



AGENDA

BLUFFDALE CITY PLANNING COMMISSION

April 7, 2009

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, April 7, 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 17, 2009, Planning Commission Meeting.
4. Consideration and vote on a final plat for a 2-lot subdivision located at approximately 2536 W. Silverpoint Way in an R-1-43 zone, Karl Burchett, applicant.
5. Adjournment.

Dated: April 3, 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, April 7, 2008**

Present:

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

Others: Vaughn Pickell, Community Development Director
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. It was noted that there were no members of the public present.

2. City Council Report.

In response to a question raised by MJ Jackson regarding agenda item number seven pertaining to the amendment of Civic Institutional, Community Development Director, Vaughn Pickell, reported that the matter was approved.

With regard to handicapped parking standards, Mr. Pickell explained that the existing Code was changed to incorporate revisions of the ADA and the IBC to be consistent. Staff found that the signage requirements under the current zoning and the number of handicapped accessible spaces were not what the current ADA and IBC required.

Mr. Pickell indicated that Nancy Lord was designated as the representative of the Jordan River Interim Planning Committee. He noted that Council Member Lord had been serving in that capacity and the vote was meant to formalize it.

J. Lee Bertoch asked about agenda item number four regarding Point of the Mountain Storage. Mr. Pickell stated that the request was approved and remarked that the applicants have since made application for a building permit. Work was expected to commence in the near future.

Mr. Pickell stated that agenda item number six involved the adoption of a new zoning chapter while item seven dealt with rezone issues.

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

J. Lee Bertoch referred to page three where an eight-foot fence was discussed. He asked if any input was received from the power company with regard to fence height restrictions. Mr. Pickell explained that normally the ordinance would allow for a six-foot fence although a conditional use permit could be obtained for a higher fence up to eight feet in height.

MJ Jackson referred to page 3, line 27, and asked for an explanation of a newspaper article reporting that Springview Farms was purchased by Parks and Rec. Mr. Pickell specified that the property referred to is located on the west side of the River. The intent was to straighten out 1300 West in Sage Estates, including the Williams property, and for the equestrian trail to go through. The property sold to the county was identified for open space acquisition.

MJ Jackson moved to accept the Planning Commission Meeting minutes for Tuesday, March 17, 2009 as presented as a representation of what happened. J. Lee Bertoch seconded the motion. Vote on motion: J. Lee Bertoch-Aye, MJ Jackson-Aye, David Lucero-Aye, Alexander Speed-Aye, Stan Mitchell-Aye. The motion passed unanimously.

4. Consideration and Vote on a Final Plat for a 2-Lot Subdivision Located at Approximately 2536 West Silverpoint Way in an R-1-43 Zone, Karl Burchett, Applicant.

Mr. Pickell presented the staff report and stated that the property is zoned residential one-acre in the General Plan and R-1-43 on the zoning map. The property is 3.94 acres in size with two lots requested. An aerial photo of the area was displayed. The request was found to meet the required criteria.

MJ Jackson moved to recommend approval of the final plat for the Burchett Subdivision subject to the following:

General Comments:

- 1. Appropriate water shares are deeded to Bluffdale City in the amount of 3.0 acre-feet of water per gross acre of land included in the subdivision.**
- 2. The Developer must comply with any future conditions pertaining to this subdivision as determined by the Planning, Engineering, Public Works, or Building Departments.**
- 3. The Developer is to submit plan drawings, as well as construction drawings in electronic format (CAD and shapefiles).**

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DRC Comments:

Planning:

1. Provide address for Lot 1.
2. Provide owner's dedication.
3. Provide signature blocks.

Public Works

1. Verify the storm drain connect to irrigation ditch (remove).

Engineering

1. Provide access and utility connection for Lot 1.
2. Three acre-feet of water per acre of development.

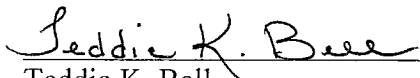
Stan Mitchell seconded the motion.

A question was raised about fire hydrant placement. Mr. Pickell recalled that none was needed since one existed across the street.

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

5. **Adjournment.**

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



Teddie K. Bell
City Recorder

Approved: April 21, 2009