



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, January 3, 2024**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, January 3, 2024, 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 via 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 the Planning Commission minutes from December 6, 2023.

ADMINISTRATIVE ITEMS:

4. **CONSIDERATION AND VOTE** on a Plat Amendment Application for The Ranch, Amended 2 amending lots 2 and 3 consisting of 1.882 acres located at approximately 13937 South Redwood Road, Bluffdale Market Place LC, Applicant (Application 2023-31) – Staff Presenter, Jennifer Robison.
5. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a Preliminary Subdivision Application for the 1780 West Subdivision consisting of 7.142 acres and 8 lots for future commercial development, City of Bluffdale, Applicants (Application 2023-44) – Staff Presenter, Grant Crowell.

DISCUSSION ITEMS:

6. Discussion on amendments to the Bluffdale City Codes to comply with SB174. Grant Crowell and Jay Springer, Smith Hartvigsen.
7. Planning Commission Business (planning session for upcoming items, follow up, etc.).
8. Adjournment.

Dated: December 28, 2023

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

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Present:

Members: **Debbie Cragun, Chair**
 Ulises Flynn (arrived at 6:05 p.m.)
 Tina Griffis
 Erik Swanson

Staff: **Grant Crowell, Community and Economic Development Director**
 Jennifer Robison, Senior City Planner
 Courtney Petersen, AV Technician
 Pauline Matagi, Community Development Coordinator
 Frederic Donaldson, City Attorney
 Mark Reid, City Manager

Attendees: **Scott Anderson**
 Terri Summers
 Margene Bagley
 Sharlene Bell
 Mark Bell
 Russ Sorensen
 Heidi Sorensen
 Alan Lord

PLANNING COMMISSION BUSINESS MEETING

1. Roll Call.

Chair Debbie Cragun called the meeting to order at 6:00 p.m. and welcomed those present. A roll call was conducted. Commissioners Erik Swanson and Tina Griffis were present. Commissioner Ulises Flynn joined the meeting at 6:05 p.m. after the roll call was conducted.

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

Scott Anderson offered the invocation and led the Pledge of Allegiance.

3. Approval of the Planning Commission Minutes from December 6, 2023.

Commissioner Swanson moved to **APPROVE** the Planning Commission Minutes from December 6, 2023. Commissioner Griffis seconded the motion. **Vote on Motion: Commissioner Flynn-Yes; Commissioner Swanson-Yes; Commissioner Griffis-Yes; Chair Cragun-Yes. The motion passed unanimously.**

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ADMINISTRATIVE ITEMS

4. **CONSIDERATION AND VOTE on a Plat Amendment Application for The Ranch, Amended 2, Amending Lots 2 and 3 Consisting of 1.882 Acres, Located at Approximately 13937 South Redwood Road, Bluffdale Marketplace, LC, Applicant, (Application 2023-31) – Staff – Staff Presenter, Jennifer Robison.**

Senior City Planner, Jennifer Robison, reported that the application before the Planning Commission relates to The Ranch Subdivision. The original Subdivision Plat was approved by the City Council and recorded on October 4, 2019. As development continued, amendments occurred for ownership purposes. An Amended Plat was approved and recorded on March 21, 2023. The Kroger Company purchased Lot 12 in the development and planned to add a gas island as part of that project on what was currently Lot 2. The applicant requested a lot line adjustment for Lots 2 and 3 to accommodate the use. The legal description and size of the lots were proposed to be modified but the easements and setbacks would not be affected. Mrs. Robison shared an image to illustrate the current configuration and reviewed some of the proposed conditions. She reiterated that the boundary line would be amended and that amendment pertains to the purchase of Lot 12.

Commissioner Swanson asked if the lot size would be reduced. Mrs. Robison confirmed this and stated that the current size of Lot 3 is 0.922 acres and will reduce to 0.85. Lot 2 will be increased slightly. She shared an aerial image and reported that when the Site Plan came forward, it was anticipated that there would be shared access so both lots could be accessed appropriately. Although this was a lot line adjustment, it was required to go through the Plat Amendment process. No comments from those impacted had been received. Commissioner Swanson asked about the current business on Lot 2. Mrs. Robison reported that Lot 2 had four units. There is a coffee business, nail salon, barber shop, and a future tenant planned for the remaining unit.

Commissioner Flynn referenced traffic. Mrs. Robison noted that those issues had been evaluated in the Development Plan. Additionally, whenever someone comes in, each lot is examined. She pointed out that the Plat Amendment does not impact those decisions as it was simply a lot line adjustment. Commissioner Swanson believed this was for the proposed service station, which was confirmed. He asked about access to the site. Mrs. Robison showed the main access location that

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comes off of Redwood Road. There would also be access on the interior road shown. Chair Cragun reported that the application before the Commission does not require a public hearing.

Commissioner Flynn moved to APPROVE The Ranch, Amended 2, Plat Amendment Application 2023-31, subject to the conditions and based on the findings presented in the Staff Report dated December 28, 2023, which included the following:

- 1. That all requirements of the Bluffdale City Codes and adopted ordinances are met and adhered to.**
- 2. That the final mylar copy of the plat complies with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant plat drawings.**
- 3. The applicants are responsible for all fees in preparation of the final mylar copy and recording of the amended plat, as approved.**

Commissioner Swanson seconded the motion. Vote on Motion: Commissioner Flynn-Yes; Commissioner Swanson-Yes; Commissioner Griffis-Yes; Chair Cragun-Yes. The motion passed unanimously.

5. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary Subdivision Application for the 1780 West Subdivision Consisting of 7.142 Acres and 8 Lots for Future Commercial Development, City of Bluffdale, Applicant (Application 2023-44) – Staff Presenter, Grant Crowell.

Community and Economic Development Director, Grant Crowell, reported that a Preliminary Subdivision application was before the Planning Commission. The proposed subdivision was the next implementation phase of the City's economic development goals for the commercial area located on the southwest corner of Bangerter Highway and Redwood Road. Previous actions included property acquisitions by the City and land exchanges with other owners to consolidate the developable area and to provide the road right-of-way for the project. There had also been surveying, road and public improvement designs, General Plan updates, as well as rezonings and text amendments of the Destination Retail Zone. The property owners had been working together

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to design a commercial subdivision that maximizes the developable land, provides new public access and frontage, and cleans up ownership in the area. Mr. Crowell shared an image and noted that the hatched section is Destination Retail and the red is the boundary of the 1780 West plat.

Mr. Crowell shared an aerial image of the area and identified where Maverik dedicated and stubbed 1780 West as well as the northern edge of the driveway for Maverik on Redwood Road. There was some right-of-way given years ago in anticipation of this road project. In the drawings, there was an idea for a roundabout shown with a modified collector. The collector route was identified on the Impact Fee Facility Plan. It had been planned for and funds were collected for the construction. It was first seen on the Transportation Master Plan several years ago, around the time the General Plan and zoning work was done for the Maverik store relocation. Mr. Crowell noted that there is not normally land available for development, but there was in this case. The City Council wanted to prepare the area for commercial development. What was before the Commission was simply a continuation of the plan that was previously proposed.

The zoning had been updated within the last year and allowed for certain uses. Mr. Crowell shared the Engineering Site Plan and explained that Ensign Engineering was used as a consultant to supplement the Engineering Department's efforts. When the Utah Department of Transportation ("UDOT") did some of its work, properties were acquired. 13800 South would continue in front of the existing home indicated. He noted that the road will be slightly narrower than a typical collector road in certain locations because the park strip will be eliminated and there will be an integral sidewalk on both sides. On the west side, the sidewalk was more of a trail width, with the hope that there would be future connections. Whenever there is no park strip, it is best to have additional width to offset that. Due to the traffic that came from three different ways, the engineering analysis determined that a roundabout would work better in the area than other methods.

Negotiations were taking place with several potential commercial users. It was likely that the Final Plats would be recorded in phases based on the users. The first phase was recorded as a Final Plat and will have all of the road right-of-way and at least half of the subdivision. There were unknowns about the configuration in the northeast corner. Mr. Crowell noted that the construction plans went a bit outside of the plat. He identified a small piece that would become surplus by UDOT, which

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the City was in a position to purchase. It would be incorporated into Lot 7 if it was purchased. Currently, that piece was not owned by the City but was something he believed would occur shortly. Mr. Crowell further reviewed images of the area.

Mr. Crowell reported that a public comment was received and was forwarded to the Planning Commission ahead of the meeting. The comment expressed opposition to the project. Chair Cragun asked if the comment needed to be read into the public record. Mr. Crowell clarified that it was up to the Planning Commission. In the past, that had been done, but other times, a reference to the comment had been made. City Attorney, Frederic Donaldson, clarified that the comment did not need to be formally read into the record. The Commissioners could simply reference the comment received and explain that it would be included in the official record.

Commissioner Flynn asked what the main motivation was for the roundabout and if it related to either traffic volume or access. Mr. Crowell explained that it had to do with managing the stops. Roundabouts require additional space but there were advantages as well. A few different layouts were considered during the process but the roundabout was what the engineering team arrived at. Commissioner Griffis asked about the traffic that would potentially use the roundabout. She wanted to understand if traffic would be spilled out into the neighborhoods on the west side. Mr. Crowell explained that work was being done to update the Transportation Plan. He would need to find out what the model predicted there but it was a fairly low volume as far as collectors went. This would provide an opportunity for traffic going in and out of the commercial areas to bypass the neighborhood. However, that could vary based on travel patterns.

Chair Cragun asked about future phases of the process. Mr. Crowell explained that parking would be approved with all of the Site Plans. There was no intention to allow parking on the street and commercial developments would handle parking on their own parcels. At the time of the Site Plans, a traffic analysis would need to be done. Mr. Crowell reported that it was determined that the right-of-way could function as a modified collector and handle all of the anticipated traffic demand that would be generated by the uses. That had already been determined through the engineering analysis. When the individual designs for each Site Plan came forward, there would be more detailed discussions about the driveways and access. The collectors varied from 50 feet to 66 feet.

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For the modified collector, it was determined that turn lanes were not needed for the whole area based on the volume levels. He shared information about the engineering analysis for the traffic levels.

There was discussion about potential future road work in Bluffdale. Commissioner Swanson noted that in front of Lot 2, there is a width of approximately 52 feet for the road. He wondered what the width would be in front of Lot 1. Mr. Crowell clarified that it should be 52 feet except for where the sidewalk ends on the north end. At that point, it would be closer to 46 feet. The pavement width itself did not change but the sidewalk dropped away on the north side, which impacted the overall width. He shared an example image with the Commission for reference.

Chair Cragun suspected that based on the feedback received so far, there might be some opposition to the project. She thought it would be useful for City Staff to clearly explain what was being considered by the Planning Commission at the current time. Mr. Donaldson reported that this is an administrative land use decision. The Planning Commission is evaluating compliance with the City Code provisions. City Staff looked into them and determined that the application complies with the City Code. Unless the Commission finds an example where there is noncompliance with the City Code, the Planning Commission is obligated to approve the application. He reiterated that this is an administrative decision and not a legislative decision. There was much more discretion with legislative decisions than administrative decisions. He noted that there is very little discretion with administrative decisions.

Commissioner Swanson believed that usage of the property was decided previously during the legislative decisions made for zoning. Mr. Donaldson confirmed this. Commissioner Swanson pointed out that a proposed change to that usage would not be within the Planning Commission's purview. Mr. Donaldson explained that it would not be within the scope of the current proceeding, as there would need to be a Code Amendment for that to occur. Chair Cragun clarified that the Planning Commission was considering and voting on the Preliminary Subdivision. Mr. Crowell reported that there had been discussion with all of the reviewing departments, including the Fire and Engineering Departments. Staff believed the application complies with City standards.

Chair Cragun opened the public hearing.

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Terri Summers gave her address as 14002 South Redwood Road. She appreciated that Chair Cragun had asked for clarification about what the Planning Commission was considering at the current time. It seemed like what was proposed would assist with the growth of Bluffdale. However, she was concerned about the residents who are adjacent to the property. It is important to consider how development of the area will impact the existing homes, especially the one on the corner. There were a lot of unknowns about how the project will impact residents. She asked everyone in the City to make sure this was the best possible development for Bluffdale. Ms. Summers stressed the importance of prioritizing the residents who live nearby.

Heidi Sorensen gave her address as 13920 South 1835 West. She understood that the project was going to move forward but wanted to understand if it would be residential commercial. Mr. Crowell explained that the entire property is zoned Destination Retail, which is a commercial designation. Ms. Sorensen asked about the hours and number of visitors that were expected. She pointed out that what had been expected for Maverik was not what ultimately occurred.

Mr. Crowell clarified that Maverik was zoned General Commercial while this was zoned Destination Retail. The latter was a category that only applied to this particular property. There were no hour restrictions in the zone. Ms. Sorensen stated that she had not noticed a lot of increased traffic in the area, but there was a lot more light and noise pollution in the area than before. She assumed that would also occur for the residents living near the project. A suggestion was made to think about any landscaping features that could act as a buffer for the potential noise pollution. She asked what the proposal was to address light, sound pollution, privacy, and safety.

Mr. Crowell explained that the project before the Planning Commission has to do with the construction of the road, so there was not a requirement to construct buffers. The future Site Plans will need to follow the City Ordinances. He referenced Bluffdale City Code Title 11. The Destination Retail Zone was created by the City Council with reduced setbacks to maximize development. Ms. Sorensen asked about fences and large trees to address sound concerns. Mr. Crowell explained that it was difficult to speak about those measures because a lot of that had to do with how close the structure being constructed would be to the existing residences. Oftentimes, a

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fence was appropriate, and other times, fencing and landscaping made the most sense. It was difficult to speak on that matter with certainty when no Site Plans are being evaluated.

Scott Anderson gave his address as 1999 West 13930 South. He expressed appreciation for the Engineering Department and the work that has been done. It was clear that commercial needs to come into the City and this process had occurred sensitively. That being said, there was a desire to protect the people who live in the area as much as possible. Mr. Anderson was glad to hear that irrigation had been considered. Most of the neighbors in the area understood the project would move forward and were in favor of what was proposed since the traffic that currently went through the existing neighborhood would be somewhat diverted in the future. There were concerns about how the proposal would impact some houses, especially the one on the corner and the immediate neighbors. Three houses might experience traffic increases. Mr. Anderson asked that the City be considerate and think about how the decisions would impact others.

Mr. Anderson pointed out that this was the main entrance to Bluffdale. For people that come down Redwood Road, which is the largest connector, this area is where people enter the City. He suggested beautifying the area so it is an entry point and not just a commercial area. He believed it made sense to ensure that the entry point was welcoming. Chair Cragun agreed with the comments shared about the entry point. There had been discussions about that over the last several years and there was a desire for the main entrances to be beautified.

City Manager, Mark Reid, explained that this is a unique asset for the City. When the Maverik went in, former Mayor, Derk Timothy, wanted there to be a road put in that bypassed most of the neighborhood. It was his vision that there be a road created that would bypass that whole area to limit impacts on residents. Unfortunately, three homes would be affected, because traffic that had not come by their homes before would now pass right by that area. He believed it was important for the City to keep those impacts in mind as the process moved forward. Information was shared about the properties that had been purchased by the City over the years.

The Destination Retail Zone was selected to prevent more residential there. The corner of Redwood and Bangerter was an ideal location for retail uses in Bluffdale. Mr. Reid noted that the City would be able to decide what went in there. The intention was to have restaurants or fast food for the first

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two or three properties. Since the City owns the land, it is possible to wait for whatever is considered most appropriate for the area. As far as what would go in on the west side, the owners of that property could allow for anything that was within the Commercial Zone. Mr. Reid referenced the comment that had been made about the entry point to Bluffdale. Effort was made to purchase a piece on the corner of Redwood and Bangerter, as the idea was to place a monument there. However, there is a sewer easement that runs through there. It had taken nearly three years to negotiate that purchase. That work was still underway. He reiterated that former Mayor Timothy was interested in the road to avoid the zig-zag traffic that came down through the neighborhood and impacted the homes there.

Mr. Reid informed those present that work was being done to add an entry monument. There was also a desire to be sensitive to the homes that would be most impacted by the road. He stated that there would be a focus on the irrigation to ensure that it was appropriate. It was noted that there was a desire to make this part of a trail system to increase connectivity. Mr. Reid wanted to share some history and clarify what was envisioned previously.

Alan Lord gave his address as 3754 West Pheasant Hollow Lane. He asked if Bluffdale owns everything outlined on both sides of the road. Mr. Crowell denied this and pointed out the properties that were owned by the City. Bluffdale owned Lot 1 but not Lots 2, 3, or 4. The City owned Lots 5, 6, and most of 7. Mr. Lord thanked him for the clarification.

Russ Sorensen gave his address as 3360 East Cove Point Drive. He was one of the owners of the west property. There were several major national corporations interested in the property. As soon as the City processes are finalized, it would be possible to take Letters of Intent and Purchase Contracts forward. He reiterated that there are many successful businesses interested in the corridor. There were also hotel chains in negotiations. There were possibilities for Bluffdale to see some revenue-producing national chains come into the City. He noted that there was a desire to maximize the benefits for everyone in the area. The road design was not typical, but this is not a typical piece of property. The City has worked hard to maintain the integrity of the neighborhood. He applauded the Engineering Department for the efforts made.

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

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Commissioner Flynn believed there were exclusions for certain areas in the Destination Retail Zone. Mr. Crowell explained that there was an A and B area. The A-side was focused on restaurants and a hotel. The B side included a few more uses allowed, such as a bank, hotel, urgent medical service/urgent care office, pre-school/daycare center, general office, personal instruction service/personal service establishment, indoor recreation, and general retail. The General Commercial Zone has approximately 30 allowed uses but Destination Retail was more limited. The City Council reviewed the Use Table to be specific about what is allowed. Destination Retail was created to ensure that the area is focused on specific types of commercial. The City has utilized funds owed by UDOT as capital in the surplus auction.

Mr. Crowell reported that it is unusual for the City to be in a development position. When the City decides to sell a parcel there will still be a hearing on the surplus of that parcel. The City Council does not conduct Site Plan reviews and does not make decisions about fences or trees as those are administrative decisions. It was noted that the City Council will take action when parcels are sold.

Commissioner Swanson moved to APPROVE the 1780 West Preliminary Subdivision Application, Application 2023-44, subject to the following conditions:

- 1. That all requirements of City Codes and adopted ordinances are met and adhered to for the application.**
- 2. That the Preliminary Plat and plans comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer for all relevant construction and plat drawings.**
- 3. The project adheres to all requirements of the International Fire Code.**
- 4. A Final Subdivision Application(s) is submitted and receives approval by the Land Use Authority for the subdivision prior to the recordation of the final plat(s).**

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5. **That future Site Plan developments adhere to water dedication or fee in lieu of requirements found in BCC 8.50.030.**

Commissioner Flynn seconded the motion. Vote on Motion: Commissioner Flynn-Yes; Commissioner Swanson-Yes; Commissioner Griffis-Yes; Chair Cragun-Yes. The motion passed with the unanimous consent of the Commission.

DISCUSSION ITEMS

6. **Discussion on Amendments to the Bluffdale City Codes to Comply with SB-174. Grant Crowell and Jay Springer, Smith Hartvigsen.**

Chair Cragun reported that the Discussion Item related to amendments to the Bluffdale City Code. Mr. Crowell reported that Smith Hartvigsen has previously represented the City in redevelopment and RDA work. There was an opportunity to work with Jay Springer from Smith Hartvigsen on a project with outside funding from the State. Mr. Springer clarified that the Legislature wanted cities to make certain amendments, which was the reason the funding was provided. The idea was to make the process as straightforward as possible.

Mr. Springer presented information about policy decisions the City could make. There are some things the City does not have a say in because the Legislature has made those decisions but there are certain areas where the City can make decisions. Mr. Crowell asked that the timeline be discussed. Mr. Springer reported that Senate Bill ("S.B.") 174 was passed during the 2023 General Session. Cities with more than 5,000 residents need to focus on adoption by February 1, 2024. Smaller cities have until the end of 2024 for adoption. The funding did not become available until August and is contractually limited. That means work cannot start until November 1, 2023. Mr. Crowell noted that some concepts would be introduced tonight but at the next meeting, there would be a public hearing with some draft amendments. It would then be voted on by the City Council on January 24, 2024.

Mr. Springer reported that the idea was not to make things more difficult for City Staff or significantly change the processes. He worked with City Staff to understand what is currently being done in the City so that a framework could be presented. S.B. 174 applies to single-family

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subdivisions, two-family subdivisions, and townhomes. Many cities want to adopt the same process for commercial and other subdivisions as there was no desire for Staff to memorize two different processes. Mr. Springer reported that two main changes came from the Legislature. One was to remove the ability of the Council or any Council Member to be involved in subdivision applications. The other was to define and establish timelines for review cycles. When an application is submitted, that starts the timer. If it is a complete application, the City has to complete its initial review within 15 business days. Within those 15 days, the City has to determine if the application is complete, the Staff review needs to be done, and the comments need to be returned. For anything that is not raised in the written comments back to the applicant, enforcement will be waived. There were exceptions to that, which relate to life safety. That was the only time something that was missed in the initial review could be reintroduced. The timeline seemed to be fairly reasonable to City Staff.

Mr. Crowell reported that the State suggested not having elected officials do subdivision reviews for several years. As a result, the City Council made that change previously. The Planning Commission is the approval authority for most subdivisions. As a result, that part of S.B. 174 was something that Bluffdale was ahead of compared to other jurisdictions. In terms of the review, a robust checklist had been developed to determine completeness.

Mr. Springer recommended that the completeness determination be tasked to someone so it does not fall through the cracks. There could then be a policy to state that the application would be reviewed for completeness as quickly as possible within that 15-day window. If the Planning Commission is the board for preliminary approval, there might not be a meeting due to holidays or if City Staff does not have enough time to complete a Staff Report. He noted that the timeline was based on when the applicant made the submission and not the City schedule. There had been discussion about how to address potential issues. For instance, City Staff could make a presentation without a full Staff Report if there was a shorter timeframe to address the application.

Mr. Springer explained that the idea was that one planner and one engineer be responsible for determining whether everything had been submitted. The determination of completeness indicated whether it was possible to review everything with all of the ordinances. Any action that the

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Planning Commission takes on preliminary approval needs to be done during a public meeting. That would not change with the amendments. He noted that it might be that there was a desire for some subdivisions to come to the Planning Commission while others were approved administratively at a City Staff level. The latter could be done for minor subdivisions, for instance.

Mr. Crowell reported that there was no requirement to hold a public hearing under State Law for Subdivisions, Conditional Use Permits, or Site Plans. Bluffdale does not require them for Site Plans but still requires them for Conditional Use Permits and Preliminary Plat approvals. Mr. Springer explained that there is a provision in S.B. 174 that states that a city may permit concurrent review of Preliminary and Final applications. Based on discussions, his recommendation was to either not allow concurrent review or allow the final documents to be submitted for review with the specification that the process needed to take place in sequence. As for applying the process to multi-family and commercial, the recommendation was to keep the process the same as for the single-family, two-family, and townhomes but add more flexibility on the timeline for those.

As a protection to the approval and to allow flexibility for City Staff to work with applicants, it was recommended that the completeness review and final written comments come from one designated person. Mr. Crowell shared an example of what the completeness checklist looked like. Mr. Springer noted that the applicant needed to address every written comment to complete the review cycle. It was not possible to leave something and state that it was a complete review cycle. Mr. Crowell shared background information about the review process and the requirements. Mr. Springer reported that the Planning Commission could not be part of the Final approval process. From the City side, City Staff now needed to offer, but could not require a pre-application meeting.

Mr. Crowell reported that draft language for the amendments would be presented to the Planning Commission in two weeks. Commissioner Swanson referenced the 15-day window and asked about the penalty. Mr. Springer explained that there was an appeals process if there was not a response within the timeframe. Commissioner Swanson wanted to know about the review cycles and what would happen if it was the fault of the applicant that those were not done. Mr. Springer stated that there would be an argument from the City that there was not compliance whereas the applicant would likely argue compliance. The applicant had to address everything and if something had not

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been addressed, then the review cycle was not considered to be over. There was discussion about the appeal process for completeness. Mr. Springer noted that there was some ambiguity in the code about how a dispute about that would be resolved, but there was a new Appeal Authority if there was an appeal on Development Standards, like the checklist. The Commission discussed appeals.

7. Planning Commission Business (Planning Session for Upcoming Items, Follow Up, etc.)

Mr. Crowell reported that City Council Meetings will now take place at 6:00 p.m. rather than 7:00 p.m. The first meeting with the new Council was scheduled for the following week. Chair Cragun questioned whether there would be joint meetings in the future between the Planning Commission and the City Council. Mr. Crowell clarified that none were scheduled. Chair Cragun believed joint meetings were valuable and asked that a joint meeting be considered in the future.

8. Adjournment.

The Planning Commission Meeting adjourned at 7:33 p.m.



Pauline Matagi, Community Development Coordinator

Approved: _____ 01/17/2024 _____



THE CITY OF BLUFFDALE
2222 West 14400 South • Bluffdale, Utah 84065 • (801) 254-2200 • www.bluffdale.com

NOTICE OF PUBLIC HEARING

You are receiving this notice because you are an affected entity or record owner of property within five hundred feet (500') of the subject property.

Notice is hereby given that a public hearing will be held before the Bluffdale City Planning Commission on **Wednesday, January 3, 2024** which will begin at **6:00 p.m., or as soon thereafter as possible** for the purpose of receiving public comment on the following Land Use Application:

Applicant(s): City of Bluffdale
Application #: 2023-44
Application Name: 1780 West Subdivision Plat
Zoning: DR, Destination Retail
Location: Approximately 13900 South Redwood Road
Acreage: 7.14 acres
Request: To approve the Preliminary Subdivision Application for eight (8) lots and new public street connection.

The hearing is scheduled in connection with regularly scheduled meeting of the Bluffdale City Planning Commission. If you have any relevant comments or concerns, there are several ways to participate in these meetings as follows:

1. **View** meeting on the City's website: www.bluffdale.com
2. **Email** your comments to planningmeetingcomment@bluffdale.com for the Planning Commission and include the name of the Applicant(s) in the subject line of the email.
3. **Mailed** written comments will be accepted. Please mail to the following:

Grant Crowell
City of Bluffdale Planning
2222 West 14400 South
Bluffdale, Utah 84065

For further information, please contact Jennifer Robison at gcrowell@bluffdale.com or 801-849-9420.

In compliance with the Americans with Disabilities Act, individuals needing assistance or other services for this meeting should contact Bluffdale City Hall at least 24 hours in advance of such meeting at 801.254.2200. TTY 7-1-1. The City website is located at www.bluffdale.com.

**Subject Property Location:
Approximately 13900 South Redwood Road**

