

COPY



AGENDA

BLUFFDALE CITY PLANNING COMMISSION

MARCH 17, 2009

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, March 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. Approval of the minutes of the March 3, 2009, Planning Commission Meeting.
4. Consideration and vote on an amendment to Chapter 12.6.12 Heavy Commercial Zone of the Zoning Ordinance related to open storage, Orlin Wathen, applicant.
5. Adjournment.

Dated: March 11, 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.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, March 17, 2009**

Present:

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

Others: Vaughn Pickell, Community Development Director
Gai Herbert, Planning Secretary

Excused: Alexander Speed

BUSINESS MEETING

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

1. Public Comment.

There were no members of the public wishing to speak.

2. City Council Report.

In response to a question raised, Community Development Director, Vaughn Pickell, stated that the Council adopted the coordinates restricting weights and designating truck routes. The truck route designated was 15000 South, all state roads, and all roads in the industrial or heavy commercial areas.

Chair Mitchell stated that the terms of three of the Commission Members had expired. Mr. Pickell responded that he informed the Council and Mayor of the situation in February and the Mayor was in the process of drafting a resolution appointing new members. Chair Mitchell's understanding was that the Mayor nominates applicants to serve on the Planning Commission. The Council then simply has to affirm the nominations. Mr. Pickell stated that the matter had not yet been brought forth on the agenda. There was some question as to whether the terms of the three Commission Members would expire in March or May. Mr. Pickell indicated that he would provide verification.

3. Approval of the Minutes of the March 3, 2009 Planning Commission Meeting.

David Lucero moved to approve the minutes of March 3, 2009, as a record of what took place. MJ Jackson seconded the motion. Vote on motion: MJ Jackson-Aye, David Lucero-Aye, J. Lee Bertoch-Aye, Von Brockbank-Aye, Chair Mitchell-Aye. The motion passed unanimously.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, March 17, 2009**

4. Consideration and Vote on an Amendment to Chapter 12.6.12 Heavy Commercial Zone of the Zoning Ordinance Related to Open Storage, Orlin Wathen, Applicant.

Mr. Pickell indicated that the above matter was tabled from the last meeting. In response, staff drafted new conditions for Commission consideration. A revised draft document was provided for review by the Commission. Mr. Pickell referred to item 24 of the conditional use section pertaining to open storage. He stated that the language was left open-ended depending on the type of storage and the unique characteristics of the site. He thought lighting should at least be provided to increase safety but not create a nuisance.

Mr. Pickell suggested that any motion declare whether the proposed use should be permitted or conditional. MJ Jackson commented that originally open storage was prohibited to create the appearance of a clean, well-maintained area. Von Brockbank's opinion was that it should be a conditional use. In this case, RVs will be stored on the site while other situations might involve the storage of heavy equipment. He thought a conditional use would allow the City to have some control over what is being stored on the property.

With regard to fencing, David Lucero thought allowing chain link fencing was permissive. He noted that other areas require open storage to be surrounded by a solid 10-foot wall or fence that prevents the stored items from being visible. He hoped something similar would be done in this case. Mr. Pickell stated that a conditional use permit would allow such a condition to mitigate the visual impacts. He noted that if at some point in the future the Commission feels that the conditions are not being met, the matter can be renoticed as a public hearing and the applicant invited to come back in for an evaluation. The worst-case scenario would involve revocation of the conditional use permit if the applicant fails to meet the required conditions.

J. Lee Bertoch asked about the height restriction on fences in the area. Mr. Pickell's recollection was that generally there is a six-foot height restriction. He noted that permits can be obtained, however, for higher fences.

David Lucero moved to recommend approval of the proposed change to Chapter 12.6.12 of the Bluffdale City Zoning Ordinance and remove 12.6.12.30 of the permitted use and adopt the conditional use of 12.6.12.24. MJ Jackson seconded the motion. Vote on motion: MJ Jackson-Aye, David Lucero-Aye, J. Lee Bertoch-Aye, Von Brockbank-Aye, Chair Mitchell-Aye. The motion passed unanimously.

Mr. Pickell indicated that the applicant will still need to make application for the site plan and the conditional use.

MJ Jackson reported that she called Maverick the previous week and complained about garbage collections that have been taking place at 2:30 a.m. on Thursday and Sunday mornings. She asked that something be done. Commissioner Jackson's recollection was that there are to be no deliveries or pickups between 10:00 p.m. and 7:00 a.m. Mr. Pickell confirmed that that was the case. He stated that he had spoken to the Maverick Store Manager, a female, who agreed to have

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Tuesday, March 17, 2009

the garbage pickups rescheduled. MJ Jackson stated that she spoke to a male Store Manager and indicated that the situation had been ongoing. Mr. Pickell indicated that further action would be taken if the situation continues.

Mr. Pickell reported that thus far there was one item scheduled for discussion at the next Planning Commission Meeting.

MJ Jackson asked Mr. Pickell to describe where the piece of property was purchased along the Jordan River so that the Jordan River Parkway can be completed down to Lehi. Mr. Pickell did not have that information.

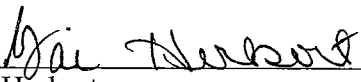
MJ Jackson asked for information about a truck that went off the road and into the canal. Mr. Pickell had no information on the incident.

Von Brockbank asked how long 3200 West will be blocked off. Mr. Pickell recalled that it was to be closed approximately two weeks. The plan was to complete the intersection and then wait one year to make further repairs going further up the street.

5. **Adjournment.**

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

The Planning Commission Meeting adjourned at 6:50 p.m.



Gai Herbert
Planning Secretary

Approved: _____ April 7, 2009

