

COPY



AGENDA

BLUFFDALE CITY PLANNING COMMISSION

FEBRUARY 17, 2009

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, February 17, 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. **Public Hearing:** Consideration and vote on a site plan for Point of the Mountain Storage at 15112 South Pony Express Road, Michael Johnson, applicant.
4. Discussion on the Wasatch Front Regional Growth Principles.
5. Approval of the minutes of the February 3, 2009, Planning Commission Meeting.
6. Adjournment.

**Dated: February 13, 2009.**

A handwritten signature in black ink, appearing to read "Mike Gotfredson".

Mike Gotfredson  
Assistant Planner

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.

**BLUFFDALE CITY PLANNING COMMISSION  
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Tuesday, February 17, 2009**

**Present:**

**Members:** Stan Mitchell, Chair  
MJ Jackson  
J. Lee Bertoch  
Von Brockbank  
Alexander Speed, Alternate

**Others:** Mayor Claudia Anderson  
Vaughn Pickell, Community Development Director  
Mike Gotfredson, City Planner  
Gai Herbert, Planning Secretary

**BUSINESS MEETING**

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

**1. Public Comment.**

There were no public comments.

**2. City Council Report.**

Von Brockbank asked if the subdivision off of 3200 West and 14400 South that had a water line issue had been presented to the Council. City Planner, Mike Gotfredson, stated that it had not. Chair Mitchell remarked that the applicants would present the same PRD proposal to the Council, however, in order to change to a one-acre plat they would have to come back before the Commission.

**3. PUBLIC HEARING: Consideration and Vote on a Site Plan for Point of the Mountain Storage at 15112 South Pony Express Road, Michael Johnson, Applicant.**

Mr. Gotfredson presented the staff report and stated that what was presented was a site plan application for storage units on property currently used to store RVs. He noted that storage units are a permitted use and that the site plan would be reviewed at tonight's meeting. The issue that remained with the existing subdivision was to make it a one-lot rather than a two-lot subdivision or move the lot lines and easements to allow the applicants to situate the buildings how they desire to. Staff found that the request meets the requirements of the site plan ordinance and recommended approval subject to the DRC comments.

**J. Lee Bertoch moved to open the public hearing. MJ Jackson seconded the motion. Vote on motion: J. Lee Bertoch-Aye, Alexander Speed-Aye, MJ Jackson-Aye, Von Brockbank-Aye, Stan Mitchell-Aye. The motion passed unanimously.**

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The applicant, Mike Johnson, gave his address as 15112 South Pony Express Road and stated that he has existing RV storage that he wants to develop into mini-storage. He reported that he has built storage units for 12 years and his intention is to create a high-end facility right off the freeway that can be used as a showcase to sell other storage projects he is involved in.

J. Lee Bertoch asked about the proposed construction material. Mr. Johnson stated that he would have block on the perimeter and block piers with metal partitions and roofs. No wood would be used.

MJ Jackson asked about the proposed building height. Mr. Johnson stated that the height would be approximately 14 feet on the back wall against Pony Express. On Building A there is an existing fence that may remain. The facility will also be secured with block perimeter fencing. The existing building served as office/retail. Over time, Mr. Johnson's intention was to build more buildings and phase out the RV storage. J. Lee Bertoch expressed concern with potential traffic in the future.

Ken Menlove gave his address as 4243 West Nike Drive, West Jordan, and identified himself as the contractor for the project. He stated that there will be a keypad for the south gate and that management will control the second entrance.

Because of the property's location next to the mink farm, MJ Jackson suggested Mr. Johnson ensure that the lighting does not trespass off of his property. Mr. Johnson stated that security is his primary concern and he wanted to make sure that his customers are the first priority. He stated that the lighting will be shielded. Hours of operation will be from 9:00 a.m. to 6:00 p.m. with gate access from 6:00 a.m. to 10:00 p.m.

Von Brockbank asked about the entrance to the RV storage area. Mr. Johnson identified the RV access area on the map displayed. Commissioner Brockbank asked about drainage. Mr. Menlove stated that a detention pond will be created. He explained that all of the water will surface drain into pipes running to the detention pond. Water will then drain onto Paul Shupe's property. Commissioner Brockbank next inquired about the allowable density on the property. Mr. Gotfredson stated that 85% of the property can be developed as parking and buildings. The remaining 15% must be landscaped or left as raw land. It was noted that the proposed plan meets those requirements.

There were no further public comments.

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

**MJ Jackson moved to recommend approval of Point of the Mountain Storage subject to the following conditions:**

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**DRC Comments:**

**Engineering:**

1. Provide calculations to show storm drain on Bluffdale Heights is sufficient.
2. City and developer to explore solution to water runoff from Pony Express.
3. Provide design of road improvements on Pony Express spur.

**Planning:**

1. Amend Silverleaf Industrial Park, Plat A.
2. City may reimburse for improvements on Pony Express as a system improvement.
3. Provide landscaping plan.
4. The applicant shall do whatever is possible to keep the lighting away from the mink farm.

**Von Brockbank seconded the motion. Vote on motion: J. Lee Bertoch-Aye, Alexander Speed-Aye, MJ Jackson-Aye, Von Brockbank-Aye, Stan Mitchell-Aye. The motion passed unanimously.**

4. **Discussion on the Wasatch Front Regional Growth Principles.**

Mr. Gotfredson presented the proposed document and identified changes made since the last meeting. Input from the Commission was invited. Alexander Speed was pleased with the proposed changes and found them to reflect what was discussed previously. The Commission was pleased with Mr. Gotfredson's work on the document. Staff agreed to provide a final version at the next meeting.

5. **Approval of the Minutes of the February 3, 2009, Planning Commission Meeting.**

MJ Jackson referred to page 12, line 16, and asked for clarification. The Mayor stated that the intent was to impose a Citywide truck ordinance that will designate specific routes. The Council was still working on the ordinance.

**J. Lee Bertoch moved to accept the minutes of February 3, 2009, as written. Stan Mitchell seconded the motion. Vote on motion: J. Lee Bertoch-Aye, Alexander Speed-Aye, MJ Jackson-Aye, Von Brockbank-Aye, Stan Mitchell-Aye. The motion passed unanimously.**

J. Lee Bertoch asked about the mining operation in the disconnect area and asked staff what was being done about it. Community Development Director, Vaughn Pickell's understanding was that the property owners have a conditional use permit from Herriman to continue the operation. Bluffdale can attempt to control some of the negative effects, which was the reasoning behind considering a Citywide truck ordinance. Von Brockbank asked if Bluffdale can enforce the code requirement that trucks be covered. He had yet to see one covered truck. He also asked about

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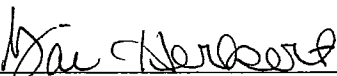
the excessive weight limits and if it was possible to involve the highway patrol and have weigh stations set up to weigh trucks as they come and go. Commissioner Brockbank had seen no enforcement of either requirement. Mr. Pickell's understanding was that there has been some enforcement. He agreed to involve the highway patrol. Commissioner Brockbank didn't want to aggravate the situation but believed that if the laws are in place they should be honored. He stated that Bluffdale is paying the price of non-conformance by having to patch the road while Herriman gets all of the benefit. That did not seem like fair compensation for using Bluffdale roads. His understanding was that the operators are supposed to build their own road out to Redwood Road, which was not done. Damage was being done to Bluffdale roads and potholes are being repaired regularly. He suggested Herriman be approached and a formal complaint filed asking that Bluffdale be fairly compensated for having to maintain the road. Mayor Anderson stated that a road was being constructed to Redwood Road but never completed. She stated that the matter is still under legal discussion.

J. Lee Bertoch complained about noise. Mr. Pickell stated that the noise ordinance addresses continuous or repeated sounds. Commissioner Bertoch stated that the trucks also throw rocks. Regulation issues were discussed. Von Brockbank questioned what the permit includes and believed it was a full-scale excavation operation. Mr. Pickell indicated that the State has authorized several mines. Staff met with the State Division of Oil, Gas, and Mining to make sure the operation is in compliance and found that it was.

J. Lee Bertoch commented that this is the worst time of year for heavy trucks to travel on asphalt since the more damage is caused because of the freeze and thaw. Mayor Anderson commented that the City Council is trying to reach a balance and avoid a lawsuit. Mr. Pickell stated that the City is in a good legal position but there is a process in the State Code that has to be followed. J. Lee Bertoch added that there are strict weight limits that must be adhered to and overweight trucks should be issued citations.

**6. Adjournment.**

The Planning Commission Meeting adjourned at 7:12 p.m.

  
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Gai Herbert  
Community Development Secretary

Approved: \_\_\_\_\_ March 3, 2009 \_\_\_\_\_

