

COPY



AGENDA

BLUFFDALE CITY PLANNING COMMISSION

April 21, 2009

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, April 21, 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 April 7, 2009, Planning Commission Meeting.
4. Public hearing on a proposed amendment to Chapter 12.6 of the Bluffdale Land Use Ordinance pertaining to setbacks for corner lots, Bluffdale City, applicant.
5. Public hearing and consideration and vote on proposed amendments to the Land Use Element of the Bluffdale City Comprehensive Plan related to the Wasatch Front Regional Council Growth Principles, Bluffdale City, applicant
6. Adjournment.

Dated: April 17, 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:

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

Others: Vaughn Pickell, Community Development Director
Cathy Quinney, Planning Secretary

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 present to speak.

2. City Council Report.

MJ Jackson asked Community Development Director, Vaughn Pickell, to describe agenda item number six from the last City Council Meeting. He explained that it pertained to a bond for the subdivision with the secondary water system as part of it. It was supposed to be a fire system and was deleted from the required improvements. The intent was to make sure the work still gets done. As a result, the applicant agreed to post a secondary bond. The property location was given as approximately 13800 South 3600 West.

3. Approval of the Minutes of the April 7, 2009 Planning Commission Meeting.

MJ Jackson moved to accept the Planning Commission Meeting minutes for Tuesday, April 7 as presented as a representation of what occurred. Chair Mitchell seconded the motion. Vote on motion: MJ Jackson-Aye, J. Lee Bertoch-Aye, Alexander Speed-Aye, Stan Mitchell-Aye. The motion passed unanimously.

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4. Public Hearing on a Proposed Amendment to Chapter 12.6 of the Bluffdale Land Use Ordinance Pertaining to Setbacks for Corner Lots, Bluffdale City, Applicant.

Mr. Pickell reported that he initiated the above matter after receiving complaints about it. He explained that corner lots are not addressed specifically in the R-1-43 and A-5 zones. This allows a garage to be built, for example, 10 feet from the side street, which could potentially be a main street. There was a situation on 2700 West where there are a couple of garages very close to the street. Mr. Pickell stated that he also had someone propose a garage who asked him about the requirements. He considered it to be an urban design concern and questioned whether the Commission really supported structures that close to the street.

MJ Jackson asked why the situation applies only to R-1-43 and A-5. Mr. Pickell explained that other zones already include regulations for corner lots. For example, the CRO zone actually makes reference to a side corner setback and requires it be the same as the front. Chair Mitchell asked if the inadequate setback situation could create a potential safety issue as well. Mr. Pickell stated that it could in the event someone is backing out of their garage. He considered it more of an aesthetic issue, however.

MJ Jackson moved to open the meeting to public comment. Chair Mitchell seconded the motion. Vote on motion: MJ Jackson-Aye, J. Lee Bertoch-Aye, Alexander Speed-Aye, Stan Mitchell-Aye. The motion passed unanimously.

There were no members of the public present to speak.

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

MJ Jackson moved to recommend approval of the proposed changes to Chapter 12.6.3 and 12.6.4 of the Bluffdale City Zoning Ordinance. J. Lee Bertoch seconded the motion. Vote on motion: MJ Jackson-Aye, J. Lee Bertoch-Aye, Alexander Speed-Aye, Stan Mitchell-Aye. The motion passed unanimously.

5. Public Hearing and Consideration and Vote on Proposed Amendments to the Land Use Element of the Bluffdale City Comprehensive Plan Related to the Wasatch Front Regional Council Growth Principles, Bluffdale City, Applicant.

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

There were no members of the public present to speak.

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

Mr. Pickell reported that the above item was staff's attempt to incorporate as many of the Wasatch Front Regional Council's growth principles as they felt were appropriate for Bluffdale. At a previous meeting, staff was directed to bring the matter back with a formal recommendation.

It seemed to MJ Jackson that much of the work had already been done. Mr. Pickell agreed and stated that the goal was to take the growth principles and incorporate them exclusively into the General Plan to the extent the City is comfortable.

MJ Jackson remarked that it seemed to her like the City has lost out on their open space, parks, and trails. She asked that equestrian trails be added to Policy I and recommended the verbiage be changed to read, "Interconnect roadways, pedestrian paths, and equestrian trails."

MJ Jackson next inquired about corridor preservation issues. Chair Mitchell was in favor of seeing something official in the policy and not just integrate corridor preservation but trail preservation access management as well. He did not like the present wording and stated that "corridor" refers only to the Jordan River and open space. Mr. Pickell responded that the objective refers to transportation. His interpretation was that it pertains to right-of-way preservation for roads. With the Independence development, for example, they preserved the alignment for the Bonneville Shoreline Trail as part of the approval of Phase 1. It is in the master plan and staff looks at it each time a development comes through to see if there is anything that might be affected.

MJ Jackson referred to Policy A and asked for an example of how the City has implemented an effective development review process. Mr. Pickell explained that the Development Review Committee (DRC) consists of the City Engineer, himself, Public Works Operations Manager, the Fire Chief, and City Manager who review development proposals to make sure they conform to the City ordinances. DRC Meetings are held each Thursday morning at 9:00 a.m. and the agenda fluctuates based on what is currently in the process.

MJ Jackson was surprised by the study findings that Bluffdale has the potential for 41,000 residents. Mr. Pickell stated that that figure is based on the current land use plan. MJ Jackson asked if the City had set aside property for Porter Rockwell. Mr. Pickell stated that UDOT selected the 2100 North Lehi alternative to connect the Mountain View Corridor to I-15. The City still feels that Porter Rockwell Boulevard is an important transportation corridor for Bluffdale even if the main connector is chosen. The City planned to acquire some of the property using corridor preservation funds. In the Capital Improvements Plan, about half of the length will be Bluff Boulevard in Independence, which will be a five-lane arterial. About half will be built as soon as the project begins. MJ Jackson stated that in the past the Commission has suggested something be done to preserve the River. Mr. Pickell stated that that was still the case

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and there is a Jordan River study taking place. He reported that City Council Member Nancy Lord is involved and serving on a committee exploring the possibility of forming a governing body and funding sources for a county-wide river authority.

MJ Jackson referred to a previous study conducted by Utah State. She suggested it be made part of the corridor. She stated that Russian Olives are native and the study suggested an effective way of eliminating them. Chair Mitchell remarked that although Russian Olives are not a native species, they are not necessarily a detrimental species like Tamarisk. He noted that there is value in Russian Olives as bird habitats. Chair Mitchell asked how the study could best be used. Mr. Pickell stated that there was a possibility that the study was not formally adopted by the Council. He wanted to find the study and determine whether it was adopted by resolution or ordinance making it part of the General Plan already. Chair Mitchell stated that perhaps Goal 3 could be amended to open the possibility to consideration of environmental studies and the overall needs of the community.

Stan Mitchell moved to recommend approval of the proposed changes to the Bluffdale City Comprehensive Plan incorporating some of the growth principles contained in Wasatch Choices 2040 published by the Wasatch Front Regional Council with the following proposed changes:

1. **Add to Goal 3 verbiage pertaining to consideration of environmental studies.**
2. **Modify Goal 4, Objective 1, Policy I to read, "Interconnect roadways, equestrian trails, pedestrian paths, etc."**

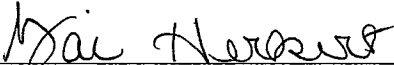
J. Lee Bertoch seconded the motion. Vote on motion: MJ Jackson-Aye, J. Lee Bertoch-Aye, Alexander Speed-Aye, Stan Mitchell-Aye. The motion passed unanimously.

MJ Jackson asked if the City Council had begun the process of appointing three new Planning Commission Members. Mr. Pickell stated that the Mayor had not yet made a proposal.

J. Lee Bertoch asked if a decision had been made on the TRAX station. Mr. Pickell responded that to his knowledge no decision had yet been made.

6. **Adjournment.**

The Planning Commission Meeting adjourned at 7:10 p.m.



Gai Herbert
Planning Secretary

Approved: 5/19/09