



## AGENDA

### BLUFFDALE CITY PLANNING COMMISSION

December 1, 2009

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, December 1, 2009**, at the **Bluffdale City Fire Station, 14350 South 2200 West**, Bluffdale, Utah. Notice is further given that access to this meeting by Planning Commissioners may be by electronic means by telephonic conference call. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

#### **PLANNING COMMISSION BUSINESS MEETING (6:30 p.m.):**

1. Public comment (for non-public hearing items).
2. City Council Report.
3. Approval of the minutes of the November 17, 2009, meeting of the Planning Commission.
4. **Public Hearing:** Consideration and vote on a site plan for an automotive dealer and service center for Greenline Industries – John Deere, located at 14832 S. Pony Express Road, Chris Furstenu, applicant.
5. Discussion of Planning Commission meeting times, officers, and goals for 2010.
6. Adjournment.

**Dated: November 25, 2009.**

Vaughn R. Pickell, Esq., AICP  
Community 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 254-2200.

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**Present:** Stan Mitchell, Chair  
J. Lee Bertoch  
Brad Peterson  
Troy Ricks, Alternate  
Rick Ryan

**Others:** Vaughn Pickell, Community Development Director  
Mark Reid, City Manager  
Mayor-Elect, Derk Timothy  
Gai Herbert, Planning Secretary

**BUSINESS MEETING**

Chairman Stan Mitchell called the meeting to order at 6:30 p.m.

**1. Public Comment.**

MJ Jackson gave her address as 14381 South 1700 West and stated that she had observed progress being made on the Front Runner project in an area south of Parry Farms.

**2. City Council Report.**

There were no Commission comments.

**3. Approval of the Minutes of the November 17, 2009, Meeting of the Planning Commission.**

**J. Lee Bertoch moved to accept the minutes of November 17, 2009, as submitted. Rick Ryan seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Brad Peterson-Aye, Troy Ricks-Aye, Rick Ryan-Aye. The motion passed unanimously.**

**4. PUBLIC HEARING: Consideration and Vote on a Site Plan for an Automotive Dealer and Service Center for Greenline Industries – John Deere, Located at 14832 South Pony Express Road. Chris Furstenau, Applicant.**

Community Development Director, Vaughn Pickell, presented the staff report and stated that the property is approximately four acres in size and located in the Heavy Commercial Zone.

Mr. Pickell identified the property on both area and zoning maps. He also displayed proposed building elevations and the utility plan. He reported that the applicant's conditional use permit has been granted and site approval is now being requested. Mr. Pickell suggested DRC comments be included in any motion to approve.

Rick Ryan asked about the nature of the landscaping proposed for the site. Mr. Pickell stated that the landscaping would slope down toward the parking area. Mr. Pickell pointed out that a grading plan had been included in the application packet.

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**Chair Mitchell moved to open the public hearing. J. Lee Bertoch seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Brad Peterson-Aye, Troy Ricks-Aye, Rick Ryan-Aye. The motion passed unanimously.**

Keith Greenwood gave his address as 6068 South Redwood Road and stated that the purpose of the new Bluffdale dealership is to consolidate two separate dealerships into one. Their intent was to begin construction by early spring.

J. Lee Bertoch asked if the dealership will service equipment. Mr. Greenwood indicated that the dealership has contracts to sell and service several different types of equipment, including John Deere agricultural equipment.

With regard to the number of employees, Mr. Greenwood stated that the dealership hopes to have as many as 10 employees at the Bluffdale location. He indicated that they currently employ a total of 11 employees in the two current dealerships.

J. Lee Bertoch asked about outside lighting. Mr. Greenwood responded that there will be lights on top of and around the sides of the building, but he was not sure about light strips in the parking areas. He did, however, assure the Commission that the site will be well lit.

J. Lee Bertoch asked Mr. Greenwood if there would be heavy truck traffic to the site. Mr. Greenwood responded that there would be some truck traffic, but not a lot. He anticipated one or two heavy trucks per week will visit the location.

MJ Jackson asked how tall the proposed signage will be. Mr. Greenwood stated that the sign will be as tall as allowed by the City. Mr. Pickell indicated that City ordinances permit a sign to be up to 25 feet in height. Ms. Jackson asked how tall the lettering on the sign would be. Mr. Greenwood explained that the same sign currently used at the other dealership locations would be used at the Bluffdale dealership. Mr. Greenwood was advised that he could either request approval for the sign during the site approval process, or obtain a separate building permit when the sign is erected. Chair Mitchell suggested that an amendment be made to the DRC comments requiring that the sign comply with the City zoning ordinances governing signage. It was clarified that the signs belong to John Deere and, accordingly, the dealership is required to use those signs.

**J. Lee Bertoch moved to close the public hearing. Brad Peterson seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Brad Peterson-Aye, Troy Ricks-Aye, Rick Ryan-Aye. The motion passed unanimously.**

Troy Ricks pointed out that the company needs the sign to attract and bring in business.

**Chair Mitchell moved to recommend that the City Council approve the site plan subject to the following:**

**Requirement:**

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- 1. Signage shall comply with all applicable City sign and zoning ordinances.**

**DRC Comments:**

**Engineering:**

- 2. Provide TIS for recommendation on access spacing requirements.**
- 3. Floor drain to have grease traps and show where it drains to.**
- 4. Vicinity plan: fence on detention pond with gate.**
- 5. Provide easement to City RDA for access to retention pond.**
- 6. Elevation of gas line exposes it.**
- 7. Rock wall detail; provide bury depth.**
- 8. Likely provide manhole for 6 sewer connection.**

**Public Works:**

- 9. Hydrant too close to building; move it northward.**
- 10. If opposite corner is more than 250' as truck drives, another hydrant will be required.**
- 11. Show existing water line; work with City Public Works to get it located.**
- 12. Secondary water likely from WaterPro line to the west.**
- 13. Provide 4 x 4 vault with manhole lid; see City standard detail.**

**Emergency Services:**

- 14. Needs two access points; one does not have to be a public access. Can be same access as to the detention pond.**

**Planning:**

- 15. System improvements (curb, gutter, and sidewalk) will be required for Pony Express Road with possible City reimbursement from Transportation Impact Fees.**
- 16. 15% landscaping required after widening of the road.**

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17. **One tree per 500 square feet; one shrub per 200 square feet; see Section 12.8 of zoning ordinance.**
18. **Show ownership of detention pond.**
19. **Show legend site plan.**
20. **Provide landscaping plan.**

**Troy Ricks seconded the motion. Vote on motion: Stan Mitchell-Aye, J. Lee Bertoch-Aye, Brad Peterson-Aye, Troy Ricks-Aye, Rick Ryan-Aye. The motion passed unanimously.**

**5. Discussion of Planning Commission Meeting Times, Officers, and Goals for 2010.**

Mr. Pickell explained that each year the City has to adopt an ordinance setting the usual meeting times of the City boards and commissions, including the Planning Commission. Chair Mitchell stated that 6:30 p.m. is a good meeting time as it allows Commissioners who work later to attend. The Commission discussed whether to continue meeting on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays. Mr. Pickell noted that the City Council had changed its meeting time to 7:00 p.m.; however, he believed the City Council intends to continue meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of the month. Commissioner Ryan pointed out that the Commission is to meet only if it has issues to discuss. Mr. Pickell indicated that meetings can be cancelled at any time if there is no business.

Mr. Pickell stated that the Commission also needs to consider officers, as a Chair and Vice Chair who need to be elected in January. He asked the Commissioners also consider goals they would like to set for 2010.

A question was raised about training sponsored by the League of Cities and Towns. It was noted that there should be several training events after the first of the year. It was felt that the trainings will be valuable for new Commission Members. Brad Peterson indicated that he plans to attend the March training.

A question was raised about the Wasatch Front Regional Council's plans. Mr. Pickell stated that the Council is currently revisiting the long-range plans for federally-funded transportation projects. He indicated that the City has several projects on the list.

Commission Member Peterson asked about the City's Master Plan. Mr. Pickell pointed out that there are different components of the Master Plan. The Capital Improvements Plan was redone in 2008 and is broken into five-year phases.

J. Lee Bertoch asked about the Senior Care Center planned for 2700 West. Mr. Pickell was of the understanding that the project is on hold.

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J. Lee Bertoch asked about the proposed 911 antenna. Mr. Pickell indicated that Chief Roberts is working on it. He reported that the specifications need to be sent to Clear Wire, however, the City is having difficulty getting the right specifications.

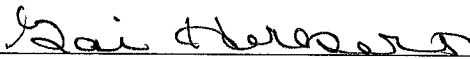
Commissioner Bertoch asked about standardizing the street lights in the City. Mr. Pickell stated that street lights vary due to differences in ages of the subdivisions. He noted that there is no standard street light for the City, but the Commission could discuss standardizing the street lights. Mr. Pickell suggested that the Public Works Department be involved in the decision, as it will have to maintain the lights. J. Lee Bertoch supported the idea of standardizing the street lights to improve aesthetics and consume less power. City Manager, Mark Reid explained that the City is charged based on the number of street lights, not actual usage. The City would, therefore, incur the cost of replacing the current lights without receiving a monetary benefit from lower power costs. Commissioner Bertoch suggested that grants may be available to pay for the replacement costs.

Chair Mitchell welcomed new alternate member, Troy Ricks, to the Commission. Commissioner Ricks introduced himself to the Commission.

Mr. Reid invited the Commission Members to attend the Christmas Party scheduled for Friday, December 11, 2009.

**6. Adjournment.**

The Planning Commission Meeting adjourned at 7:03 p.m.

  
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Gai Herbert  
Planning Secretary

Approved: \_\_\_\_\_ 3/16/2010

