



**BLUFFDALE CITY PLANNING COMMISSION
ELECTRONIC MEETING AGENDA
Wednesday, May 6, 2020**

***This meeting will ONLY be conducted electronically ***

Notice is hereby given that the Bluffdale City Planning Commission will hold an electronic public meeting Wednesday, May 6, 2020, at 6:30 p.m., or as soon thereafter as possible. There are various ways to participate in this electronic meeting:

1. Please check the City website bluffdale.com for the most up-to-date details to view the electronic 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 April 15, 2020, of the Planning Commission.

Administrative Items

4. **CONSIDERATION AND VOTE** on a Plat Amendment Application to modify the defined rear property line setback from 25' to a side setback of 10' for Lot 101 in The Preserve at Springview Farms Phase 1 Plat located at 1632 West Preserve Court, Justin Reynolds, Applicant. (Applicant 2020-17)

Legislative Items

5. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a proposed General Plan Land Use Map Amendment Application for 1.71 acres from Neighborhood Commercial to Commercial located at approximately 13912 South 2700 West, Jeremy Bitner, Applicant (Application 2020-18)
6. **PUBLIC HEARING, CONSIDERATION AND RECOMMENDATION** on a proposed Zoning Map Amendment Application for 1.71 acres from R-1-43 Residential to GC-1 General Commercial located at approximately 13912 South 2700 West, Jeremy Bitner, Applicant (Application 2020-18)

Discussion Items

7. City Council Reports.
8. Planning Commission Business (planning session for upcoming items, follow up, etc.).
9. Adjournment.

Dated: May 1, 2020

A handwritten signature in blue ink that reads "Grant Crowell". The signature is written in a cursive, flowing style.

**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.

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Present:

Members: **Debbie Cragun, Chair**
 Johnny Loumis, Jr.
 Stephen Walston
 Ulises Flynn

Excused: **Kory Luker**
 Holly Brown

Staff: **Grant Crowell, City Planner/Economic Development Director**
 Jennifer Robison, Senior Planner
 Pam von Petersdorff, Community Development Assistant
 Tiffini Shinsell, Development Coordinator
 Todd Sheeran, City Attorney
 Bruce Kartchner, Administrative Services Director
 Natalie Hall, Emergency Program Manager (Production Team)

Others: **Justin Reynolds**
 Jeremy Bitner
 Mary Bitner

Chair Debbie Cragun called the meeting to order at 6:31 p.m.

The meeting was held electronically with public comments accepted via email. Comments were read and made part of the public record.

PLANNING COMMISSION BUSINESS MEETING

1. Roll Call.

All Planning Commission Members were present with the exception of Kory Luker and Holly Brown.

2. Public Forum.

There were no public comments.

3. Approval of Minutes from the April 15, 2020, Meeting of the Planning Commission.

Stephen Walston moved to approve the minutes from the April 15, 2020, Planning Commission meeting. Johnny Loumis, Jr. seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Stephen Walston-Aye; Ulises Flynn-Aye; Debbie Cragun-Aye. The motion passed unanimously.

Administrative Items

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4. CONSIDERATION AND VOTE on a Plat Amendment Application to Modify the Defined Rear Property Line Setback from 25' to a Side Setback of 10' for Lot 101 in The Preserve at Spring View Farms Phase 1 Plat Located at 1632 West Preserve Court. Justin Reynolds, Applicant. (Application 2020-17).

City Planner/Economic Development Director, Grant Crowell, presented the staff report and stated that the subject property is on a corner lot within The Preserve at Spring View Farms development. The subject property was identified on a map displayed. The owner of the parcel would like to adjust the north property line setback from what is shown on the original plat. The original setback was 25 feet. Mr. Crowell reported that an entry monument for the subdivision is located in the park strip.

Since the 25-foot setback is recorded on the plat, any change would have to occur as an amendment to the plat. Mr. Crowell showed what the plat would look like if the north setback line were modified. There is no requirement that the property have a rear lot line. The subject property has two fronts and a side already. The Infill-Overlay Zone (I-O) allows flexibility in terms of setbacks, lot sizes, and streets. The request was determined to be consistent with the current zoning of the subject property.

In response to a question raised, Mr. Crowell indicated that he was not aware of any neighbor concerns. He visited with a representative from the HOA's Architectural Review Committee in an effort to come up with a solution. He explained that obtaining a variance, per Utah State Law, is much more difficult than having a policy decision set with the plat. Mr. Crowell deferred to the applicant to explain how the request fits within the neighborhood and the HOA.

Commissioner Flynn asked if it is common to field requests to change setbacks, along with the potential pros and cons of granting the request under consideration. Mr. Crowell commented that any potential negative would involve less potential space between the home to the north or the trail to the north on the opposite side of the fence. It is an uncommon request since most people work with their architect to avoid requesting a plat amendment. Mr. Crowell stated that there are no concrete rules governing appropriate setbacks. The main concern was whether there would be any violation of a public utility easement, which must be honored. Staff had no significant concerns with the application.

The applicant, Justin Reynolds thanked staff for their efforts and confirmed that the sign in the park strip is a factor in his need for the amended setback to create an entrance to the property. Concerning drainage on the site, Mr. Reynolds stated that the setback requested would be along the side of the garage. There would be no living space next to the neighbor. Mr. Reynolds indicated that he visited with his neighbors to the north as well as the HOA and there had been no pushback.

Ulises Flynn moved to approve Plat Amendment Application 2020-17, subject to the following:

Conditions:

- 1. All requirements of the City Codes and adopted ordinances shall be met and adhered to.**

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2. **The 10-foot proposed setback shall be met on the north property line and shown on the new recorded plat.**
3. **The applicant is responsible for all fees in preparation of the final mylar copy and recording of the amended plat as approved.**

Stephen Walston seconded the motion. Vote on motion: Johnny Loumis, Jr.-Aye; Ulises Flynn-Aye; Stephen Walston-Aye; Debbie Cragun-Aye. The motion passed unanimously.

Legislative Items

5. **PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Proposed General Plan Land Use Map Amendment Application for 1.71 Acres from Neighborhood Commercial to Commercial Located at Approximately 13912 South 2700 West. Jeremy Bitner, Applicant. (Application 2020-18).**

Chair Cragun reported that agenda items 5 and 6 would be considered together but have separate motions.

Senior City Planner, Jennifer Robison, presented the staff report and identified the location of the subject property and the surrounding zoning. The subject property is currently zoned Neighborhood Commercial. Mrs. Robison explained that in August 2019, several parcels of property were purchased by the Wright Development Group. At that time, a rezoning of the property to Commercial was requested along with a General Plan Amendment. In September 2019, Messrs. Bitner and Exeter had a Neighborhood Commercial land use and requested a change to Commercial to be compatible with another property to the north. The City Council approved the change to the Land Use Map. The subject property, which Mr. Bitner recently purchased, was the only parcel that needed to be changed to be compatible with the surrounding property.

Mrs. Robison reviewed the current zoning map and stated that the subject property is the last parcel along the corridor to be changed to a Commercial designation and rezoned from R-1-43 to GC. In response to a question raised by Chair Cragun, Mrs. Robison stated that the request to rezone the subject property to GC would include the portion of the parcel that juts out.

Commissioner Walston asked why the property along Bangerter Highway is still designated as Neighborhood Commercial rather than Commercial. Mrs. Robison said that property is owned by UDOT and not Wright Development Group, so no change to the land use or zoning took place. Mr. Crowell explained that the property owner needs a new interchange design, so the land will likely be used as part of the change.

Mrs. Robison reported that the City updated the Master Transportation Plan earlier in 2020 and included a connection from 2700 West to 2950 West, knowing that this area was to develop. The future connection would be development driven and facilitate development in the area. Mr. Crowell explained that the proposed road was a recent idea. If the commercial projects are successful, he

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would expect others to make similar requests. He pointed out that there is not much interest in developing residential one-acre lots in the area. Mr. Crowell shared general information on how the connector road might be designed.

The applicant, Jeremy Bitner owns parcels at 13912 South 2700 West and the adjacent property to the south at 13930 South 2700 West. He has been engaged with the surrounding neighbors, particularly David Exeter and Leslie Mascaro of the Wright Development Group. During the past year, he has had the clear impression that the City wanted the entire block to go Commercial. In his visits with the Design Review Committee (“DRC”), Mr. Bitner stated that the proposed road is expected to be 57 feet wide. Much of the 1.71-acre subject property will end up being purchased by the City. Mr. Bitner provided an overview of how the property would likely be used. Some of the plans are on pause because of COVID-19. The parcel that juts to the west will be an office building for his Marriage and Family Therapy practice. Mr. Bitner is a Bluffdale resident and hoped to see more commercial in the City.

Mr. Bitner asked that the Planning Commission forward a positive recommendation to the City Council as commercial development will add to the City’s tax base. The addition of the road will add much needed east-west frontage. His opinion was that the area is best suited for commercial development and the Mayor shares his perspective. It was noted that Mayor Timothy does not want the area to be developed as high-density residential.

Commissioner Walston noted that there is only one home on the corner of 14000 South 2700 West. The homeowner has stated that the proposed road will provide better access to his property from a different direction. He wanted to see the property developed as commercial.

Chair Cragun opened the public hearing. Mr. Crowell read emails from the following individuals:

Cindy Strong gave her address as 2628 Clydesdale Circle and noted that the parcel is odd-shaped and within two zones. She expressed support for the proposed zone change for the eastern portion of the subject property but did not support rezoning the western portion GC. She hoped the property would remain residential north of North Star Academy to Bangerter Highway. The property along 2950 West is not ideal for commercial and rezoning the jutting western parcel from R-1-43 to GC will complicate future residential development of the property along 2950 West. She asked that the subject property be considered in two pieces.

Don Johnson commented that rezoning the subject property to Commercial would not be best for the residents that surround the nearby school.

Mark Strong was amenable to rezoning the east side of the property but was opposed to rezoning the residential on the west side.

There were no further public comments. Chair Cragun closed the public hearing.

Commissioner Flynn acknowledged Mr. and Mrs. Strong’s perspective but since a substantial portion of the subject property will be used for a road, he did not see the need to split the zoning.

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Commissioner Walston agreed and stated that if the nearby homeowner is amenable, he was not opposed to the request.

Chair Cragun expected the entire block to eventually be developed as commercial but the current General Plan does not reflect that. She stressed the importance of updating the General Plan and pointed out that there is only one homeowner nearby who would eventually like to sell his property for commercial development. There are no current plans to develop the surrounding property as residential. Therefore, she saw no reason not to forward a positive recommendation to the City Council.

Ulises Flynn moved to forward a positive recommendation to the City Council on the General Plan Land Use Map Amendment Application #2020-18, based on the following:

Findings:

- 1. The subject applications are consistent with the surrounding area's land use designation.**
- 2. The applications are consistent with the City's economic development goals and objectives.**
- 3. Subsequent use and site plan approval are subject to all applicable requirements.**

Stephen Walston seconded the motion. Vote on motion: Ulises Flynn-Aye; Stephen Walston-Aye; Johnny Loumis, Jr.-Aye; Debbie Cragun-Aye. The motion passed unanimously

- 6. PUBLIC HEARING, CONSIDERATION, AND RECOMMENDATION on a Proposed Zoning Map Amendment Application for 1.71 Acres from R-1-43 Residential to GC-1 General Commercial Located at Approximately 13912 South 2700 West. Jeremy Bitner, Applicant. (Application 2020-18).**

Stephen Walston moved to forward a positive recommendation to the City Council on the Zoning Map Amendment Application #2020-18, based on the following:

Findings:

- 1. The subject applications are consistent with the surrounding area's land use designation.**
- 2. The applications are consistent with the City's economic development goals and objectives.**
- 3. Subsequent use and site plan approval are subject to all applicable requirements.**

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Johnny Loumis, Jr. seconded the motion. Vote on motion: Stephen Walston-Aye; Johnny Loumis, Jr.-Aye; Ulises Flynn-Aye; Debbie Cragun-Aye. The motion passed unanimously.

Discussion Items

7. City Council Reports.

Mr. Crowell reported that the Howland Partners proposal for senior housing on 2700 West was approved; however, the effective date of the ordinance was set to coincide with the change to the zoning, contingent upon the City Council's approval to change the zoning. City Attorney, Todd Sheeran, drafted the resolution language.

On a split vote, the City Council denied the General Plan Amendment Application submitted by Quail Ridge Bluffdale Development, LLC. The land use remains as 10,000 square-foot lots. The General Plan and Zoning proposal for Sage Estates Phase III was also approved.

The City Council discussed the City budget, which will be addressed again at future meetings. The impact of COVID-19 on City revenues was discussed.

It was reported that Old West Days 2020 has been canceled due to concerns over COVID-19.

The City Council will resume its joint City Council/Planning Commission Economic Development Work Session on May 13 at 4:30 p.m. At that time, Mr. Crowell will share the results of the Supermarket Study at that meeting.

8. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, Etc.).

Mr. Crowell reported that the City was successful in securing a grant for the General Plan, which requires a \$25,000 match. He suggested it be as streamlined as possible so that it is completed by the end of the year. The process and scope of the study still needed to be determined.

9. Adjournment.

The Planning Commission Meeting adjourned at 7:34 p.m.



Pam von Petersdorff, Community Development Assistant

Approved: May 20, 2020