



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, May 3, 2023**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, May 3, 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.
3. Approval of Planning Commission meeting minutes from March 1, April 5, and April 19, 2023.

ADMINISTRATIVE ITEMS:

4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on The Reserve at Fireridge Phase 2 Preliminary Subdivision Application for five (5) one-acre residential lots at approximately 3585 West 14400 South, Alan Prince, Applicant (Application 2022-51) – Staff Presenter, Jennifer Robison.

DISCUSSION ITEMS:

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

Dated: April 28, 2023

**Grant Crowell, AICP
Community and Economic Development Director**

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

Present:

Members: **Debbie Cragun, Chair**
 Tina Griffis
 Michael Kraupp
 Kory Luker
 Erik Swanson

Staff: **Grant Crowell, Community and Economic Development Director**
 Jennifer Robison, Senior City Planner
 Ellen Oakman, Associate City Planner
 Courtney Armstrong, AV Technician
 Tiffini Shinsel, Community Development Coordinator

Public: **Richard Shaver**
 Alan Prince
 Greg Wilding
 Russ Buehler
 Kelly Albiston
 Karen Christensen

Chair Debbie Cragun called the meeting to order at 6:01 p.m.

PLANNING COMMISSION BUSINESS MEETING

1. Roll Call.

All members of the Planning Commission were present with the exception of Ulises Flynn and Erik Swanson, who were excused.

2. Invocation/Thought/Reading and Pledge of Allegiance.

Greg Wilding offered the invocation and led the Pledge of Allegiance.

3. Approval of Planning Commission Meeting Minutes from March 1, April 5, and April 19, 2023.

Commissioner Luker moved to APPROVE the Planning Commission Meeting Minutes from March 1, April 5, and April 19, 2023. Commissioner Griffis seconded the motion. Vote on motion: Tina Griffis-Aye, Kory Luker-Aye, Michael Kraupp-Aye, Chair Debbie Cragun-Aye. The motion passed unanimously.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

ADMINISTRATIVE ITEMS

4. PUBLIC HEARING, CONSIDERATION, AND VOTE on The Reserve at Fireridge Phase 2 Preliminary Subdivision Application for Five (5) One-Acre Residential Lots at Approximately 3585 West 14400 South, Alan Prince, Applicant (Application 2022-51) – Staff Presenter, Jennifer Robison.

Senior City Planner, Jennifer Robison presented the Staff Report and stated that there are two steps in the subdivision process. The Planning Commission is the Land Use Authority for preliminary approvals. The applicants will submit a final application for review by the staff. The location of the subject property was described. Mrs. Robison reported that The Reserve at Fireridge Phase 2 was before the Commission tonight. Phase 1 was completed several years ago by the developer, Greg Wilding, who was present. At that time, it was determined that for the benefit of the community and residents, that the road be as wide as possible and built to City standards. As a result, improvements were made to the road.

The property is in the Low-Density R-1-43 zone, which requires a minimum of one-acre lots. The plat contains five lots. The property was formerly owned by Dick Shafer who was also present. His home currently sits on Lot 5, which he will retain. The project is currently accessed via 3400 West up Buhler Lane. Eventually, there will be a connection from 3600 West to Boulden Boulevard. The City has long anticipated the need for a local road in this area to accommodate growth and traffic.

With Fireridge Phase 1, Mr. Wilding provided more right-of-way and finished the road to the curb line. The additional 11 feet needed to meet the 52-foot right-of-way standard was being dedicated with the plat, which will include their park strip and sidewalk. There will be a dedication of 26 feet for the right-of-way to 14400 South. All improvements will be required to be put in with the project.

Mrs. Robison reported that the improvements will go in but there will be a temporary barricade at that location. The ownership of surrounding properties was discussed. To make the intersection complete, they need to work with other landowners. As a result, the 26 feet will be constructed for the time being. A rendering was displayed showing the connection. The project was determined to meet all lot size requirements. There are easements for irrigation and storm drain management.

BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023

Mr. Wilding was identified as the Project Engineer. The request was found to meet all Subdivision Ordinance requirements.

Commissioner Swanson asked for clarification on the access roadways and asked if Lot 4 will remain a dirt lane until 3600 West is completed. Mrs. Robison clarified that it will not be dirt and the developer will be required to install curb, gutter, sidewalk, and 26 feet of asphalt. A barrier will be placed to prevent use of the access until the intersection is finalized. In the meantime, access will be provided to Lot 4.

Commissioner Flynn asked if Lot 5 will be accessible only through that road rather than via 14400 South. Mrs. Robison stated that there is already access from 14400 South.

The applicant's representative, Alan Prince, gave his address as 11142 Eagle View Drive in Sandy. He reported that when they first met Mr. Shafer the property was locked in a legal struggle between a couple of neighbors who had different views. They were able to work with both parties and negotiate a resolution of the lawsuit. That opened up the opportunity to develop this five-lot project, put connections through to Buhler Lane, and make it possible for the other family to participate in the completion of the improvements. He stated that it has been an amicable process.

Commissioner Kraupp asked if there was any requirement on the part of the City to validate or verify anything regarding the lawsuit mentioned. Mrs. Robison stated that there was not as it involved private parties. Mr. Prince stated that there was an agreement with Mr. Shafer to allow him to remain in his home if approval is granted. In the future, they will record a plat and separate the lot into a freestanding, qualifying lot. Currently, they own all of the property.

Chair Cragun opened the public hearing.

Russ Buehler gave his address as 3462 Buhler Lane and stated that he welcomes development but voiced concerns about the road infrastructure. It was a dirt road previously and the proposed improvements are welcome. He reported that currently, the road has no streetlights. The existing streetlights end in front of his home. He was concerned about the road accommodating the traffic from five additional lots with no streetlights. Mr. Buehler stated that motorists travel at high rates of speed and 19 children live in the neighborhood. He stressed the need for provisions to protect the

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

safety of neighborhood children. When Fireridge 1 was developed, he was informed that there would be a crosswalk installed where the sidewalk ends. He commented that the bend in the road is challenging and to add more lots and children will only exacerbate the traffic situation.

Mrs. Robison reported that with Fireridge 1, the developers were required to do what was included in their subdivision and they have installed the required streetlights. Anyone who wishes to develop is required to install the improvements that they control on their property. The intent was to install a full-width road, which would be cleaner and more convenient for all of the other developments. The developer ultimately acquired additional property. They did not put all of the improvements in but will be required to do so when the adjoining property is developed. That was not a requirement of Fireridge 1.

Mr. Buehler stated that there should be some sort of access off 14400 South given the number of lots. He remarked that the traffic issue will not be solved with a jersey barrier. Mrs. Robison commented that there is a Code requirement that a dead-end street can accommodate a maximum of 30 units. The proposed development complies with the requirements. One lot in the subdivision will be accessed from 14400 South. As a result, only four will be accessed from 3400 West. She explained that this is typical for development that comes in one phase at a time.

Mrs. Robison confirmed that streetlights will be installed according to City standards. She explained that there are spacing requirements for streetlights in residential areas. Mr. Buehler reiterated the importance of having sidewalks and crosswalks so children do not have to walk in the roadway. Mrs. Robison clarified that the request before the Commission includes the construction drawings with the preliminary plat and is within the boundary of the development.

Commissioner Flynn was aware that there have been other concerns in this and other areas of the City regarding traffic and speeding and acknowledged that it is a Citywide problem.

Mr. Prince addressed Mr. Buehler's concerns by identifying where streetlights will be required. He pointed out that there are only four new lots and three new light poles. He showed where sidewalks will be constructed and areas where they do not have control over the property rights of others.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

Karen Christensen gave her address as 924 East Sainsbury Court in Draper and was present on behalf of the Thomas Family Trust. This was the first time she had heard that they will be bringing the lot that will be facing their property. She asked how they will protect people from coming onto their undeveloped property. She wanted that road to be developed but asked how protected they will be and if the jersey barrier will limit access to their property. Mrs. Robison stated that a barrier of some sort will be placed at the intersection of 3600 West and 14400 South. Access will remain open.

Project Engineer, Greg Wilding, gave his address as 14721 South Heritage Crest Way and stated that on the south end, the property will remain unchanged. He described how the access will be maintained. Chair Cragun confirmed that the developers only have to develop their own property and are not required to place a fence along Ms. Christensen's property. Fencing options were discussed.

Ms. Christensen asked about the requirement for a retention pond within the development. Mr. Wilding described the two detention methods proposed for the project and pointed out that Bluffdale City requires detention ponds on public land. They will collect the storm drain and come up into an existing pond and modify it to accommodate it. They are also using a system that complies with new state Code Low-Impact Development ("LID") requirements. It involves an underground detention system that will be installed in the park strip that will be built to City standards.

Ms. Christensen asked if the runoff water will go into the storm drain or the irrigation system. Mr. Wilding stated that it is designed to be larger than normal because it will be a retention pond and not a detention pond. It will hold water and allow it to seep back into the ground. If it overflows, it will come back out of the storm drain and go down 14400 South, and get picked up in the City system. Ms. Christensen asked about runoff irrigation. Mr. Wilding described an existing irrigation ditch that will be piped to the side of the road. In three locations it will be picked up by a new irrigation pipe that is being put in.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

Ms. Christensen asked about another road and why it was not built as part of Fireridge 1. Mr. Wilding stated that it is outside the scope of the current project. He offered to discuss the matter privately with Ms. Christensen.

Kelly Albiston gave his address as 14548 South Fireridge Cove, which is part of Phase 1. He expressed support for the proposed development and looked forward to having new neighbors. He has streetlights nearby and addressed sidewalk safety concerns. He hoped to have sidewalks on both sides but recognized that that is not part of this project.

Commissioner Flynn asked Mr. Albiston if he would see any benefit to red striping the road, making it illegal to park there. Mr. Albiston mentioned a large crane being parked there but was unsure who owns it. He considered visibility, security, and safety to be the most challenging issues.

Community and Economic Development Director, Grant Crowell addressed the distinction between items related to the project and what might be an existing deficiency. If a Safe Routes to School Map is provided by the district and there are no sidewalks, it may be eligible for a Utah Department of Transportation (“UDOT”) grant. City Engineer, Michael Fazio, could potentially help evaluate those issues. There are areas of the City where there are no sidewalks where such an effort could be pursued. With regard to detached trailers being illegally parked on City streets overnight or unlicensed vehicles, he suggested that Dispatch be contacted. A Capital Project for streetlights or sidewalks beyond the development would require an allocation from the City Council.

There were no further public comments. The public hearing was closed.

Kory Luker moved to APPROVE The Reserve at Fireridge Phase 2 Preliminary Subdivision Application for five (5) one-acre residential lots (Application 2022-51). Ulises Flynn seconded the motion. Vote on motion: Ulises Flynn-Aye, Tina Griffis-Aye, Kory Luker-Aye, Eric Swanson-Aye, Chair Debbie Cragun-Aye. The motion passed unanimously. Alternate Planning Commission Member, Michael Kraupp did not participate in the vote.

DISCUSSION ITEMS

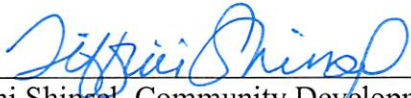
5. Planning Commission Business.

**BLUFFDALE CITY PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 3, 2023**

Commissioner Flynn thanked Mr. Crowell for the updates and emails concerning the Holiday Project, which was under review.

6. Adjournment.

The Planning Commission Meeting adjourned at 6:45 p.m.



Tiffini Shinsel, Community Development Coordinator

Approved: _____ 6-21-2023

