

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, May 1, 2007

Present:

Members: Stan Mitchell, Chair
J. Lee Bertoch
MJ Jackson
David Lucero

Others: Vaughn Pickell, City Planner
Rebecca Richins, Administrative Secretary
Tyler Barlow, Planning Intern

Chairman Stan Mitchell called the meeting to order at 6:05 p.m.

STUDY MEETING

1. Report on Amendments to Subdivision Ordinance, Update of the Transportation Element of the General Plan, and Other Issues.

Community Development Director, Vaughn Pickell, reviewed minutes of a special meeting with the DRC, including the school district, Chris McCandless' group, Johnny Loomis and Jody Tuft. A planning session was held on 1300 West and the General Plan Transportation Element. Mr. Pickell said there was an option for an alignment for 1300 West that would work for all involved. He added that the school district was in favor of the road abutting their property for bus access. To ensure that the proposed alignment would work, Chris McCandless' engineers would provide a layout of the plan.

Mr. Pickell explained that the Commission recommended approval on all of the Subdivision Ordinance Amendments, except one dealing with the number of building permits that could be issued. He mentioned that there was opposition from developers. Mr. Pickell stated that a meeting was held to which developers and builders were invited. Comment was taken and an official record was kept. A decision had not been reached; however, there was room for compromise. He stated that it was proposed that each developer sign an acknowledgement indicating they would be responsible for release of the bond and have complete acceptance of the infrastructure.

Mr. Pickell opened discussion of the Renaissance Ranch Residential Treatment Center to be built next to Northstar Academy. He reported that eight citizens had protested against the project. Mr. Pickell also reported that the City met with the Mayor and the Facility Manager. Mr. Pickell reported that the ordinance lists residential treatment centers as a permitted use in any residential zone, according to state law and the Federal Fair Housing Act. He discovered that drug treatment and alcoholic treatment was considered a disability under state and federal law. The City requested a copy of the facility's state license and an affidavit affirming that no dangerous individuals will reside at the facility, including persons of violence, sex crimes, or property damage. Mr. Pickell said that if

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, May 1, 2007

these items are provided, the City must provide a certificate of occupancy. The Mayor called a meeting with the Manager and contractor of the facility, who informed the Mayor that the facility would only house persons for drug and alcohol treatment and non-sex offenders or violent criminals. Mr. Pickell said the facility had applied for a business license and a building permit.

Mr. Pickell reported that the City Council indicated it may amend its ordinance to attempt to stop the project. He mentioned that state law says that if a facility is within 500 feet of a school, additional requirements may be imposed on the builder, such as additional security. The Mayor requested a community meeting with the owner of the property to answer questions. Mr. Pickell asked if the residents had concerns. Chair Mitchell responded that the residents were concerned about safety for their children and decreased property values.

MJ Jackson asked about the new Code Enforcement Officer and the need for code enforcement regarding developers installing signs on every corner. Chair Mitchell indicated that there was a draft of the Sensitive Lands Ordinance; however, it had not been scheduled for a public hearing.

There was a discussion of the imposition of criminal penalties for animal violations. It was agreed that the Commission would draft an ordinance, propose it and schedule it for public hearing. MJ Jackson would assist with drafting of the ordinance. Mr. Pickell agreed the ordinance should include all animals except domestic house pets. MJ Jackson asked if the issue regarding developers' signs would be included in discussions. She was bothered that developers could put up signs anywhere they want to. She thought they should be limited to the front of their establishments.

MJ Jackson inquired about the Oxford Street Estates development on 13800 South that came before the City Council regarding a 10-foot easement in the back. Mr. Pickell responded that the ordinance was approved at the last City Council Meeting, subject to staff comments.

J. Lee Bertoch asked about the status of the erection of a 911 antenna on Pony Express Road by T-Mobile. Mr. Pickell was unable to locate the application.

Vaughn Pickell reported on the General Plan Transportation Element and reported that a commuter rail station had been proposed as an addition. He said a collector road would be added to provide access to the facility from 14600 South. Mr. Pickell reported that UTA was planning some kind of interchange at the I-15 Highway. He felt this would be an alternative route and open up an opportunity for commercial development. The owner of the property was opposing the development and proposing light industrial warehouse development and mixed uses of commercial and residential property near the station. A discussion followed regarding the railroad tracks. Mr. Pickell said that UTA would use light rail tracks.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, May 1, 2007

Mr. Pickell called for questions regarding Rockwell Station at South Pony Express Road. It was located in a heavy commercial zone which allows restaurants, retail, hotels and motels. A historic style was proposed reminiscent of railroad history with a restaurant, gift shop and a depot with some hotels and a train that would be a novelty, similar to Forest Place in Lehi on Main Street. It would be built by the same company. Mr. Pickell mentioned that there was more than enough parking for the proposed uses, and the landscaping was in accordance with the landscaping ordinance and zoning requirements. He added that there were some DRC comments that were provided for review. Mr. Pickell stated that City Council approval was required if the project has more than 50 parking stalls or more than 15,000 square feet of floor space. He said the project has less than 15,000 square feet of floor space and 91 parking stalls; therefore, it was well over the parking requirement. Mr. Pickell added that this is why it requires recommendation and approval.

The Study Meeting adjourned at 6:50 p.m.

BUSINESS MEETING

The Business Meeting was called to order at 7:00 p.m.

1. Public Comment (for items not appearing elsewhere on the agenda).

There were no public comments.

2. City Council Report.

Chair Mitchell moved to bypass Item 2, the City Council Report. The motion was seconded by J. Lee Bertoch. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, David Lucero-Aye, MJ Jackson-Aye. The motion passed.

3. Public Hearing on a Commercial Site Plan for a Restaurant, Gift Shop, and Motel at Approximately 14832 South Pony Express Road, Robert E. Trepanier, Applicant.

Vaughn Pickell presented the staff report and stated that the applicant was requesting commercial site plan approval for a restaurant, motel, and gift shop. The City's general plan was commercial and the zoning was heavy commercial. The acreage was approximately 1.81 acres for the rest of the site. The land use plan map was displayed and the landscaping plan was presented. The request was found to comply with the City's zoning and general plan. He believed that most of the comments had been addressed.

The applicant, Mr. Trepanier, was asked if he had found an alternative to the cedar

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, May 1, 2007

shingles on the roof. He responded that he had not looked into it yet but had talked to the engineer about a sprinkler system for the roof.

David Lucero moved to open the public hearing. MJ Jackson seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, David Lucero-Aye, MJ Jackson-Aye. The motion passed.

Mr. Trepanier reported that he operates Porter's Place in Lehi. He had been working on the project for the past 15 years. Mr. Trepanier mentioned that Porter Rockwell purchased 16 acres at the site and built the Rockwell Springs Resort. In 1861, the Pony Express Station was added. He reported that the National Pony Express Association planned to rebuild Rockwell Station on the property. He described the proposed buildings. Mr. Trepanier added that the project would include a real steam locomotive. Currently, they were developing only the two-acre restaurant site. The other 10 acres would be developed as circumstances and opportunities permit. Grading had already been done for the hotel. Architecture issues were discussed. The restaurant would have 300 seats and feature buffalo products. They did not intend to apply for a liquor license. Mr. Trepanier planned to have a Rockwell Station sign, since the name was historically accurate. The sign would be backlit like an old west sign. The project would have no parking lot lighting.

Dave Wilding, Project Engineer, pointed out that the grading had been done for the project. He added that there was a detention pond on the project for storm drainage. Mr. Wilding reported that they were planning acceleration and deceleration lanes to handle traffic.

MJ Jackson requested a layout of the phases of the project. Mr. Trepanier responded that everything on the two acres was included in Phase I. He stated that the project would include a 120-unit hotel or lodge. Mr. Trepanier stated that the gift shop was part of Phase I. J. Lee Bertoch requested a timeline for completion. Mr. Trepanier indicated that the restaurant should be open by January 1, 2008.

There were no other public comments.

David Lucero moved to close the public portion of the meeting. MJ Jackson seconded the motion. Vote on Motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, David Lucero-Aye, MJ Jackson-Aye. The motion passed.

4. Consideration and Vote on a Commercial Site Plan for a Restaurant, Gift Shop, and Motel at Approximately 14832 South Pony Express Road, Robert E. Trepanier, Applicant.

MJ Jackson expressed concern that there would be no lighting in the parking lot. Vaughn Pickell responded that there was no requirement for commercial site plans to have

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, May 1, 2007**

lighting. MJ Jackson noted that in the commercial area the City required a certain amount of lighting. She requested the hours of operation. Mr. Trepanier told her the hours of operation would be from 10:00 a.m. to 10:00 p.m., Monday through Saturday. The restaurant would be closed on Sunday.


David Lucero moved to forward a positive recommendation to the City Council on a commercial plan for the restaurant, gift shop, and motel at 14238 South Pony Express Road, Robert E. Trepanier, applicant, with the DRC comments to include the Engineering, Public Works, Emergency Service and Fire requirements. J. Lee Bertoch seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, David Lucero-Aye, MJ Jackson-Aye. The motion passed.

5. Approval of Minutes of the April 3, 2007, Meeting of the Planning Commission.

MJ Jackson moved to accept the minutes of April 3, 2007, as a public record of what the Commission accomplished that night. The motion was seconded by J. Lee Bertoch. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, David Lucero-Aye, MJ Jackson-Aye. The motion passed.

6. Adjournment.

The Planning Commission Meeting adjourned at 7:28 p.m.



Rebecca Richins
Planning Secretary

Approved: May 15, 2007