

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, July 17, 2007

Present:

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

Others: Vaughn Pickell, Community Development Director/City Planner
Rebecca Richins, Administrative Secretary

Chair Stan Mitchell called the meeting to order at 6:35 p.m.

STUDY MEETING

Trails Master Plan Update.

Community Development Director/City Planner, Vaughn Pickell, reported that he used information received at a previous meeting and had Horrocks Engineering help generate a new plan. The main issues were the connection between Redwood Road and the City Park on 1300 West. On 15000 South there was a trail running behind parcels towards Camp Williams. He also identified the Bonneville Shoreline Trail on a map. Two trail crossings were shown on Camp Williams Road. One was at the Bonneville Shoreline Trail just south of Parry Farms and south of the Wood Hollow subdivision. Another was near the Veteran's Memorial.

Mr. Pickell stated that the intent was to adopt the plan and provide it to UDOT as soon as possible since trail crossings had been identified across Redwood Road. Rose Creek issues were discussed. Mr. Pickell suggested an icon be added at each crossing.

Commissioner Brockbank referred to the canal service trails and did not recall them continuing through. The routes of each were described. Mr. Pickell reported that staff had begun discussions with the Welby Jacob Canal Company who was entertaining the idea of allowing their road to be used as a trail or for a trail in conjunction with the canal.

Mr. Pickell stated that minor modifications would be made prior to a public hearing being scheduled.

MJ Jackson referred to the proposed trail that the Anderwood subdivision had been built around. Mr. Pickell explained that the dashed lines shown on the map represented canal trails. Commissioner Jackson referred to earlier maps that showed what was owned by the City. Von Brockbank suggested the trail be shown with a connection to the trailhead and noted that the map showed formal and proposed trails. If it was not shown as a connection, it would demonstrate the City's intention not to connect it.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, July 17, 2007**

Mr. Pickell remarked that the problem with getting the trail from Redwood Road to Bangerter following Rose Creek was connecting through private property. MJ Jackson stated that it was owned by the water company, not private citizens. Von Brockbank suggested the proposed trails be shown as proposed to make the City's intent clear.

Chair Mitchell announced that Renaissance Ranch withdrew their request for a conditional use permit. As a result, the matter would not be heard tonight. Mr. Pickell clarified that the City could not act on a matter that has been withdrawn.

Mr. Pickell expected that a new City Planner would be hired fairly soon.

BUSINESS MEETING

Chair Mitchell called the regular meeting to order at 7:00 p.m.

Public Comment.

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

There were no public comments.

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

City Council Report.

There was no City Council Report.

Public Hearing on a Proposed Amendment to the Bluffdale City Zoning Map to Change the Zone from A-5 to R-1-43 for Property Located at Approximately 1638 West 16100 South, Monarch Development of Salt Lake, LLC, Applicant.

MJ Jackson requested that in the future properties be marked in order to more easily locate them. Mr. Pickell stated that that had not been done in the past and reported that property addresses were posted on the Internet and notices were sent. The posting of signs was not required and would involve additional funding.

Mr. Pickell identified on a map the location of the property and reported that it was designated as low-density residential on the general plan with a neighborhood commercial node overlapping a portion of it. The requested zoning was R-1-43 and the

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, July 17, 2007**

current zoning was A-5. He explained that three portions were actually one parcel divided by the canal and power corridor. The area proposed for rezoning was identified. The neighborhood commercial portion was meant to be an intersection at Camp Williams Road and the future Porter Rockwell Boulevard. The proposed alignment of Porter Rockwell Boulevard was not included in UDOT's preferred alternatives for an east-west connection between Mountain View Corridor and I-15.

Mr. Pickell reported that the applicants had come forward with a low-density residential proposal and wanted to see the A-5 zoning changed to R-1-43 in order to develop a single-family subdivision. Photos of the site were shown. Access issues were discussed. The intent was to have two accesses from Camp Williams to the subdivision.

MJ Jackson asked how the applicants planned to span the canal. Mr. Pickell responded that that had not been addressed yet since they were still at the rezone stage. More details would be studied with the subdivision plats. He reported that the proposal was consistent with the general plan and approval was recommended.

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

There were no public comments.

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

Consideration and Vote on a Proposed Amendment to the Bluffdale City Zoning Map to Change the Zone from A-5 to R-1-43 for Property Located at Approximately 1638 West 16100 South, Monarch Development of Salt Lake, LLC, Applicant.

David Lucero moved to send a positive recommendation on to the City Council on the change of zoning from A-5 to R-1-43 for property located at approximately 1638 West 16100 South, Monarch Development of Salt Lake, applicant. The motion was subject to the finding that the request complied with the general plan for District 6. MJ Jackson seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Von Brockbank-Aye, MJ Jackson-Aye, David Lucero-Aye. The motion passed.

Public Hearing on a Proposed Residential Care Facility for Persons with a Disability (a Conditional use in the R-1-43 Zone,) to be Located at Approximately 2829 West 13800 South, Renaissance Ranch, Applicant.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, July 17, 2007

Consideration and Vote on a Proposed Residential Care Facility for Persons with a Disability (a Conditional use in the R-1-43 Zone,) to be Located at Approximately 2829 West 13800 South, Renaissance Ranch, Applicant.

Chair Mitchell reported that originally a public hearing was noticed for a proposed residential facility. The applicant, Renaissance Ranch, requested their application for a conditional use be withdrawn. As a result, the above matters were not heard.

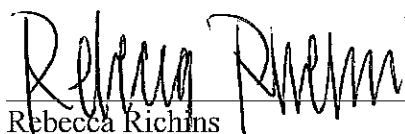
A letter received from Renaissance Ranch was read to those present. Mr. Pickell reported that a Board of Adjustment hearing was scheduled for Thursday, July 19, 2007, at 7:00 p.m. The intent was to hear an appeal of the denial of the business license.

Approval of Minutes of the July 3, 2007, Meeting of the Planning Commission.

MJ Jackson moved to accept the minutes of Tuesday, July 3, 2007, as a representation of what happened at the meeting. Stan Mitchell seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Von Brockbank-Aye, MJ Jackson-Aye, David Lucero-Aye. The motion passed.

Adjournment.

The Planning Commission Meeting adjourned at 7:15 p.m.



Rebecca Richins
Planning Secretary

Approved: August 7, 2007