



**AGENDA**  
**BLUFFDALE CITY PLANNING COMMISSION**  
**April 1, 2014**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, April 1, 2014**, at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah. Notice is further given that access to this meeting by Planning Commissioners may be by electronic means by telephonic conference call. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

**PLANNING COMMISSION BUSINESS MEETING - 7:00 P.M.**

1. Invocation and Pledge.\*
2. Public comment (for non-public hearing items).
3. Approval of minutes from the March 3, 2014, and March 18, 2014 meeting of the Planning Commission.
4. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on a proposed Conditional Use Permit for construction sales and service and open storage for Precision Rock Landscape Center, a landscape rock supply company to be located at 891 West 14600 South, Dean Wall, applicant.
5. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on Preliminary and Final Subdivision Plat Application for Plat D-8 for 46 Residential Lots and associated driveways at approximately 15250 South Redcoat Road within the Independence Master Planned Community, 4 Independence, LLC, applicant.
6. **CONSIDERATION AND VOTE** on a request for final plat approval for the Falls at Boulden Ridge Phase 3C, a 13 lot residential subdivision located at approximately 14600 S 3200 W. Scenic Development, Inc., applicant.
7. City Council report.
8. Planning Commission business (planning session for upcoming items, follow up, etc.).
9. Adjournment.

**Dated: March 28, 2014**

A handwritten signature in blue ink that reads "Grant Crowell".

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.

\*Contact Gai Herbert if you desire to give the Invocation.

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**Present:**

**Members:** J. Lee Bertoch, Chair  
Connie Pavlakis  
Johnny Loumis, Jr.

**Others:** Mayor Derk Timothy  
Grant Crowell, City Planner/Economic Development Director  
Alan Peters, Associate Planner  
Gai Herbert, Community Development Secretary

**Excused:** Von Brockbank  
Brandon Nielsen  
Brad Peterson

**BUSINESS MEETING**

Chair J. Lee Bertoch called the meeting to order at 7:07 p.m.

**1. Invocation and Pledge.**

Johnny Loumis, Jr., offered the invocation and led the Pledge of Allegiance.

**2. Public Comment.**

There were no public comments.

**3. Approval of Minutes from the March 3, 2014, and March 18, 2014, Meetings of the Planning Commission.**

Johnny Loumis, Jr., moved to accept the minutes from the March 3, 2014, and March 18, 2014, meetings of the Planning Commission, with no changes. Connie Pavlakis seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye; J. Lee Bertoch-Aye. The motion passed unanimously.

**4. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Proposed Conditional Use Permit for Construction Sales and Service and Open Storage for Precision Rock Landscape Center, a Landscape Rock Supply Company to be Located at 891 West 14600 South, Dean Wall, Applicant.**

Associate Planner, Alan Peters, presented the staff report and identified the location of the property on a map, as well as a photo of the subject property. The property is one acre in size, has a single-family home on it, and is located in a Heavy Commercial zone. The applicant has a home in Bluffdale and delivers the rock from a quarry to the site. He would like to expand his business by having a location where he can store rock so that he can show his product line to his customers.

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This business falls under Construction, Sales, and Service, which is a newer use in the Heavy Commercial zone. Mr. Peters then reviewed the Bluffdale Zoning Map and noted that the proposed business is a permitted use in the I-1 zone but is a conditional use in the HC zone. Mr. Peters next reviewed several photos of how the site appears currently. The property is surrounded by a fence and is screened from 14600 South. The property will be secured at night. Mr. Peters reported that the applicant is not proposing any major improvements to the site at this time; therefore, no site plan was required at this point. He does plan, however, to make improvements in the future, such as paving the site in the short term and adding a structure or converting the home into an office in the long term. His current plan is to rent the home to tenants and use the rest of the site for his business.

Mr. Peters reviewed the applicant's concept plan for his business on the site. At this point, the applicant is not doing anything that requires a building permit. Mr. Peters reviewed the suggested conditions in connection with the applicant's conditional use permit request. Currently he plans to operate off of the site by appointment only. That is subject to change in the future.

Commissioner Pavlakis asked if the storage element of the business will make the proposed use more in line with the storage aspect instead of sales from an office. Mr. Peters stated that there are actually two conditional uses. The first conditional use is Construction, Sales, and Service. This use applies to the business aspect of the proposed use. The second applicable conditional use is Open Storage. Consequently, the Planning Commission is being asked to grant approval of both conditional uses. Mr. Peters noted that the staff report addresses how the applicant meets the requirements for both conditional uses.

In response to Commissioner Loumis' question regarding the submission of a lighting plan, Mr. Peters stated that the applicant did not submit a detailed lighting plan. Instead, he noted that the existing lighting on the site that was installed by the previous owner. If the applicant makes any improvements to the lighting, he will have to obtain a permit. Mr. Peters also noted that the applicant will have to be in compliance with the Commercial Lighting standard.

Chair Bertoch opened the public hearing.

Dean Wall gave his address as 15085 South 1800 West and identified himself as the applicant. With regard to Chair Bertoch's question about the size of the rocks that will be available for purchase, Mr. Wall stated that he will have boulders, which he transports with a fork lift. With regard to times of delivery, Mr. Wall stated that he will operate during reasonable daytime operating hours. He stated that it is rare for him to deliver rock past 6:00 or 7:00 p.m. Additionally, many of the boulders are picked up at their quarries and delivered from there.

In response to Chair Bertoch's question regarding the barriers that will be used for the different types of rock, Mr. Wall stated that he has looked at many yards in Salt Lake City and the best sites he has seen have fairly tall walls. He hopes to do that himself because it is important to keep the decorative rock separate because it is so expensive. With regard to potential dust problems, Mr. Wall indicated that he has not had problems with dust with his current business because he has a slinger truck that does not generate much.

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In response to Commissioner Pavlakis' question as to whether the dumping system at his business site is different from the system at his customers' sites, Mr. Wall explained that dump trucks load rock into one location in his bin after which he transfers it with a loader to separate bins on his property. In answer to Commissioner Pavlakis' question regarding the timeline for paving his property, Mr. Wall stated that he needs to be back before the Commission next month because he wants to put down pavement before he puts in his bins. He plans to do small sections at a time using a master plan that will include provisions for drainage. With regard to the fencing that goes around the property, Mr. Wall indicated that the front of the property is chain link with privacy slats. Along and around the house the fence is solid vinyl. The chain link fence is four to five feet tall. In response to Chair Bertoch's question, Mr. Wall confirmed that he will have a back wall.

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

**Connie Pavlakis moved to approve the conditional use permit request for construction sales and service and open storage for Dean Wall, Application 2014-12, subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code are met and adhered to for this conditional use permit.**
- 2. That the applicant obtains a business license for Precision Rock Landscape Center.**
- 3. That any future improvements to the site obtain necessary approval from the City of Bluffdale.**

**Findings:**

- 1. That this application meets the requirements for a conditional use permit approval as found in the City and State Code.**
- 2. That the proposed conditional use permit will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

**Johnny Loumis, Jr., seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; J. Lee Bertoch-Aye. The motion passed unanimously.**

- 5. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary and Final Plat Application for Plat D-8 for 46 Residential Lots and Associated Driveways at Approximately 15250 South Redcoat Road within the Independence at the Point Master Planned Community, 4 Independence, LLC, Applicant.**

City Planner/Economic Development Director, Grant Crowell, presented the staff report. Mr. Crowell explained that the proposed homes are clustered and will be built in groups of four to

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six. To the north a number of clustered homes have been built and are currently occupied. There will also be an open space parcel associated with the plat. Mr. Crowell next showed photographs of homes that currently exist in the area and are similar to those that are proposed. Mr. Crowell stated that staff has reviewed the proposal thoroughly and forwarded a positive recommendation to the City Council.

Chair Bertoch opened the public hearing.

Mindy Dansie gave her address as 4828 Shayn Hill Drive, West Jordan, and identified herself as a representative for the applicant. In response to Chair Bertoch's question regarding the anticipated completion date of this plat, Ms. Dansie stated that it would probably be early summer. In response to Commissioner Pavlakis' question regarding the status of these and the other clustered homes, Ms. Dansie reported that Plat D-7 will be recorded soon.

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

**Connie Pavlakis moved to forward a positive recommendation the City Council for the Independence at the Point Preliminary and Final Plat D-8 Application 2014-02, subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for each proposed plat.**
- 2. That all plats comply with the Bluffdale City Engineering Standards and Specifications and recommendations by the City Engineer and Public Works Department for all relevant construction and plat drawings prior to the plat recording.**
- 3. That the project adheres to all requirements of the International Fire Code.**
- 4. That all building permit submittals for homes have written or stamped approval from the Independence Development Review Committee, pursuant to the requirements of the DA prior to being submitted to the City.**
- 5. That easements for any offsite facilities are provided to the City, as applicable, prior to recording the subject plat.**
- 6. That all street trees shall be installed in the park strips prior to the issuance of a certificate of occupancy for all dwellings in accordance with the approved Street Tree Plan and all park strip landscaping irrigation and maintenance is the responsibility of adjacent home owner.**

**Johnny Loumis, Jr., seconded the motion. Vote on the motion: Connie Pavlakis-Aye; Johnny Loumis, Jr.-Aye; J. Lee Bertoch-Aye. The motion passed unanimously.**



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**6. CONSIDERATION AND VOTE on a Request for Final Plat Approval for The Falls at Boulden Ridge Phase 3C, a 13-Lot Residential Subdivision Located at Approximately 14600 South 3200 West, Scenic Development, Inc., Applicant.**

Mr. Peters presented the staff report and indicated that what is proposed is a final plat approval. He identified on a map the location of the subject property, which is separated into two sections. One section has four lots while the other has nine. Mr. Peters indicated that this is the fifth phase for The Falls at Boulden Ridge. The zoning for the subject property is R-1-43. Mr. Peters next displayed a copy of the preliminary plat for the entire subdivision that was approved in 2006. Once this phase is approved, there will just be one more section left of the entire subdivision. Mr. Peters then reviewed the plat drawings and identified the location of the proposed trail easement. Mr. Peters reviewed on the map the streets that surround the subject property and provided a timeline of when those yet to be constructed will be built. Mr. Peters pointed out the temporary turnaround that will be incorporated to address the temporary turnaround that needs to be in place in order for this area to meet Code.

In response to Commissioner Pavlakis' question regarding what is south of the subject property on 3600 West, Mr. Peters stated that it is the Welby-Jacob Canal, which is the City boundary with Herriman. A smaller parcel land will be dedicated to the HOA for a future pump house. Discussion ensued on the size of some of the lots. Mr. Peters indicated that the smallest lot in this phase is .68 acres and the largest is .76 acres.

Mr. Peters next reviewed the utility plan and the location of an HOA-owned-and-maintained asphalt trail that will be built. In response to Commissioner Pavlakis' question regarding the lots to the north, Mr. Peters stated that they have been approved and developed, but he doesn't know if they have yet been built on yet. The easement for the trail will be new. Mr. Peters indicated that the plat has been reviewed by the DRC and a positive recommendation for this plat has been forwarded to the Commission, contingent on the conditions identified.

In response to Chair Bertoch's question regarding the access to the pump house, Mr. Peters stated that the access will be off of Boulden Boulevard. There will also be curbing, gutter, and sidewalk. In addition, half the width of the road will be paved.

Chair Bertoch opened the public hearing.

Kim Rindlisbacher gave his address as 14572 South 790 West and identified himself as a representative of Scenic Development. Mr. Rindlisbacher began by addressing the question of the pump house. He explained that there isn't an immediate need to put in a pump house, but he would like to do so because there is pipe under the canal that will supplement the pumps that are already in the subdivision. In response to Chair Bertoch's question regarding the alignment of the pump house, Mr. Rindlisbacher stated that it will not be completely aligned with 3600 West.

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In response to Commissioner Pavlakis' question regarding whether or not the 20 acres to the west will be connected, Mr. Rindlisbacher indicated that they will not be. He then reviewed where a road was originally anticipated with a bridge.

In response to Commissioner Loumis' question regarding the pump house property and the meandering trail, Mr. Rindlisbacher stated that the HOA would handle those areas. Commissioner Loumis observed that the additional pump station is a good idea, especially during the heavy summer months.

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

**Johnny Loumis, Jr., moved to forward a positive recommendation to the City Council on The Falls at Boulden Ridge – Phase 3C Final Plat, Application 2014-10, subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code and adopted ordinances are met and adhered to for this subdivision.**
- 2. That appropriate Water Shares are deeded to Bluffdale City in the amount of 3.0 acre-feet of water per gross acre of land included in the subdivision prior to recordation.**
- 3. That the Developer must pay all required street improvement costs as required and calculated by the City Engineer. Quantities for bond improvements must be submitted to the City Engineer for calculation of the bond amounts.**
- 4. That a current title report is submitted to the City and accepted by the City Attorney, prior to plat recordation.**

**Findings:**

- 1. The proposed use is allowed as a Permitted Use in the underlying R-1-43 zone.**
- 2. The proposed subdivision meets the requirements of the Bluffdale City Subdivision Ordinance.**
- 3. The preliminary plat for this subdivision was approved by the City Council on November 28, 2006 and is vested by that approval.**
- 4. The proposed plat will not be detrimental to the health, safety, or general welfare of persons or property within the area.**

**Connie Pavlakis seconded the motion. Vote on the motion: Johnny Loumis, Jr.-Aye; Connie Pavlakis-Aye; J. Lee Bertoch-Aye. The motion passed unanimously.**

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**7. City Council Report.**

Mr. Crowell stated that the City Council adopted the new General Plan with no changes. The City Council also passed the Phase 1 site plan for the Salt Lake County Southwest Regional Park. Discussion ensued on the attention being given to the growing popularity of pickle ball.

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

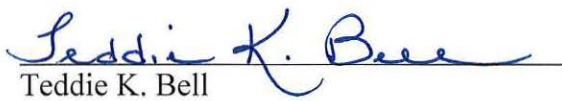
Commissioner Pavlakis brought up the previously discussed issue regarding storage units. She asked about the feasibility of notifying potentially impacted industries when people seek to effect City-wide changes to an ordinance to accommodate the development of their proposed business and said change affects the business climate of the entire City, particularly the impacted industry. Mr. Crowell reviewed the State statute regarding noticing hearings and the risks associated with trying to notice meetings beyond what is specified in State statute. Discussion ensued on this issue and the “not-in-my-backyard” opposition that sometimes occurs.

There was discussion about the dedication of five acres to the City that never took place. Mr. Crowell noted that it is still in the Capital Facilities Plan and interesting proposals are coming in regarding what to do with the property. This situation and others reinforce the need for a City Parks Plan. There is a huge shortage of softball fields throughout the valley because they are used by such a wide cross-section of people. Mr. Crowell urged the Commissioners to share their perspectives on the matter with a member of the City Council or the Mayor.

**9. Adjournment.**

The Planning Commission Meeting adjourned at 8:17 p.m.

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Gai Herbert,  
Community Development Secretary

  
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Teddie K. Bell  
City Recorder

Approved: May 6, 2014