



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, January 18, 2023**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, January 18, 2023, at 6:00 p.m., or as soon thereafter as possible** at the Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. This meeting may also be broadcast live to the public on the City's website www.bluffdale.com. Notice is further given that access to this meeting by Commission members may be by electronic means via telephone conference call.

PLANNING COMMISSION BUSINESS MEETING 6:00 PM

1. Roll Call.
2. Invocation/Thought/Reading and Pledge of Allegiance.

LEGISLATIVE ITEMS:

3. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a proposed amendment to the Bluffdale City Zoning Map, for 6.7 acres from the Agricultural (A-5) zone to the Sand and Gravel (SG-1) zone, located at approximately 16400 S Pony Express Rd., Asphalt Materials, Applicant, (Application 2022-58) – Staff Presenter, Ellen Oakman.

DISCUSSION ITEMS:

4. Planning Commission Business (planning session for upcoming items, follow up, etc.).
5. Adjournment.

Dated: January 13, 2023

**Grant Crowell, AICP
Community and Economic 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 (801)254-2200. TTY 7-1-1.

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2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200
Community Development Department
Planning Division

STAFF REPORT
13 January 2023

To: City of Bluffdale Planning Commission
Prepared By: Ellen Oakman, Associate Planner

Re: Zoning Map Amendment Application for Asphalt Materials

Application No: 2022-58
Applicant(s): Kyle Hansen
Address: 16400 S Pony Express Rd
Zoning: From A-5 Agricultural to SG-1 Sand and Gravel
Acreage: 6.7 acres
Request: To consider an amendment to the Zoning Map to SG-1 for the existing mining operation, Asphalt Materials

BACKGROUND

The applicant, Asphalt Materials conducts the mining business on the approximately, 70-acre area – zoned Sand and Gravel (SG-1). The subject property, proposed to amend zoning from A-5 to SG-1, is the southwest corner of their property and operation. The applicant requests to bring the inconsistent two properties into compliance, by amending the zone so that all properties are in the correct zone for the intended use. They have been conducting business on these properties, since 1995, but have been doing business in Bluffdale 20 years prior to that. The company supplies construction materials and landscaping throughout the Wasatch front.

ANALYSIS

General Plan

According to the recently updated Bluffdale City General Plan, approved in June 2022, the Land Use designation of the subject property and surrounding area, is *Regional Core*. Regional Core anticipates high density development in the future, but due to existing mining operations and mining rights, the General Plan supports mining activity for this area for several years. Mining activity can prepare land for future development and reclamation.

Access & Use

Access and the transportation network for this area will remain the same, with this proposed zoning amendment. The subject properties will be a continuation of the existing mining operation by Asphalt Materials and is part of their currently owned properties.

With their mining rights from the State, these two remaining parcels will not be utilized for agricultural uses, but for mining, as permitted in SG-1 zone. The state regulations will remain the same with only the zoning proposed to be amended to be consistent with the remaining approx. 70-acre operation. These properties were intended for this use, and the applicant came to realize the inconsistency in zoning and came to rectify the situation to be fully in compliance with the city zoning code.

APPROVAL CRITERIA FOR THE APPLICATION:

The Planning Commission should establish adequate findings in support of a positive or negative outcome and forward those findings to the City Council which may include, but are not limited to:

1. That the current use is consistent with the land use designation, Regional Core.
2. That the proposed zoning is consistent with the remaining approx., 70-acre area, utilized for Asphalt Materials operation.
3. That the business has all necessary state mining permits and mining rights.

MODEL MOTIONS FOR THE APPLICATION:

Model for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Zoning Map Amendment (2022-58) from A-5 Agricultural to SG-1 Sand and Gravel based on the findings presented in the Staff Report dated January 13, 2023 (and including the following additional findings):”

Model for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Zoning Map Amendment (2022-58) from A-5 Agricultural to SG-1 Sand and Gravel based on the findings presented in the Staff Report dated January 13, 2023 (and including the following additional findings):”

ATTACHMENTS

1. Aerial map
2. Zoning map

