



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, August 19, 2020**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, August 19, 2020, at 6:30 p.m., or as soon thereafter as possible** at Bluffdale City Hall located at 2222 West 14400 South. There are additional ways to participate in this meeting:

1. Please check the City website bluffdale.com for the most up-to-date details to view the meeting.
2. **Email** your comments to: planningmeetingcomment@bluffdale.com for all public hearing items. Please put the Agenda item number in the subject line.
3. **Mail** your written comments to: Jennifer Robison, Senior Planner, City of Bluffdale Planning 2222 West 14400 South Bluffdale, Utah 84065.

All comments can be read aloud if you indicate to do so. All comments received will be forwarded to Planning Commission and will be included in the public record.

PLANNING COMMISSION BUSINESS MEETING 6:30 PM

1. Roll Call.
2. Public Forum – To bring items not already on the agenda before the Planning Commission.
3. Approval of minutes from the July 15, 2020, Planning Commission meeting.

Legislative Items

4. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a Zoning Map Amendment Application for R-1-10 (Infill Overlay) to include modified standards, for 1.96 acres located at approximately 14643 South Camp Williams Road. Quail Ridge Bluffdale Development, LLC. (Application 2020-37) – Staff Presenter, Ellen Oakman.
5. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a Zoning Map Amendment Application from A-5 Agricultural Zone to R-1-43 Residential Zone for approximately 14.5 acres located at approximately 2877 W 15000 S, Kenneth Olson, Applicant. (Application 2020-36) – Staff Presenter, Ellen Oakman.

Administrative Items

6. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary Subdivision Plat Application for 1.24 acres in the R-1-10 Zone for three (3) residential lots located at approximately 14321 South Loumis Parkway, Johnny Loumis, Applicant. (Application 2020-35) – Staff Presenter, Jennifer Robison.
7. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary Subdivision Plat Application for Heritage 76 Plat C for 55 residential townhome units on 5.33 acres including associated streets and open space located at approximately 1090 West Heritagecrest Way, 4 Independence LLC, Applicant. (Application 2020-31) – Staff Presenter, Jennifer Robison.

8. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary Subdivision Plat Application for Banner Hill for 21 residential townhome units on 1.87 acres including associated streets and open space located at approximately 1090 West Heritagecrest Way, 4 Independence LLC, Applicant. (Application 2020-32) – Staff Presenter, Jennifer Robison.

Continuation of Legislative Items

9. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a City Initiated Text Amendment Application to amend Titles 11-2 and 11-22 of the Bluffdale City Land Use Ordinances, revising the City's Sign Code, along with associated definitions and related administrative provisions, City of Bluffdale, Applicant. (Application 2020-12) – Staff Presenter, Grant Crowell.
10. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a City Initiated Text Amendment Application to amend Title 11-2, 11-16, and 11-35 to amend the chicken and small animal requirements in R-1-10 zones, amending existing animal code and creating a new section, 'Keeping of Animals'. (Application 2020-29) – Staff Presenter, Ellen Oakman.

Discussion Items

11. City Council Reports.
12. Planning Commission Business (planning session for upcoming items, follow up, etc.).
13. Adjournment.

Dated: August 14, 2020



**Grant Crowell, AICP
City Planner/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.