendment includes the following:

Proposed revisions to I-1 Zone Permitted Uses (11.350.020): Table of Permitted, Conditional, and Accessory Uses for Nonresidential Zones:

Proposed Use	I-1
<u><i>Automobile and recreational vehicle Sales</i></u>	↯ P

Proposed revisions to Parking Table (11.120.030): Parking Spaces Required:

<u><i>Automobile sales</i></u>	3 spaces per 800 square feet of floor space in addition to sales stock parking
--------------------------------	--

**MODEL MOTIONS FOR THE TEXT AMENDMENT APPLICATION**

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Text Amendment Application 2021-44 based on the findings presented in the staff report dated October 29, 2021, (or as modified below):”

1. That the proposed use is Consistent with the Light Industrial Zone and with other similar uses in the Heavy Commercial and General Commercial Zones.
2. That the proposed use is consistent with existing, similar commercial uses in the Light Industrial Zone.
3. That the proposed use is consistent with the purpose of the Light Industrial Zone.
4. That the proposed use facilitates business development and opportunity in the community.

**ATTACHMENTS**

**Exhibit A: Proposed language**

**Exhibit A:**

11.350.020: TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR NONRESIDENTIAL ZONES:

<b>Proposed Use</b>	<b>I-1 Zone</b>
<u>Automobile and recreational vehicle Sales</u>	N P

11.120.030: PARKING SPACES REQUIRED:

<u>Automobile sales</u>	3 spaces per 800 square feet of floor space in addition to sales stock parking
-------------------------	--