



**AGENDA  
BLUFFDALE CITY PLANNING COMMISSION  
April 15, 2014**

Notice is hereby given that the Bluffdale City Planning Commission will hold a public meeting **Tuesday, April 15, 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. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on a proposed Conditional Use Permit for "manufacture and assembly of communications equipment, electronic components and computers" for Eclipse Composites Engineering, located at 14663 S Heritage Crest Way in the HC (Heavy Commercial) zone. Todd McNeil – Eclipse Composites Engineering, applicant.
4. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on Preliminary and Final Plat Application for Porter's Place, a proposed single-family residential subdivision consisting of 17 lots located at approximately 15800 S Packsaddle Dr. in the R-1-10-Infill Overlay Zone. Gary McDougal & Ken Olson, applicants.
5. City Council report.
6. Planning Commission business (planning session for upcoming items, follow up, etc.).
7. Adjournment.

**Dated: April 11, 2014**

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.

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Tuesday, April 15, 2014**

**Present:**

**Members: J. Lee Bertoch, Chair  
Johnny Loumis, Jr.  
Brandon Nielsen  
Connie Pavlakis  
Brad Peterson**

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

**Excused: Von Brockbank  
Jennifer Robison, Associate Planner**

**BUSINESS MEETING**

Chair J. Lee Bertoch called the meeting to order at 7:12 p.m.

**1. Invocation and Pledge.**

Todd McNeill offered the invocation.

Connie Pavlakis led the Pledge of Allegiance.

**2. Public Comment.**

There were no public comments.

**3. PUBLIC HEARING, CONSIDERATION, AND VOTE on a Proposed Conditional Use Permit for “Manufacture and Assembly of Communications Equipment, Electronic Components and Computers” for Eclipse Composites Engineering, Located at 14663 South Heritage Crest Way in the HC (Heavy Commercial) Zone. Todd McNeill – Eclipse Composites Engineering, Applicant.**

Associate Planner, Alan Peters, presented the staff report and displayed a rendering of the subject property, which is within the HC Zone. Eclipse Composites Engineering designs and manufactures military satellite communication antennas as well as other products, using electromagnetic composites. The applicant has applied for a business license, which is conditioned on approval of the Conditional Use Permit. The nature of the business falls under the heading of “Manufacture and Assembly of Communications Equipment, Electronic Components and Computers,” which is a Conditional Use in the HC Zone. Because the applicant plans to use an existing building on the site, no site plan has been proposed, as it is not required. The building consists of about 13,000 square feet and the applicant will use about 70% of the building. The owner of the building is using the remaining 30% for storage, as well as the storage yard. All of the applicant’s facilities are

**BLUFFDALE CITY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Tuesday, April 15, 2014**

inside the building, so there will be no outside storage. There are about 42 parking spaces on the property, which exceeds the parking requirement for this type of use. The recently passed General Plan calls for Light Industrial in the area, including light manufacturing. The proposed business is consistent with that use.

Commissioner Pavlakis noted that the General Plan calls for Light Industrial in the area, but it is zoned Heavy Commercial. Mr. Peters deferred questions regarding specific details to the applicant. The staff report included pictures of the site and the types of products that will be manufactured there. Mr. Peters concluded that based on their review of the proposed use, staff recommended approval of the request.

Chair Bertoch opened the public hearing.

Todd McNeill gave his address as 14663 South Heritage Crest Way and identified himself as the applicant. Mr. McNeill explained that his business manufactures satellite communication antennas for military uses, and for emergency uses and first responders. The satellite dishes are ultra-lightweight and can be placed in backpacks. The company is funded in part by the Department of Defense research dollars, Defense industry, and Defense contractors. Eclipse Composites Engineering has been in business for eight years and employs 16 people. The company was previously located in Draper and has since moved to Bluffdale.

In response to Commissioner Pavlakis' question regarding his industry competitors, Mr. McNeill stated that he has a few competitors, but none locally. He does have, however, local customers. In response to Commissioner Pavlakis' question regarding environmental impacts, Mr. McNeill indicated that there are none because his business uses environmentally friendly products and processes. The Fire Department has been on site to assess the presence of hazardous materials and noted that the amount is minimal.

In response to Commissioner Peterson's question about outside storage, Mr. McNeill stated that there is nothing hazardous outside and it is completely fenced in. He did note that he would appreciate any assistance the City might be able to render in helping the owner clean up some of his outside storage, which consists mostly of granite slabs and tiles. The amount of outside storage has been reduced significantly since Eclipse Composites Engineering moved there.

Commissioner Pavlakis next addressed the security that is in place inside to separate Eclipse Composites Engineering from the 30% of the building used for storage by the owner. Mr. McNeill said there are no security issues because a wall was put up between Eclipse Composites Engineering's space and the owner's space.

Chair Bertoch expressed his gratitude for what Mr. McNeill's company does to work with the military. Chair Bertoch noted, and Mr. McNeill confirmed, that the business does about \$1.5 million per year in sales. Chair Bertoch asked about the prospects of extending the business beyond their military clientele. Mr. McNeill said that they were currently looking at possibilities. For example, with regard to commercial applications, they are investigating different types of manufacturing techniques that they have to outsource but that are lower cost to meet the commercial market. Chair Bertoch inquired about the possibility of manufacturing equipment for first

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Tuesday, April 15, 2014**

responders. Mr. McNeill said that satellite telephones are an important option because a massive disaster would take out numerous cell phone towers. His company makes antennas, which cost \$2,000 to \$10,000 each. The entire system costs \$30,000 to \$70,000.

In response to Commissioner Loumis' question regarding the base of the sales by Eclipse Composites Engineering, Mr. McNeill said that most of the sales go through large defense contractors.

In response to Commissioner Peterson's question regarding outside lighting, Mr. McNeill said that there is some wall pack lighting around the perimeter of the building. It is not very bright and the front door light is left on.

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

**Johnny Loumis, Jr., moved to approve the conditional use permit request for the manufacture and assembly of communications equipment for Eclipse Composites Engineering, Application 2014-15, subject to the following:**

**Conditions:**

1. **That all requirements of the City Code are met and adhered to for this conditional use permit.**

**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.**

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

4. **PUBLIC HEARING, CONSIDERATION, AND VOTE on a Preliminary and Final Plat Application for Porter's Place, a Proposed Single-Family Residential Subdivision Consisting of 17 Lots Located at Approximately 15800 South Packsaddle Drive in the R-1-10 Infill Overlay Zone. Gary McDougal and Ken Olson, Applicants.**

Associate Planner, Alan Peters, presented the staff report and reiterated that the request is for preliminary and final plat approval. Mr. Peters noted that granting preliminary and final approval at the same time is not typical, but it is permissible within City Code if the applicant so requests and the DRC concurs.

**BLUFFDALE CITY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Tuesday, April 15, 2014**

Commissioner Peterson asked if the request to do both proposals simultaneously related to the neighboring piece of commercial property and the developers' desire to sell those lots before development on the neighboring property commences. Mr. Peters wasn't certain if there was a connection between the two. The DRC, however, did review the request and concluded that the developers are ready to move forward. They were amenable to leaving to the Planning Commission and City Council the decision of whether or not to allow the two proposals to run concurrently.

Mr. Peters added that several meetings have been held to consider the property and its proposed development. The property consists of 5.92 acres south of Parry Farms and north of where Porter Rockwell Boulevard will be in the future. The Land Use Map designates the property for low-density residential. The zoning is R-1-10 with Infill Overlay. The I-O was adopted by the City Council by ordinance on January 14, 2014. With the adoption of the I-O, the standards for this type of subdivision have been established. The I-O applies only to this piece of land and is very specific about what the subdivision is supposed to look like. The specifications include reductions in the frontage and widths of the lots, reductions in setbacks, and a minimum lot size of 10,000 square feet.

There are also many standards with the architecture and square footage that are the obligation of the developer. Everything that happens on the subject property will have to be in compliance with the standards established by the City Council for I-O property. The City Council's approval of the I-O also included approval of the developer's Concept Plan. The smallest lot is 10,016 square feet and the largest is 16,254 square feet. The frontages were reduced but the lots are slightly deeper. Most of the lots are closer to 10,000 square feet.

Mr. Peters reviewed the Concept Plan included in the meeting packet and identified the streets, lots, and areas that have been dedicated to Bluffdale City. He also pointed out the trail connections that will take place in the future. Commissioner Pavlakis recalled that there was to be a point of access out of the cul-de-sac for the trail. Mr. Peters stated that there was originally a trail proposed between Lots 113 and 114, however, when the idea to provide a second emergency access was proposed, the developer decided to combine the emergency access with the trail access. It is 20 feet wide and has a sewer easement below it.

In response to Commissioner Loumis' question regarding the feasibility of requiring signage to identify the trail access, Mr. Peters stated that the ordinance contains signage that it is a fire lane and that no parking is allowed at that location. Ultimately it will be a 30-foot-wide asphalt driveway/trail. At the bottom there will be three metal bollards to prevent cars from passing through. The Fire Chief will be able to unlock the bollards in case of an emergency.

In response to Chair Bertoch's question regarding the responsibility for maintenance to the trail, Mr. Peters stated that it would be privately owned. In response to Chair Bertoch's concern that the maintenance might not be adequate in times of emergency, Mr. Peters noted that the Planning Commission could recommend requiring the HOA to be responsible for the lane. Chair Bertoch noted that the road will eventually connect to Porter Rockwell Boulevard. As a result, someone needs to be responsible for ensuring that it remains clear of snow. Mr. Peters stated that the City does not want the lane to become a thoroughfare.

**BLUFFDALE CITY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Tuesday, April 15, 2014**

With regard to the proposed bollards, Commissioner Peterson stated that the Fire Department would be able to gain access, but private citizens would be trapped if there was an urgent need to evacuate the area. Mr. Peters clarified that the requirement for the secondary access is specifically for emergency vehicles. However, the Fire Department or the HOA would be able to open the gate. Commissioner Pavlakis concurred with Commissioner Peterson's concern and stated that the original intent of the secondary access was to allow emergency ingress and egress for the residents, not just for emergency vehicles. Commissioner Peterson opined that a breakaway gate would better suit the need than bollards would. Chair Bertoch stated that breakaway bollards are also available; however, it was noted that if passage through the lane were too easy, then people would violate the attempts to prevent passage through the lane. Discussion ensued on the options that have been tried and tested. Mr. Crowell stated that staff could confer with the Fire Chief to ascertain additional options. Mr. Peters stated that if the Planning Commission thinks a better option should be implemented, he was certainly open to their recommendations.

When Commissioner Loumis sought to confirm that the emergency access is privately owned by the owners of the two lots, Mr. Peters responded in the affirmative. Commissioner Loumis could see the owners stating that the property belongs to them and does not fall under the jurisdiction of the HOA and not allow trail access. Mr. Peters stated that it is a trail easement, per the plat. If the plat is approved and adopted, the public trail easement will be mandatory. Given that reality, Commissioner Loumis reiterated his opinion that signage would be imperative to indicate that it is a trail easement that provides public access to the trail.

After Mr. Peters stated that most of the lots are about 75 feet wide, Commissioner Peterson noted that Lot 113, which is to the west of the trail, shows only 49.89 feet of frontage. Mr. Peters explained that the back of that lot is 75.04 feet wide. At the front there are 49.89 feet that are straight, and then there are some curve measurements. Mr. Peters added that this trail easement is no different from the other trail easements that exist in the City.

With regard to Commissioner Pavlakis' question regarding parking, Mr. Peters stated that there was no parking access. The original reason for the shared driveway was to minimize the curb cuts and allow the homeowners to access a rear-loaded garage.

Chair Bertoch next inquired about oversight of the standards required for the homes and the lots. Mr. Peters explained that the standards were adopted as part of the City Ordinance. Most of them were adopted from the Parry Farms CC&Rs. This subdivision requires 2.5-car garages and a minimum sized home of 3,000 square feet. As for the enforcement of the I-O standards for the subdivision, the onus will fall on the City and the HOA. Enforcement could be accomplished by requiring verification of approval by the Porter's Place Architectural Review Committee before a building permit is issued.

Commissioner Nielsen asked what recourse the City would have if a person poured a foundation for a home that would be smaller than the minimum requirement. Mr. Peters stated that if the home is too small, the City won't approve it. If the foundation were laid for a house that is going to be too

**BLUFFDALE CITY PLANNING COMMISSION**  
**MEETING MINUTES**  
**Tuesday, April 15, 2014**

small, Mr. Peters stated that the City could require the builder to make alterations to the plans or they would have to rebuild it.

Commissioner Pavlakis next asked if condition number 2 from the staff report could be modified to include “written documentation of approval”. Mr. Peters responded in the affirmative and suggested that the change be included in the motion.

Commissioner Peterson asked about the statement in the guidelines that specifies that houses must have a “street presence,” or orientation toward the street. He noted that the requirement would eliminate the use of a shared drive. Mr. Peters stated that the statement was inserted because they did not want houses with front doors facing the driveway. Instead, the front doors must face the street.

Commissioner Nielsen asked about the fencing allowed along the driveway. Mr. Peters stated that the fencing ordinance has certain requirements for clear view areas with which homeowners must comply. Other than that, the homeowners have a fair amount of latitude with respect to fencing.

In response to Commissioner Peterson’s question about the installation of landscaping, Mr. Peters stated that a landscaping bond is required before issuance of a Certificate of Occupancy. Commissioner Pavlakis asked if the landscaping language in the I-O ordinance would override the City ordinance pertaining to the landscaping bond requirement. Mr. Peters’ interpretation was that the homeowners would still need to have the bond and that the I-O ordinance is more restrictive than City ordinance. Discussion ensued on how the bond is enforced.

Commissioner Nielsen asked about restrictions that might exist regarding the possibility of obstructive landscaping along the trail. Mr. Peters stated that there are no requirements that address that concern other than what is already in the zoning ordinance. No shrubbery can be planted within the easement. In addition, it will have an asphalt surface. The trees will need to be pruned up to ensure clear view.

Commissioner Pavlakis asked if there are any specific concerns identified by the DRC that the Planning Commission should look at. Mr. Peters noted that there are some conditions that City Engineer, Michael Fazio, wanted to add to the approval, which were identified in the staff report. Mr. Peters read and described Mr. Fazio’s recommendations, which deal with drainage on the property. Drainage issues were discussed. Mr. Peters noted that some of the drainage concerns addressed in earlier meetings were incorporated into the I-O ordinance that was adopted by the City Council. Mr. Peters also read Mr. Fazio’s comments regarding grading. In response to Commissioner Pavlakis’ question as to why Mr. Fazio’s comments weren’t incorporated into the sample motion; Mr. Peters stated that the sample motion made reference to the City Engineer’s comments in the staff report.

Mr. Peters added that the subdivision includes fencing around the three sides that aren’t against Parry Farms.

**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Tuesday, April 15, 2014**

Mr. Peters reiterated the staff recommendation to forward a positive recommendation, contingent on the conditions enumerated in the staff report.

Chair Bertoch opened the public hearing.

Chair Bertoch addressed the fire access road and wanted assurance that it will not be obstructed by landscaping to ensure access by emergency vehicles. Gary McDougal reiterated that the trail will be paved its entire width. In addition, the developer has met with the DRC to identify trees that will be appropriate in the area. In response to Commissioner Peterson's question regarding bollards versus breakaway gates, Mr. McDougal stated that he would be amenable to doing whatever the City wants. Using bollards was the consensus of the DRC.

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

**Connie Pavlakis moved to forward a positive recommendation to the City Council for the Porter's Place preliminary and final plats, Application 2014-08, subject to the following:**

**Conditions:**

- 1. That all requirements of the City Code, adopted ordinances, and building and fire codes are met and adhered to for this subdivision.**
- 2. That a note is added to the plat that states "Written documentation of approval of home plan by the Architectural Review Committee must be obtained before the issuance of a building permit by the City."**
- 3. That the comments provided by the City Engineer, Michael Fazio, and listed on page 2 of the staff report are addressed before construction of the subdivision begins:**
  - a. The drainage report should include evidence that the existing storm drain to which Porter's Place storm drain is tying to has sufficient capacity. A copy of the Parry Farms calculation for the storm drain showing available capacity would be sufficient.*
  - b. The grading detail and the grading swale planned to drain the north lots does not agree. The designer needs to specify on the grading plan where the detail applies.*
- 4. That the emergency access road be maintained by the HOA.**
- 5. That signage is installed on either end of the emergency access road that identifies the road as a trail connection.**
- 6. That a different road closure (gate) be considered that would allow the residents to have emergency egress.**

**Findings:**



**BLUFFDALE CITY PLANNING COMMISSION  
MEETING MINUTES  
Tuesday, April 15, 2014**

1. That the proposed subdivision meets the requirements of the R-1-10 Infill Overlay zone and the requirements of the Porter's Place Infill Overlay Requirements and is consistent with the general plan designation for low density residential.
2. That this application conforms to the City of Bluffdale Land Use ordinance requirements regarding preliminary plat and final plat approval.
3. That proposed change will allow the property to be developed into a residential subdivision that is compatible with Parry Farms and does not connect Pack Saddle Drive to Porter Rockwell Boulevard.
4. That infrastructure is in place nearby to support the proposed residential subdivision.
5. That the proposed change will not be detrimental to the health, safety, or general welfare of persons or property within the area.

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

5. **City Council Report.**

There was no discussion on the City Council Report.

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


There was no discussion on Planning Commission Business.

7. **Adjournment.**

The Planning Commission Meeting adjourned at 8:23 p.m.

---

Gai Herbert,  
Community Development Secretary

  
\_\_\_\_\_  
Teddie K. Bell  
City Recorder

Approved: \_\_\_\_\_ May 6, 2014 \_\_\_\_\_