



**BLUFFDALE CITY PLANNING COMMISSION
MEETING AGENDA
Wednesday, December 6, 2023**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting on **Wednesday, December 6, 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 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 November 1, 2023.

ADMINISTRATIVE ITEMS:

4. **PUBLIC HEARING, CONSIDERATION AND VOTE** on a proposed Conditional Use Application for Recreation and Entertainment (Outdoor) facilities for the Mountain Point Lake and Hot Springs located at 14551 South 790 West, Lora Davis, Applicant (2023-41) – Staff Presenter, Jennifer Robison.
5. **CONSIDERATION AND VOTE** on a proposed Site Plan Application for Project Inabi Edged Data Center 22.91 acres in the Regional Commercial Zone (RC) located at 600 West Bluffdale Boulevard (14600 South), Edged Salt Lake City, Applicants (2023-24) – Staff Presenter, Jennifer Robison.

DISCUSSION ITEMS:

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

Dated: December 1, 2023

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

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Present:

Members: **Debbie Cragun, Chair**
 Ulises Flynn
 Tina Griffis
 Kory Luker
 Erik Swanson

Staff: **Grant Crowell, Community and Economic Development Director**
 Amanda Luker, Communications Specialist
 Jennifer Robison, Senior City Planner
 Kjersti Jarman, Community Development Coordinator

Attendees: **David Driggs**
 Tyson Williamson
 Ryan Thomas
 Daniel Goodman
 Lora Davis
 Josh Davis
 Jay Bollwinkel

PLANNING COMMISSION BUSINESS MEETING

1. Roll Call.

Chair Debbie Cragun called the meeting to order at 6:02 p.m.

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

_____ offered the invocation and led the Pledge of Allegiance.

3. Approval of the Planning Commission Minutes from November 1, 2023.

Commissioner Griffis moved to APPROVE the minutes from November 1, 2023, as written. Commissioner Luker seconded the motion. Vote on motion: Kory Luker-Yes; Tina Griffis-Yes; Debbie Cragun-Yes; Ulises Flynn-Yes; Erik Swanson-Yes. The motion passed unanimously.

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ADMINISTRATIVE ITEMS

4. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Proposed Conditional Use Application for Recreation and Entertainment (Outdoor) Facilities for the Mountain Point Lake and Hot Springs Located at 14551 South 790 West, Lora Davis, Applicant (2023-41) – Staff Presenter, Jennifer Robison.

Senior City Planner, Jennifer Robison, presented the Staff Report and stated that the above item is a Conditional Use Application for recreation and entertainment facilities. Conditional Uses are permitted uses with conditions or properties that may have unique attributes requiring special conditions. City Code states that the Planning Commission may impose site plan modifications and conditions to mitigate reasonably anticipated detrimental effects of the Conditional Use. The City may also require additional information from the applicant, Staff, or qualified experts to evaluate the use. Detrimental impacts include the following:

- Effects of decreased service levels and/or traffic patterns and need for street modifications on Bluffdale Boulevard (14600 South).
- Impacts of the adequacy of utility systems.
- Use due to the nature including noise.
- Contamination or damage of adjacent properties.
- Modification of exterior lighting.
- Effects on public safety, emergency fire, and emergency vehicle access.

The proposed application is for consideration of a Recreation and Entertainment Outdoor Facility for the Mountain Lake and Hot Springs located at 14551 South 790 West. Mrs. Robison stated that it is called out in the Land Use Tables as a Conditional Use in the Heavy Commercial Zone. A lake is located on the property and the applicant has proposed providing a facility for use as a recreation. She believed it would be appropriate to address this application under the Conditional Uses for the Heavy Commercial Zone. A site rendering was displayed. The property is 10 acres in size and was previously used to raise fish. There are existing structures for the fish operations that will remain on the property.

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Mrs. Robison reported that Staff met with the applicant to discuss potential plans. She noted that the applicant will be subject to all site plan requirements unless Staff determines otherwise. The remaining items to be addressed included the following:

- Traffic access to 14600 South;
- An existing private access or possible easement through the driveway;
- Hours of operation;
- Participants;
- Sanitation facilities;
- Emergency services access; and
- Potential noise and light impacts.

Staff recommended residents within 1,000 feet be noticed and that a public hearing be held. Staff would continue to collaborate with the applicant to discuss plan details and return for action in a Business Meeting in January 2024. Mrs. Robison clarified that the land use cannot be changed until the use is approved.

Jay Bollwinkel from MGBA Architects gave his address as 145 West 200 South in Salt Lake City. He was present representing the applicant. The subject property includes a natural hot pot. He was supportive of the proposed conditions recommended by Staff. Mr. Bollwinkel reported that a Civil Engineer will be brought on board following the Conditional Use approval. Access will be limited to 50 participants at any given time. The parking ratio was considered with two to three people per car throughout the day. The plan includes 25 parking stalls that will easily accommodate an event. The hours of operation will be from sunrise to 11:00 p.m. Monday through Sunday. Solar lighting was proposed and will be required to be shown on the Site Plan. The applicant arranged for easement and utility rights to allow for ingress and egress and an extension of the road.

A subject map was displayed. Mr. Bollwinkel reported that sanitary facilities will be provided adjacent to the parking. Restrooms will be drop-in-place and finished with a built-in foundation. Emergency access will be available through a compacted 10-foot gravel perimeter path with standards that will accommodate an ambulance. Fire hydrant and turnaround access will be at the discretion of emergency services. The proposed use will be residential-scale noise. Adjacent commercial properties have operating hours from 8:00 a.m. to 5:00 p.m. with one currently operating as an

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excavating use. He confirmed that the applicant has purchased water rights and installed a well to replenish the lake to its previous state.

Josh Davis reported that his father has raised tropical fish since the 1960s. He grew up swimming and recreating in the lake. The lake has a year-round temperature of 80 degrees with two primary hot springs at the bottom. It is 40 feet deep on one side and 20 feet on the other. The lake has been utilized as a scuba diving site. There was a large project at the Utah State Prison around the year 2000 where a system was installed to heat their facility with the same water. Due to the installation of that system, the entire lake was drained and went cold. After working with the Water Rights Division to gain access to save the lake, permission to drill a well was granted and they were allowed to keep their operation going as there is a non-consumptive water right. When routing water, if not consumptive, it must route back to where it was originally flowing. This was still in discussion as the State of Utah was violating its own requirements by establishing a tropical fish farm with water from the same resource. Maintenance was ongoing with efforts to keep the property alive and prevent it from ending in tragedy. Mr. Davis remarked that the property has been stocked with Large Mouth Bass and is thriving as it is a living ecosystem that is very healthy and clean. Navigating the water use on the property is tricky due to a state-wide water shortage, however, there is now an opportunity to recharge it with the removal of the prison.

Mr. Davis was uncertain as to the intent of The Point development utilizing the aquifer. He met with very high-level State officials on water use and with The Point development now being a part of the picture, it is their intent not to let what happened with the prison repeat itself. Their view was that if anyone uses the aquifer, the water will be reinjected back to its original state. Currently, the water is sourced from a commercially sealed well and protected from groundwater leaching and seepage. Mr. Davis reported that maintaining a quiet and tranquil feeling motivates their efforts.

Chair Cragun opened the public hearing. There were no public comments. Chair Cragun preferred that the public hearing remain open. She stated that there were two potential actions. The first was to table the item and allow for continued discussion. The second would require the applicant to submit the Site Plan and pursue the Conditional Use and Site Plan concurrently. She asked for feedback from the Commission regarding their willingness to move forward.

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Commissioner Flynn supported combining the two actions. Commissioner Luker was in favor of moving forward.

Commissioner Swanson was excited by the proposal and making the property available to the public.

The applicant, Lori Davis, gave her address as 9858 South Riggs Circle in Sandy. She reported participation will be scheduled in groups in three-hour sessions and be limited to 50 people. Information was available on their website.

Erik Swanson moved to TABLE any additional action on the Mountain Point Lake and Hot Springs Conditional Use Application 2023-41. DRC Staff has found the proposed application to be incomplete to formalize appropriate findings for the use consideration and recommend the Planning Commission conduct the public hearing, engage in discussion with the applicants and recommend the applicants provide more information including, but not limited to the following:

- 1. Traffic access and possible impacts to Bluffdale Boulevard (14600 South).**
- 2. The amount of parking needed and condition of parking lot materials.**
- 3. The hours and days of operation.**
- 4. The number of participants allowed on the property at any given time.**
- 5. Providing sanitation facilities.**
- 6. Standards for emergency access around the perimeter of the lake and other areas for emergency vehicles.**
- 7. Possible noise and light impacts.**
- 8. No activities can be conducted on the property until all land use application approvals are granted and a city business license is issued.**
- 9. The applicant shall also be required to submit a Site Plan to be considered with the Conditional Use Permit.**

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The motion was seconded by Commissioner Flynn. Vote on motion: Ulises Flynn-Yes, Erik Swanson-Yes, Kory Luker-Yes, Tina Griffis-Yes, Debbie Cragun-Yes. The motion passed unanimously.

5. CONSIDERATION AND VOTE on a Proposed Site Plan Application for Project Inabi Edged Data Center on 22.91 Acres in the Regional Commercial Zone (“RC”) Located at 600 West Bluffdale Boulevard (14600 South), Edged Salt Lake City, Applicant (2023-24) – Staff Presenter, Jennifer Robison.

Tyson Williams from the Will Group was present along with David Driggs. Mrs. Robison presented the Staff Report and stated that the request is for a proposed Site Plan Application for project Inabi Edged Data Center. The subject property is located in the Regional Commercial Zone (“RC”) at 600 West Bluffdale Boulevard (14600 South) on 22.91 acres. The applicant was identified as Stack Rose Garden, LLC. The subject property was shown on a map displayed. The subject property was previously owned by Bluffdale Growers and recently purchased by the Stack Rose Garden. Parcel 1 is 22 acres in size and Parcel 2 is .89 acres.

In October 2023, a Resolution was approved by the City Council detailing the intent to move forward and adjust the municipal boundary between the cities of Draper and Bluffdale. Staff met with Draper City Officials to discuss the need for a boundary line adjustment. The process is intensive and outlined in the State Code. The adjustment would include Parcel 2 so that it may be included and owned by Stack Rose Garden for this particular project. The boundary line adjustment requires the passage of a Resolution by both cities, which has been done. Mrs. Robison stated that a public notice must be sent out followed by a public hearing and the adoption of an Ordinance with the Plat reflecting the change. A public hearing and possible action was scheduled at the next City Council Meeting. She reported that both cities are moving forward with the intent to approve the boundary line adjustment.

Mrs. Robison reported that Staff had discussions with the property owners, designers, engineers, and Draper City to determine what the subject property boundary line might look like. The Point Development Plan reflects an extension of the road into the subject property with a possible Porter Rockwell Trail extension. Property owners have been collaborating with representatives from The

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Point looking toward a possible purchase of a portion of their property located in the future right-of-way expansion. She recognized that once the parcel transitions into the Bluffdale City municipal boundary, a rezone will be required to be part of the Regional Commercial Zone.

Commissioner Swanson questioned whether if approved, it would include all of the previously discussed conditions. Mrs. Robison stated that currently, the most important condition will be the boundary line adjustment. There are many unknowns and ownership has been discussed but none have been decided. Once Parcel 2 becomes part of the municipal boundary, a subdivision will be required to provide space for a future substation to be included in the expansion. The Project will move forward in a phasing sequence. It was noted that the Utah Department of Transportation (“UDOT”) currently owns and controls Bluffdale Boulevard to 800 West and discussions were ongoing to determine the future requirements. Mrs. Robison confirmed that the Plat will return at a later date at which time the property's legal descriptions will be presented.

A property layout was presented. Mrs. Robison reported that the property has been called Project Inabi and is intended to be a data center, which is a permitted use in the RC Zone. The subject property will serve as a gateway into the community as well as The Point. Architecture and key features were discussed. Staff has also reviewed the proposed elevations and innovations. As growth in the area increases, the need for data will also increase. Mrs. Robison reported that the development requirements are very limited without setback and lot requirements and are similar to what exists in other Commercial Zones. There is a landscaping requirement of 20%, which the applicant has met. The proposed plan meets the Zoning Code and although there is no requirement for minimum street parking, an analysis of another data center was conducted for reference.

Mrs. Robison reported that data centers are secured facilities with very limited access. The main access will be gated with an internal drive that encompasses the development. Building 1 will be located in the front of the property with Building 2 in the rear. An internal perimeter fire lane was described that will have egress to Porter Rockwell and be developed with Phase 2. The west side of the property will contain the ancillary and generator equipment. Building 1 will draw power from the current substation. Additional power will be required to supply Building 2. A locked security gate facility will front the property. Building elevations were shown. The proposed building will

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have two stories with a maximum building height of 49.6 feet. Phase 2 will include a taller building of three to four stories and a maximum height of 89 feet. The project layout was presented and utilizes the property well. Elevations and landscaping will complement a clean and straightforward design. Both buildings were proposed to have glass entries with unique architectural details. Tilt-up cement features will create a beautiful building.

Mrs. Robison reported that the applicant is proposing a kinetic wall that will be created with small pieces of metal that are wind-driven to produce a moving pattern. A video presentation depicting the kinetic wall was shown. A secure, black, wrought iron fencing will run the perimeter of the property. A materials board was presented that included glass, varied materials, and colors. Downlighting was proposed throughout the parking lot areas and designed to complement the downlighting located on the buildings. A waterwise landscaping plan was also proposed. It was noted that the East Jordan Canal is located on the corner of the property and will remain intact.

When the Stack Rose Garden vacated the property, water rights were provided to the City. Mrs. Robison confirmed that the City will provide adequate water to the property.

Tyson Williamson from the Will Group was present representing Edged Energy. He gave his address as 1780 West 700 North in Lindon. Mr. Williamson stated that Edged Energy is a nationwide data center developer pushing for innovative concepts and technology. Edged uses a waterless cooling system and important technology to cities and the State of Utah. Water will only be consumed through water through fixtures and toilets. The coined technology is closed-looped and will not consume any water. Data is in high demand and as Edged strives to find solutions, they do so in a very green fashion. When considering the proposed project and collaborating with Staff, he emphasized the importance of achieving something special for Bluffdale City. There was careful consideration when working with Mrs. Robison and the architectural guidelines while trying to provide simplicity and innovation. The kinetic panel and simplicity of the concrete walls and geometry will create something elegant but simple. Mr. Williamson stated that they have been working closely with The Point, particularly regarding the future Porter Rockwell extension. The project has been designed for the site to the west. When the City gets to the point that they are ready to purchase the property, their buildings will be set in a way that will create fluidity.

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In response to a question regarding building height, Mr. Williamson stated that Phase 1 is proposed to have two stories and be 50 feet in height. Phase 2 will be three or four stories and potentially up to 90 feet in height.

Commissioner Swanson asked if the Edge Data Center intends to house its own data or if it will be focused on a limited number of companies. Mr. Williamson confirmed that the proposed facility, particularly Phase 1, is in pursuit of a large tenant. Building 2 will accommodate another large tenant or a small conglomeration of tenants. Traditionally, the pursuit is for fewer tenants and not retail. Edged manages its own facilities and is the sole operator of the data. There are dedicated spaces for users with one or two offices and a small conference room. With regard to energy, generators are located at the rear of the property and designed to allow fuel trucks to access the yards as they drive through. Edge uses Tier 4 diesel generators for a clean burn.

Chair Cragun was hesitant about a data center and The Point has a distinct difference. After further discussion, she was extremely impressed when presented with the proposed concept and design. She stated that the proposed project is beautiful and she appreciated the innovation and convergence when considering the elements. Mr. Williamson stated that the design guidelines for a data center are often difficult to accomplish. They often try to find a balance between the needs of the data center and the City and believe the buildings will create a seamless transition. He emphasized that the data center is not a Point building, but a Bluffdale building that is part of the gateway. Staff confirmed that attractive gateway signage could be implemented as part of the project.

Commissioner Flynn asked if the City is equipped to oversee a fire with the proposed 90-foot height of Building 2. Mrs. Robison responded that the City has approved taller heights for nearby buildings. The hotel and adjacent apartments both exceed 90 feet.

Community and Economic Development Director, Grant Crowell stated all cities respond and coordinate should a critical issue arise. It was noted that not every community needs to have every piece of apparatus. He believed that serving the project was possible and confirmed that Bluffdale City has the closest fire station to The Point.

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Ulises Flynn moved to APPROVE the Project Inabi Edge Data Center Site Plan Application 2023-24 subject to the following conditions

- 1. That this application meets the requirements of the City Land Use Ordinances regarding site plan approval and development within the RC Regional Commercial Zone.**
- 2. That the proposed plan will not be detrimental to the health, safety, or general welfare of persons or property within the area.**
- 3. That the applicant continues to revise the project construction drawings through the Engineering Department review process, to be in accordance with City standards and specifications, and recommendations.**
- 4. That the applicant provides an approved UDOT Region 2 Access Permit for the main access from Bluffdale Boulevard.**
- 5. That the applicant provide approval from South Valley Sewer District for the project.**
- 6. That the applicant completes the municipal boundary approval process, and the final plat is accepted and recorded prior to any construction activities for Phase 2 of the project.**
- 7. That the applicant dedicates to the City of Bluffdale all easements for all City-owned infrastructure within the property and all documents are executed and recorded prior to the issuance of a building permit.**
- 8. That all construction drawings be approved and stamped by the City Engineer and a pre-construction meeting is held with the contractor prior to any construction activities.**

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9. That the project adheres to all requirements of the International Fire Codes and requirements of the Fire Marshal.
10. That the applicant complies with all site plan conditions, requirements, building elevations and materials, landscaping plans and all other approved plans included with the issuance of the building permit.
11. That the applicant receives approval from the Land Use Authority for any revisions or amendments to this site plan approval for any future conditions.

The motion was seconded by Commissioner Erik. Vote on motion: Ulises Flynn-Yes, Erik Swanson-Yes, Kory Luker-Yes, Tina Griffis-Yes, Debbie Cragun-Yes. The motion passed unanimously.

DISCUSSION ITEMS

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

Mr. Crowell reported on the following:

- Associate City Planner, Ellen Oakman welcomed a new baby girl named Juliette.
- The Official 2024 Business Meeting Schedule will be included in the Council packet.
- Staff will continue working on the Parks and Transportation Plans.
- Three New City Council Members will begin their service in January 2024.
- The Holiday Oil Gas Station is progressing.

7. **Adjournment.**

The Planning Commission Meeting adjourned at 7:36 p.m.



Kjersti Jarman, Community Development Coordinator

Approved: _____ 01/03/2024 _____